

NEWS UPDATE



BOMA QUARTERLY NEWS



Legislative Update

As spring arrives, BOMA San Diego is closely monitoring key legislative proposals that could impact commercial real estate. The City Council is considering a \$25 minimum wage for tourism workers, potential restrictions on utility pass-through costs for tenants, and widespread fee increases to address a growing budget deficit. Plus, restructuring at City Hall and new policies on city-owned property management could reshape the business landscape. Stay informed on the latest developments and BOMA's advocacy efforts!

[Click here to read the full Legislative Update.](#)

Article by: Craig Benedetto, California Strategies

PRESIDENT'S MESSAGE



A Message from BOMA San Diego President, Melanie Bamba Milinkevich

Dear BOMA Members,

Who can believe it's already March?!? Coming off the heels of our 2024 theme, Driven for Success, this year's theme is ***Thriving Through Challenges***. What do you instinctively do when faced with a challenge? Do you lean into it? Do you cower from it? Do you talk to your trusted circle about what to do? Do you own your part of it?

Learning how to thrive through challenging times can be one of the most rewarding lessons for both your personal and professional life, and quite frankly, it's something we should all learn to do.

[Read Melanie's full message here.](#)

LEADERSHIP SPOTLIGHT



Leadership Spotlight Featuring Cali Bird Girkins, JLL

Cali is our 2025 Leadership Profile! She is the Senior General Manager for JLL, managing Mission City Corporate Center in Mission Valley. She has been with JLL since July of 2018, where she managed The Campus on Villa La Jolla up until 2023. Cali has met amazing people through BOMA SD who have mentored and supported her. Her biggest supporters and mentor have been Melanie Milinkevich (BOMA President), her family and her husband.

UPCOMING EVENTS

CPR Training | Friday, March 28

Life Science Seminar | Wednesday, April 16

2025 Annual Golf Tournament | Friday, April 25

BOMA San Diego 2025 Calendar

WELCOME NEW MEMBERS

BOMA San Diego would like to give a warm welcome to our newest members:

- Julie Gould | [Alliance Environmental Group](#)
- Tricia McAvoy | [Alpha Mechanical](#)
- Jenn Williams | [Arete Commercial](#)
- Shawn Meyers | [Automated Controls, Inc.](#)
- Clement Clerou | [Cushman & Wakefield](#)
- Chad Colton | [Duro-Last Roofing Systems](#)
- Devyn Davis | [Horizon Lighting, Inc.](#)
- Grace Fernandez | [IDS Real Estate Group](#)
- Matthew Kuehl | [Infinity Investment Properties, Inc.](#)
- Jonathan Petersen | [Intersection](#)
- Claire Kemsley | [JJ&S Environmental Services](#)
- Sean Aldridge | [Lowe Hospitality at Work](#)
- Colin Cronin | [Quality Painting & Wallcoverings, Inc.](#)
- Alexx Varga | [Resilient Roofing](#)
- Jacob Nichols | [RJ Nichols Construction, Inc.](#)
- Richard Nichols | [RJ Nichols Construction, Inc.](#)
- Scott Sutherland | [Servi-Tek Facility Solutions](#)
- Martin Fellbaum | [TRL Systems](#)

KUDOS CORNER



Kudos to Alicia Love

At our first Programs Committee meeting, Alicia Love took the initiative and volunteered to take the lead on planning the March membership luncheon. Alicia made herself available and scheduled the panelist on the initial introductions.

She sent all marketing to BOMA office and ensured that through the run through everyone was prepared. She organized the virtual meetings and offered valuable insights for the panelist to be fully prepared.

Alica also wrote the recap on the Membership Luncheon!

[Read more about her successful efforts here.](#)

Article by: Jessica Kalloch, Bill Howe Family of Companies

EVENT RECAP



BOMA Basic's Recap

On February 20th, we had the pleasure of hosting the "BOMA Basics" session at Karen Hyatt's Sorrento Towers, offering a

face-to-face forum for new Associate Members of BOMA San Diego. Alongside Megan Horsfield and Evelyn Martinez, we provided a valuable opportunity for attendees to learn how to navigate their BOMA memberships and get the most out of their experience.

The BOMA Associate Download event was designed as a fun and casual gathering, providing new members with a space to engage in open and honest discussions about frequently asked questions and ways to maximize their membership ROI.

[Read more about the Associate Download event here.](#)

Article by: Brooke Wheeler, LaBahn’s Landscaping

February Membership Meeting

The first BOMA San Diego membership meeting of the year was a hit!

During the event, we had the privilege of recognizing City Council member Stephen Whitburn and California State Senator Catherine Blakespeare for their contributions to the Commercial Industry. Additionally, the 2025 board was officially sworn in by Stephen Whitburn, marking the start of their term.

