

Meeting Minutes – December 20, 2023

BOARD POSITIONS	LEADER/COMMITTEE CHAIR	SUPPORT
Past President	Julie McGill-Kopp (absent)	
President	Amber Gratkowski	Lynn Desantis (absent)
Vice President	Jerry Bowers	
2 nd Vice President	Amber Knauss	
Secretary	Jolene Fink	
Treasurer	Marci Carder (absent)	
COMMITTEES		
Communications	Lauren Leipziger	Amber Knauss
Credentials	Jerry Bowers	
Membership	Doug Aldinger	Richard Michaelian (absent)
Strategic Planning	Chris Coller (absent)	Lesley Groff (absent)
Scholarship	Priscilla St. Jacques-Glusko	Bruce Wiest (absent)
Advocacy/Government Affairs	Kurt Twiford	Tom Koontz (absent)
Programs	Emily Starr	Adriana Townsend, Debra Massott
Subcommittee: Golf Outing	John Selfe (absent)	Amber Knauss
Subcommittee: Annual Business Meeting	Lynn Desantis	Julie McGill-Kopp

Agenda/ December 20

8.1 President report

- Current Membership status: 129 Members, four new members this past month. Doug, did you get caught up with letters being sent out to new members?
- Reminder to please provide reports to the President the Monday before the board meeting.
- Board Meetings – 3rd Wednesday of each month.
- Marci/Amber – recertification was taken care of by Marci and Amber.
- Future conference expenses will be reimbursed for flight, lodging and any ground transportation to/from hotel.
- John sent email out extending golf invitation to IFMA Chesapeake chapter.
- November 15th – Half Day Strategic Session, the Hive in Etown – Any update to reschedule this?
 - Per Emily, the committee would like to reschedule the event and find a free venue.
 - The committee recommends that we reduce cost for non-members to \$50, which may help increase our attendance? Jolene made motion to reduce pricing, and Priscilla second the motion, all in favor.
- Thank you to Priscilla for coordinate the holiday party at Dukes. She was reimbursed.
- Active Pure on January 17th – see program committee report
- Should we book a bus for Baltimore – see program committee report.

- Committee is working on booking the bus and booking it for that Wednesday.

8.2 Reports

- Past President Report: Julie - I did reach out to YCAL by phone but need to try again – have not received a return call yet. [YCAL Home - YCAL](#)
- Secretary: Jolene – See attached
- VP Report and Certification: Jerry – See attached
- 2nd VP Report – Amber K. – Working with Lauren on Communications Committee and Social Media posts. She and John will be starting earlier to secure the big sponsors for the golf tournament scheduled for 8/5/2024 – Josh Yuninger is interested in being more involved and may be a potential sponsor candidate.
- Treasurer Report- Marci – See attached

8.3 Committee Reports

- Strategic Planning: - No report submitted
- Membership: See attached report
- Scholarship/Future FM: - Bruce/Priscilla – No report – will be adding Bruce to invite (**Amber G. A/I**)
- Government Affairs Advocacy - Kurt – See Attached Report
 - Met with JJ in late November, waiting on a copy of presentation to share with the board and members of the chapter as there is lots going on.
 - September 17-18 – Advocacy Day in DC
 - Priscilla will forward list of chapter members from a local level to Kurt to hopefully engage some interest. (A/I)
- Program Committee – Emily – See attached report
 - Subcommittee
 - Annual Meeting
 - Golf Outing – See 2nd VP report discussion above
- Communications Committee – Lauren – See attached report
 - Lauren announced that she will not be renewing her IFMA membership as her career path is shifting away from Facilities. Her membership isn't up for renewal until March, and she's agreed to stay on and help train others and transition for the interim to Amber K. but a replacement will be needed.

Meeting - New business

Next scheduled Board Meeting:

Wednesday, January 17th



IFMATM Central Pennsylvania Chapter
International Facility Management Association

Credentials Committee/ VP

November 2023

VP:

- Contacting businesses in attempt to fine locations to tour for next year.
 - Toured JST with Scoop – May be a nice option for a member's only tour – non-disclosures need to be signed for this location.

