



BOMA CONNECTION



Building Owners & Managers Association of Edmonton

STATISTICS & NEWS



Intelligent Real Estate Solutions

Edmonton Industrial VACANCY

Edmonton	1.63%
Owner/User	0.73%
Multi-Bay	2.97%
Single Tenant	0.76%
Northeast	0.93%
Northwest	1.83%
Southeast	1.48%
Southwest	0.90%
Central	0.89%
Old Strathcona	0.79%
Annexed areas	2.88%

Edmonton Industrial ABSORPTION

2,966,173 sf
(2008)

Edmonton Industrial CONSTRUCTION

3,489,682 sf
(2008)

Information provided by:
Avison Young
Real Estate Alberta Inc.

SUCCESS AT THE GOLF COURSE!

BOMA Edmonton hosted another successful BOMA Edmonton ENMAX Golf Classic on June 3rd.

M.C. Nicola Crosbie, of Global Edmonton, hosted the dinner and prize giveaways following the tournament. Donations from mulligan ticket sales, raffle ticket sales, chipping contest, and Pay the BDO Pro to Drive raised an impressive **\$4,545.00** for YESS. (Youth Emergency Shelter Society).



Jeannette & Cora join the fun



Waste Management hosts the Chipping Contest



Melanie welcomes golfers at the Scandi Shooter Hole

YESS HELPS DAY AND NIGHT

While YESS has built a reputation for itself for providing emergency shelter and longer-term residential options for homeless and at-risk youth in our community, we have identified yet another way in which we can give these youth a chance!

It may come as a surprise to a lot of people that there aren't a lot of services available during the day for youth in Edmonton. As a result, many youth spend the daylight hours wandering the streets or hanging out in malls. During these hours, they can easily fall into so-called "street culture" – involvement in drugs, crime and prostitution. In fact these youth are often more at risk in the daytime hours than at night as predators know there is no where for them to go.

It's simply not enough to give them a warm bed at night if we want them to turn their lives around and fulfill their dreams! The Armoury Youth Centre will fill this gap by providing a positive environment for youth during the day. As a strictly daytime facility, the Armoury Youth Centre will not have beds. What it will offer is everything from tutors to medical doctors, laundry facilities to counselors, all in one place.

Thanks to our amazing donors like BOMA, sponsors, staff and volunteers, we will be able to provide these youth with the chance to escape life on the street and become healthy, happy members of society.

*Deb Cautley, Executive Director
Youth Emergency Shelter Society*

ENERGY UPDATE-MAY 2009

Highlights in this issue include:

- Earth Hour 2009 a success
- New international wind power company looking to spend nearly \$1 billion in the province
- Electricity pricing (short-term) near lows, natural gas low short-term, higher farther out
- Forward pricing for electricity in mid-6 cent/kWh range for next few years
- Forward pricing for natural gas is just over \$4/GJ for 2009, and \$5.80-\$6.70/GJ for 2010-2011
- The natural gas rebate has ended with no plans to renew
- EPCOR has taken on the wastewater utility, PLUS rolls out its generation assets

Continued on page 2

EDUCATION

RPA/FMA

September 9

Ethics is Good Business,
RPA/FMA
*Instructor: Len Thompson,
Urban Sanctuary*

September 10—13

Leasing & Marketing for
Property Managers,
RPA Elective
*Instructor: Courtney Strong,
Avison Young*

November 5-8

Design, Operation, and
Maintenance of
Building Systems, Part I
RPA/FMA
*Instructor: Hamish Moir,
Earthsourc Geothermal*

Occupational Health & Safety Series

September 15:

First Aid Emergency

September 22:

Confined Space
Entry - Awareness

September 29:

WHMIS

October 13:

Personal Safety
Equipment (PPE)

October 27:

Overview of Substance Use
(AADAC)

Building Structure Series

September 16: Envelope

October 7: Parking

October 21: Roofing

EVENTS

Events resume in September.

Check the website for
updated information.

www.bomaedmonton.org

BOMA CONNECTION

Continued from front page: Energy Update-May 2009

Solution 105 staff planned for Earth Hour this year, and before the day was completed, had finished some analysis that showed a significant 5% reduction in energy use was achieved across the province... check the news release on our website (www.solution105.com) for more information. To those companies and individuals who planned for the event and reduced their energy usage - well done!