[Read more about the February Membership Meeting here.](#)

Article by: Jessica Kalloch, Bill Howe Family of Companies



March Membership Meeting

The BOMA March Luncheon turned out to be one of our most memorable events yet, perfectly on trend with Women's History Month. The theme, "Women in Commercial Real Estate," brought together a panel of inspiring women who shared their unique journeys into the industry—some even kicking and screaming into it!

Their personal stories resonated deeply with everyone in attendance, creating moments of tears, laughter, and curiosity among both principal and associate members. The authenticity and diversity of experiences shared by our panelists made it clear why this event sold out almost immediately after registration opened.

[Read more about the sold out March Membership Meeting here.](#)

Article by: Alicia Love, Enterprise (Wife, Mom, Champion for Women in Leadership)

EP Committee's Toby Breakfast & Building Tour

As this year's Vice Chair of the Emerging Professionals Committee, I had the privilege of kicking off the year with an insightful and educational building tour, laying a strong foundation for TOBY 2025. A special thank you to our event sponsor, Alyssa Warner from Dowling Construction, and TOBY Awards Committee Vice Chair, Isaac Warner. We were hosted by Sarah

Santos and her team at Kilroy Realty at their 2024 award-winning building, One Paseo in Del Mar, where we gained a firsthand look at the standards and expectations for TOBY contenders.

The discussion emphasized the multiple TOBY award entry categories and the essential role of teamwork in property management. Key factors that set buildings apart include sustainable features such as energy-efficient lighting, facility upkeep and sanitation, advanced building systems with preventative maintenance, and effective waste management.

[Read more about the Toby Breakfast & Building Tour here.](#)

Article by: Caitlin Lacy, Emerald Real Estate Partner

MEMBER NEWS, TIPS, & TRENDS

Ask a Property Manager Q&A

Strong tenant relationships improve retention, communication, and property management. In our latest Q&A, learn how tenants act as your eyes and ears, plus insights on building classifications and lease structures.

[Click here to read the full Q&A and gain expert insights from Annette Ahumada, Director of Property Management, Urban West Ventures.](#)

Article by: Annette Ahumada, Urban West Ventures

BOMA 360: New Year; New Awards, New Strategies

As the Commercial Real Estate Industry (and the rest of the world) prepares for the close of 2024 and looks ahead to 2025, many property managers are reviewing their goals for upcoming year. Hopefully, after reading my October newsletter article, some of you are ready to start the process of applying for the BOMA 360 designation—an award honoring operational excellence in building management. But if you are asking yourself how or where to start, keep reading.

[Read the full BOMA 360 article here.](#)

Article by: Luke Johnson, Sterling Bay



What's New In San Diego?

The Gaylord Pacific Resort & Convention Center will be opening May 15! Located on the Chula Vista waterfront, this is the largest hotel build for the Gaylord Portfolio, on the West Coast. There are 1,600 premium guest rooms, 89 suites – king, double queen beds, standard guestrooms, and exclusive suite features, 12 restaurants,

4.25-acre outdoor water park featuring waterslides, a lazy river, wave pool and two pool bars and over 477,000 square feet of meeting and event space. All this and more also includes an unobstructed ocean view for you to enjoy.

[Learn more about the new development here.](#)

Article by: Ann DiLorenzo, Kidder Mathews

The Dirty Business of Cleaning: How Unethical Practices Are Staining California’s Janitorial Industry

Janitorial services are essential to maintaining clean and professional spaces, yet the industry is rife with legal and ethical pitfalls that could pose a serious risk to commercial real estate and property management companies that fail to conduct proper due diligence.

[Learn more about the hidden risks of noncompliant janitorial firms.](#)

Article by: Sean Meer, Cleantech, Inc.



Preventative Plumbing Maintenance: Protecting Your Commercial Property from Costly Disruptions

For commercial property managers, plumbing issues can quickly escalate from minor inconveniences to major operational disruptions. Leaks, drain blockages, and aging infrastructure can lead to water damage, costly repairs, and tenant dissatisfaction. By implementing a proactive plumbing maintenance plan, building managers can avoid unexpected problems.

[Learn more about proactive plumbing maintenance strategies.](#)

Article by: Jessica Kalloch, Bill Howe Family of Companies



Let’s Be Clear: Weed Abatement is Important

It’s time to brush up on weed abatement guidelines. And all puns aside, it’s a serious matter. Having a clear perimeter around your property could make a critical difference in the event of a fire. Simply put, weed abatement is the act of removing any vegetation from the perimeter of your property that could serve as fuel for a fire. Despite the name, it’s not just about removing

weeds, but rather, anything that could pose a hazard, including grass and vines. Since fires can happen anytime—not just during fire season—it’s best to maintain a defensible space all year-round.

MESSAGE FROM OUR ENERGY PARTNER



How your business can save on natural gas costs

Use heat recovery systems. Implement heat recovery systems to capture and reuse waste heat from industrial processes or HVAC systems. Visit sdge.com/MyBusiness for more helpful energy-saving tips.

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