Credentials:

Current activity – Engaging individuals from our member list to gauge who currently holds credentials / interest in obtaining certifications / answering any questions regarding certifications.

Continuing to engage individuals on LinkedIn and Star Chapter to gauge interest in obtaining a credential.

Submitted by: Jerry Bowers



IFMATM Central Pennsylvania Chapter
International Facility Management Association

**Secretary Report –
Month ending November 2023**

Current Activities for this Period

1. Attended Christmas get together, thanks Priscilla for organizing. It was better attended than what we were expecting!

Planned activities for Next Period

1. Publish board meeting minutes.

Submitted by Jolene Fink



November 2023 Treasurer's Report

Prepared for
December 20, 2023 Board Meeting

Beginning Balance Checking Account *5910 11/1/2023 \$63,655.94

Deposits

16-Nov	\$	1,000.00	Membership Dues
30-Nov	\$	0.53	Interest
TOTAL DEPOSITS	\$	1,000.53	

Expenditures

2-Nov	\$	(9.95)	Star Chapter
15-Nov	\$	(75.00)	Reoccurring Monthly Website Fee
17-Nov	\$	(85.86)	Star Chapter
24-Nov	\$	(417.79)	Refund owed to Attendee for cancelling on 11/13
			Star Chapter
			Reoccurring Monthly Website Fee
			Check# 1278 - Jerry Bowers
			Reimbursement for WWP personal expenses
TOTAL EXPENDITURES	\$	(588.60)	

Checking Account Closing Balance	11/30/2023	\$64,067.87
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Beginning Balance Scholarship Fund Savings Account *7278 11/1/2023 \$1,415.89

Deposits

TOTAL DEPOSITS	\$	-
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Expenditures

TOTAL EXPENDITURES	\$	-
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Scholarship Fund Closing Balance	11/30/2023	\$1,415.89
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Certificate of Deposit *68-1 Beginning Balance 11/1/2023 \$ 9,788.54

S&T Bank (1.99% Interest Rate)	12-Nov	\$	16.51	CD Interest
Matures on 9/13/25		\$	16.51	

Certificate of Deposit Closing Balance	11/30/2023	\$ 9,805.05
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Certificate of Deposit *32-1 Beginning Balance 11/1/2023 \$ 10,211.83

S&T Bank (4.2% Interest Rate)	14-Oct	\$	-
Matures on 3/15/24		\$	-

Certificate of Deposit Closing Balance	11/30/2023	\$ 10,211.83
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Total Unobligated Assets	11/30/2023	\$85,500.64
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Respectfully Submitted,

Marcie Carder
IFMA Central PA Chapter Treasurer



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Membership Committee Report

12/2023

Accomplishments for Current Period

- Committee Members Update:
 - Dick Michaelian – RC&M
 - Chris Coller – Clean Team
 - Josh Jonas – Sika Corporation [One of the JONAS BROTHERS – NOT!]
 - Doug Aldinger – SitelogIQ

Current Activity Status

- New Member / Member Breakfasts:
 - 12.13.2023 Membership Breakfast held at 7:30 – 9:00, Wednesday, December 13, 2023:
 - Attendance: 8
 - Who:
 - Josh Mixzell – Full Blast Pressure Washing
 - Matt Brenner – Service 1st Restoration
 - Mike Lora – Ruppet Landscape
 - Dick Michaelian – RM Planning and Logistics
 - Jannene Miller – Servpro
 - Josh Jonas – Sika
 - Josh Yunginger – Restoration Relief
 - Doug Aldinger – SitelogIQ [IFMA Host]
 - The conversation and interaction was robust.
 - The value statement was expressed.
 - *The ask* – to get involved for an event, a committee, or service was expressed.
 - The next membership breakfasts needs to be scheduled.
 - Consider 1st Quarter – Wednesday, March 13, 2024.
 - **ACTION Required: Board confirmation needed.**
 - The recommended venues would be Harrisburg Area, Lancaster Area, and York Area
 - Capitol Diner, Harrisburg – venue for the June breakfast
 - Lyndon or Park City Diner, Lancaster
 - Round the Clock Diner, York
 - Board recommendations on other venues
- Student Engagement
 - We have been unable to get confirmed traction on this item. The membership committee will revisit this item at the next meeting.