Average electricity prices for March / April / May were 4.3 / 3.2 / 3.2 cents/kWh, one-third of the 10.8 cents/kWh for the same period last year - amazing what a recession can do to pricing!!! Longer-term pricing for electricity (out 4-5 years) is near record lows (mid-6-cent range), so the premium that the traders were looking for in a couple of years has evaporated in this market. Although electricity pricing continues at lower levels than average, gas prices are lower in the short term but rise in the outer years. Gas prices for March-May averaged out at \$3.64/GJ; for the same period in 2008, the average price was \$8.40/GJ, or less than half. Note too that the provincial government's plan which offers rebates when high gas prices occur, ended as of March 31, 2009, with no plans to renew.

EPCOR has not only taken on the wastewater treatment utility for the City, it also plans to sell off approximately 25% of the value of its generation assets. On a personal note, I'm unclear as to how this will benefit the citizens of Edmonton - they used to earn dividends on this portion... but now those dividends will go to the external shareholders. And, let's say EPCOR raises \$100 million through the sale - wouldn't it be appropriate that it be returned to the shareholders (you and me)? Just a thought...

And one final note - our company just turned ten years old! I'd like to thank all of our clients, employees past and present, and other stakeholders for helping us achieve this milestone!

Chris Vilsak is President & CEO of Solution 105 Consulting Ltd., a firm which assists clients with their utility management needs. Chris can be reached at 780-429-4774 or visit their website at www.solution105.com. Views contained in this article are not necessarily those of BOMA Edmonton.

FEATURE MEMBER

Scandinavian Building Services has been one of the leading cleaning companies in Canada for over 50 years. Their goal is to provide you with the best possible service and to be the company you rely on for all your cleaning and maintenance needs.

They continue to grow with the economy, always keeping up with new technology that is positive for the customer. Their concern for customer satisfaction is of the highest priority! Scandinavian has created a system that stands alone in the industry. At anytime you can review the quality assurance of your organization. This fast paced technology has improved the relationship with our customers and gives them an opportunity to work closer with Scandinavian.

The company's culture has become passionate about going green; they believe in creating a greener atmosphere and want you to reap the benefits. They continue to purchase green products that vary from uniforms to chemicals that are safe for the environment, providing exceptional cleaning results.

With Scandinavian's vision and goals they want to be your choice for a cleaner way of living. Let them help you provide your customers with a welcoming fresh environment. Their staff would be happy to help you analyze your cleaning needs and provide a positive experience.

Scandinavian Building Services is happy to supply you services in:

- Retail Cleaning
- Commercial Cleaning
- Window Cleaning
- Office Cleaning
- Concrete Polishing
- Snow Removal
- Carpet Cleaning
- Construction Cleaning
- Specialized Cleaning

For more information please feel free to call their head office at 780-477-3311 and one of their sales representatives would be happy to help.

**We would love to welcome you
into our Scandi Family!**



MAXIMIZE YOUR TAX PLANNING STRATEGIES



BDO Dunwoody LLP
Chartered Accountants
and Advisors

Downturns are a part of the business world. Company leaders need to follow guidelines to achieve and maintain success – especially now.

BDO suggests business ideas to maintain a healthy and sustainable business in 2009 in a three-part series discussing standard business practices (Back to Basics), maximizing your tax planning strategies (Taking Care of Business), and the positive side of economic decline (Opportunities).

PART TWO: Taking Care of Business

With the downturn in the economy, it is important to think about issues that will have the greatest impact on your business. Every business should look at their tax situation to ensure the tax planning practices you have used in the past are still relevant, and help you determine if specific tax planning ideas can minimize or defer taxes.

Plan for Capital Losses

Corporations can trigger capital losses and where those losses exceed current year gains the resulting net capital loss can be carried back to the previous three taxation years. In the case of a corporation, prior taxable capital gains are subject to refundable tax. So, if a dividend was paid by your corporation in the prior three years, the refundable tax associated with these gains may have already been refunded to your corporation. In this case, it may make sense to carry capital losses forward to apply against future gains.

Utilize corporate group losses

Where you have more than one corporation, you may find you have income in one corporation and losses in another (or property with an accrued gain in one corporation and property with an accrued loss in another). If this is the case, there are a

number of strategies to think about. Consider merging the corporations, which may allow you to offset income and losses directly. You should review and adjust (if possible) intercorporate interest and expenses charges so income is increased for corporations with unapplied losses. Transferring a property with an accrued gain to a corporation with unapplied losses before a sale can offset the gain. Lastly, you could loan funds to loss corporations without interest to enhance its ability to generate income.