- Summary of possibilities
 - Each term have a facility manager address a class or student group
 - The presentation would be a facilities' manager's [FM] journey from past to present with the skills needed and developed.
 - Duration would be anticipated to be 20-minutes followed by a Q & A.
- **Action Required: A follow-up with Stevens is required for their desired interaction.**

Planned Activities for Next Period

- 01.11.2024 Face-to-Face Committee Meeting – Capitol Diner @ 7:00
 - **The committee will be refocusing after busy summer and change of committee members. Meetings are bi-monthly.**
 - Close loop on Member Breakfasts
 - **Budget for 2023-2024 – Open item:**
 - Member breakfasts
 - Free Memberships – coordinate with Board
 - Other items – Tchotchkes
 - **Assignments and schedule**

Pending Actions

- Chris will look-up information on:
 - Expiring Members
 - Follow-up messages to new and renewing members were drafted and circulated to the board. Good feedback was received. The messages will be used.
- 10.19.2023 Golf Outing: The Good/ Bad/ Ugly – participate in 2023 debrief / 2024 planning session.
 - No follow-up seen on this meeting.
 - 08.05.2024 Charles N Claar Memorial Scholarship – Country Club of Harrisburg
 - Promotion of Golf Outing per John Self's email 10.19.2023.
- New Guests at meetings:
 - Set-up process for follow-up after meetings
- Some target prospect organizations for new members:
 - **Dick has a couple of Facilities' Managers who will be connecting with the Chapter.**
 - Penn State Health
 - Hershey Company – reengage.
 - Tim Leah
 - Gannett-Fleming
 - Blue Shield – Scott Sturgess
 - Commonwealth Facilities

Issues and Concerns

- Creating a proper value statement
- **Incentives for bringing new members i.e., gift cards.**
- Make contacts personal.
- Follow up categories:

- Potential Members
- New Members
- Retaining Members

Miscellaneous

- Remember the days when we had IFMA Nametags? – **Status?**
- Potential Meeting Focus: *Invite-a-Friend*, Straight Networking Event, Venue type: Tröegs
- Golf Outing: give it a recruiting focus.

Submitted by:

Doug Aldinger, PE, LEED AP | Senior Development Engineer | 717.940.0058



Communications Committee

November 2023

Accomplishments for Current Period

- Uploaded Board meeting minutes

Planned Activities for Next Period

- Continue website updates
- Review, edit and update current website content
- Communications Committee meeting

Issues and Concerns

- Need meeting information for any meeting past December

Miscellaneous

Submitted by: Lauren Leipziger



IFMATM Central Pennsylvania Chapter

International Facility Management Association

Advocacy Committee Report

12/2023

Accomplishments for Current Period

- Committee Members Update:

- Kurt Twiford, Chair
- Tom Koontz
- Jim Runshaw
- Chris Coller

Current Activity Status

- Kurt Twiford participated in monthly IFMA Government Affairs Committee meeting on November 30, 2023 (PowerPoint presentation attached):
 - IFMA has supported passage of recent legislation that covers almost 1/3 of IFMA's major initiatives:
 - FASTA Reform Act of 2023-Kurt and JJ's visit to Rep. Perry's office in August helped push this through. Extends the Public Building Reform Board, facilitating the sale of excess Federal property and expanding the authority of the Board.
 - GAO study on the impact of crime on Federal buildings
 - Federal "Use it or Lose It"-reporting on the actual occupancy and utilization of Federal leased space
 - Public Building Accountability Act-how are Federal Buildings staffed?
 - IFMA looking to host a panel discussion in 1Q24 about Federal excess property
 - IFMA's current legislative priorities:
 - Waste in real estate
 - Federal workforce issues
 - Use of 529 funds for training
 - Building performance
 - Workforce
 - Disaster preparedness
 - Cybersecurity
 - Public sector partnerships
 - 2024 Advocacy Day will be 9/17 and 9/18-the last week before Congress adjourns for the election

Planned Activities for Next Period

- Set committee meeting date to plan for April 2024 Day on the Hill
- Review pending PA legislation for current committee topics

Pending Actions

None

Issues and Concerns

- Developing a true committee to plan for spring Day on the Hill
- Continuity for current chair

Submitted by: Kurt A. Twiford



IFMA GA Committee Meeting
November 30, 2023



Welcome and Introductions

- Jason Callis – IFMA GA Committee Chair
- Lena Thompson- IFMA GA Committee Co-Chair
- Brian Vickers PACE LLP
- Scott Dacey PACE LLP



Congressional Must Do Items

- Fund Government
- Aid Package to Israel/ Ukraine
- Continued Oversight and Investigations



Recently Reported Federal Building Legislation

- HR 6277 The FASTA Reform Act of 2023 introduced by Economic Development, Public Buildings, and Emergency Management Subcommittee Chairman Scott Perry (R-PA) and Subcommittee Ranking Member Dina Titus (D-NV), reforms the *Federal Assets Sale and Transfer Act (FASTA)*, which was signed into law in 2016 to encourage the federal government to identify and sell unused properties for the benefit of taxpayers. This bipartisan bill extends the termination date of the Public Buildings Reform Board (created under *FASTA*), requires the Board to submit a report to Congress on federal properties that should be sold, fosters more collaboration with agencies by allowing agencies to receive sale proceeds sooner than after the termination of the Board, and allows the Board access to Federal Real Property Council meetings.
- H.R. 6261, the *Impact of Crime on Public Building Usage Act of 2023*, introduced by Rep. Lori Chavez-DeRemer (R-OR), establishes a GAO study on how crime in and around public buildings affects building usage, commuting methods, and costs of maintaining public buildings. The bill also requires GSA to submit a report to Congress on the impacts and costs associated with building operations related to crime and public safety in and around federal buildings.
- H.R. 6241, the *Federal Use it or Lose it Leases (FULL) Act*, introduced by Rep. Chuck Edwards (R-NC) and Rep. Marie Gluesenkamp Perez (D-WA), requires that occupancy agreements between GSA and tenant agencies contain an annual reporting requirement that includes monthly occupancy and actual utilization rates and includes written procedures requiring the agency return space should actual utilization rate fall below 60 percent for six months within any one-year period. The bipartisan bill also requires agencies with independent leasing authorities to report utilization rates of their leases to their oversight committees.
- H.R. 6254, the *Public Buildings Accountability Act of 2023*, introduced by Rep. Derrick Van Orden (R-WI), requires a GAO report that reviews and makes an accounting of personnel in the Public Buildings Service, in-person attendance, historical staffing numbers and costs, and an analysis of effectiveness of the organizational structure. The bill also requires an examination of the building operations account of the Federal Building Fund.

Proposed Federal Real Property Modernization Act

- ***All Federal Agencies must provide updated, reliable and consistent data on the location, condition, square footage and space utilization rate of all Federal Buildings to the Federal Real Property Database.***
- As the cost of operations and maintenance continues to grow for High Performance Buildings, federal facilities must be given full access to the Federal Buildings Fund.
- To allow for planning and budgeting in the Federal Workforce and stability in the commercial real estate sector, the Federal Government must fulfill its commitment to an in-person or hybrid work model with tracking and accountability for federal employees and their work schedules.
- ***To facilitate the evaluation of the Federal Portfolio and disposal of excess and underutilized facilities, Congress must fully fund and support the ongoing efforts of the Federal Asset Sale and Transfer Board including disposition of excess property and utilization of public private partnerships.***
- ***To allow for increased costs of operation, maintenance, renovation, disposal and condition reporting requirements Agencies may be entitled to a portion of retained savings from the disposal of excess property.***
- To provide safe, sustainable facilities that encourage return to work and the health and productivity of the Federal Workforce. Agencies must demonstrate investment in operations and maintenance training as provided in the Federal Buildings Personnel Training Act. When considering requests for new construction funding, major renovation or lease approval OMB and Congress shall consider compliance with the FBPTA as an indication of investment in asset protection and performance.