Consider paying dividends from your corporation

If your corporation has had capital gains in the past or received life insurance proceeds, consider paying a tax-free capital dividend now. Depending on the circumstances, future capital losses can reduce the amount that can be paid as a capital dividend. Also, if your corporation has refundable tax on hand, paying a taxable dividend to trigger a refund of this tax in your corporation may make sense (especially if your corporation can pay an eligible dividend).

Review your corporation's installment obligations

A corporation can pay income tax installments based on an estimate if you believe its corporate income tax for the current year will be lower (interest and penalties will arise if tax is underestimated).

Review Your Remuneration Strategies

If corporate income falls, you should review your owner-manager remuneration planning to see whether dividends or salary should be paid. It's also a good time to review income splitting strategies to ensure you pay as little tax as possible on distributions from your corporation. It may be possible to pay dividends to adult family members with little or no tax.

Review Your GST and PST Status

When finances are strained, it is more important than ever that you are not overpaying GST and PST. You may be charging tax in situations where it is not required, and addressing this may mean your customers will have more money to spend on your products or services.

Claim your research and development (R&D) costs

Many Canadian businesses are engaged in R&D and don't know it. Most people associate R&D with work done in a laboratory by skilled scientists. However, R&D activities for small and medium-sized businesses are often integrated with daily business activities. The Canadian government's Scientific Research & Experimental Development (SR&ED) rules offer generous tax incentives of which you can take advantage.

Your tax planning strategies have a great impact on your business. These are key areas to review so you can ensure your tax planning strategies are effective in minimizing your tax burden. BDO advisors can provide you with more information on how you can turn these and other ideas into opportunities for your business.

Look for *Part Three: Finding Opportunities during the Downturn* from our three-part series in the July/August BOMA newsletter.



Jamie Boyd is a partner of BDO Dunwoody LLP (www.bdo.ca). As one of Canada's leading accounting firms, BDO provides accounting, tax and financial advisory services to real estate entrepreneurs across Canada. You can reach Jamie in the Edmonton office at 780-461-8000 or jboyd@bdo.ca.



... the voice of the commercial real estate industry ...

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WEBSITE

www.bomaedmonton.org

Highlight job opportunities
in your company!

Register online for
events and education!

CCCU KICKOFF EVENT

Capital City Clean Up organizers cooked up a lively event featuring oven mitts and (imitation) cigarette butts for last month's kick-off at the University of Alberta Enterprise Square Atrium.

"We had a little bit of fun with it," says Don Belanger, CCCU program manager. More than 80 people, including block captains, city officials, media and program partners attended, and many took part in the 2009 CCCU Amazing Race. That's where the oven mitts came in. Teams had to wear them and try to pick up

as many cigarette butts as possible. They also had to scrub off graffiti from various boards. "I thought it was an excellent event," says Stephane Labonne, director of the city's Office of Great Neighbourhoods. "It was great to see volunteers, members of council and businesses really promoting and supporting the work of cleaning up the city."

Belanger notes that reducing litter and graffiti is a shared responsibility and it won't succeed without the help of the greater community.



Bruce Kobiak and John Wilson scramble to pick up cigarette butts at the kick off

"The program is continuing to grow and evolve over the next few years. People are beginning to understand that litter shouldn't be tolerated and that each of us has to do our part to eliminate it."

*Timothy Wilson, Communications Officer
City of Edmonton, Community Services*

WELCOME NEW MEMBERS

- Berezan Management Ltd. – represented by Kathryn Bienias
- Contemporary Office Interiors – represented by Maxine Morrison
- J E H Corp. – represented by Jordon Hokanson
- Integrated Management & Realty Ltd. – represented by David Salpeter
- Macpherson Leslie & Tyerman LLP – represented by Adam Merrick

BOMA BEST CERTIFICATION

- Bonnyville Provincial Building – Managed by Alberta Infrastructure
- Fairview Provincial Building - Managed by Alberta Infrastructure
- Grande Prairie Provincial Building - Managed by Alberta Infrastructure
- Lloydminster Provincial Building - Managed by Alberta Infrastructure
- Vermilion Provincial Building - Managed by Alberta Infrastructure
- Whitecourt Provincial Building - Managed by Alberta Infrastructure




BEE-CLEAN
BUILDING MAINTENANCE

**CANADA'S BUILDING
MAINTENANCE EXPERTS**
~ SINCE 1967 ~

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