Affordable Housing Conversion Act

- Conversion of Qualified Commercial Property to qualified affordable housing
- Allows Deduction of 20% of qualified conversation expenditures

Building Action Network Discussion on Excess Property

- Rapid transformations in working patterns have created a glut of unused office space in cities and towns across the country. As more Americans embrace remote working in the wake of the COVID-19 pandemic, both public and private-sector property owners are confronting empty buildings, with enormous implications for taxpayers, local economies and quality of life.
- On the government side, the GAO recently reported that as much as 75 percent of federal agency office space in the Washington area alone is sitting unused, costing taxpayers up to \$2 billion to pay for vacant space. Meanwhile, Jones Lang Lasalle has found that 20 percent of commercial office space across the country sits vacant, depleting municipal tax revenue and threatening small businesses that depend on a steady flow of office workers to stay afloat.
- At the same time, nearly every community in the country is facing a dire shortage of affordable housing, with some estimates showing the nation has millions of housing units short of what it needs to ensure shelter for all Americans.
- Converting unused commercial and government building space into housing presents a unique opportunity to address two crises at once - but the high costs of conversions and regulatory barriers often stand in the way.
- This session/summit/workshop/roundtable will explore how the public and private sector can overcome those hurdles and find ways to turn vacant office space into housing and other community amenities. Hear from experts in the field on how conversions can take place on a large scale, and from policymakers working to accelerate this transformation.

IFMA Priorities

- Waste in Federal Real Estate Portfolio
- Federal Workforce Issues
- Use of 529 Funds for Training
- DOE –DOL Building Performance
- Workforce Development
- Disaster Preparedness
- Cybersecurity
- Public Sector Partnerships



IFMA Advocacy Day 2024

- September 17 & 18
- Important Pre-Election Timing
- Will Have Registration Up Early
- Target Chapter Meetings in Lead Up
- Congress will adjourn until elections the week after



Industry Letter to COP 28

November 11, 2023

Dear Government Representatives that are Parties to the UNFCCC meeting at the COP28:

As you gather in Dubai to advance solutions and secure agreements to tackle the climate crisis, we want to remind you of the importance of the building industry to our global emissions challenge. The building industry accounts for roughly 40% of global GHGs, and the global building stock is expected to double by 2050.

The signatories to this letter are committed to mitigating greenhouse gas (GHG) emissions from the built environment, and moreover recognize that buildings are a vital element in the transition to clean energy. Buildings are evolving from being consumers of energy to serving as energy storage and generation facilities. Importantly, buildings provide shelter including from severe weather and temperature extremes, which will be increasingly important in the years and decades ahead.

The undersigned organizations have taken a leadership role in decarbonizing the built environment and we support the government representatives at the COP28. All new and existing buildings must have net zero (NZ) emissions across their life cycles no later than 2050. We also support that by 2030, all new buildings must be net zero (NZ) emissions in operation, widespread energy efficiency retrofits of existing assets must be well underway, and embodied carbon of new construction must be reduced by at least 80%.

The global stocktake scheduled at the COP28 will reveal progress made, and critically will identify where gaps remain. Where those gaps involve the built environment, we commit to identifying solutions and taking action to bridge those gaps.

Thank you for your concerted engagement at the conference.

Sincerely,

ASC Science & Technology (ASC)

AdNet

Architecture 2030

AIA/AAJ

Association of Energy Engineers

British Association of Heating, Air Conditioning and Ventilation (BAHVA)

EFRAHC - Portuguese Association of Industrial Refrigeration and Air Conditioning Engineers

Georgian Association of Refrigerating, Cryogenic & Air Conditioning Engineers (GAACAE)

Green Building Initiative

International Facility Management Association (IFMA)

International Living Future Institute (ILFI)

New Buildings Institute

Russian Association of Engineers HVAC, Heat Supply & Building Thermal Physics (ASOR)

Sachs Society for Engineers, Energy and Environment (SSE Planer + SEER)

The American Institute of Architects (AIA)

The Institute of Refrigeration Heating & Air Conditioning Engineers of New Zealand Inc. (IRHNZ Council)

The Society of Heating, Air Conditioning and Sanitary Engineers of Japan

U.S. Green Building Council

International Update/ State and Local Update

- Sustainable Energy Week
- Vocation Skills Week
- Upcoming Election

- 2024 Chapter Visits
- Discussion About Chapter Advocacy

Future Call Scheduling

No December Call



Questions

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