

NAIOP SoCal news & updates

Message from NAIOP SoCal CEO

It's a time of firsts.

Last week, student teams from the Paul Merage School of Business at UCI and the Argyros School of Business and Economics at Chapman University competed head-to-head in the first ever [OC Real Estate Challenge](#) to present their vision of the highest and best use for a 6.9 acre site located in the Northern Downtown area.



Hosted by Chapman University, the atmosphere was truly electric with Chapman University winning the inaugural *Orange Cup*. This was amazing start to what promises to be a terrific annual event showcasing talented students at these two fantastic universities.

Not to be outdone, next week on May 12 NAIOP SoCal hosts our first annual Awards Gala celebrating the immense innovation, talent and volunteerism in Southern California's robust commercial real estate industry. The [deadline to register](#) is tomorrow.

The state legislature is in full swing and again industrial real estate is a target of some lawmakers. If passed, AB 2840 would ban the building of any facility 100,000 s.f. or more within 1,000 ft of a "sensitive receptor." More than 100 companies have responded to our action alert by communicating to legislators the devastating impact the bill would have on jobs and the economy. Keep a look out for our next action alert on the bill as we try to prevent it from becoming law.

Look forward to seeing many of you next week on May 12!

A handwritten signature in black ink that reads "Timothy Jemal".

Timothy Jemal
CEO | NAIOP SoCal

Upcoming Events

NAIOP SoCal Awards Gala *Register by Friday, May 6th at 4 PM!*

Thursday, May 12th, 2022

The Westin Anaheim

The inaugural NAIOP SoCal Awards Gala will take place at the Westin Anaheim on Thursday, May 12, 2022. This newly introduced annual Awards Gala will recognize leaders in the Southern California Commercial Real Estate Development Industry and bring together NAIOP SoCal members, nominees, and guests to celebrate their innovation and commitment to the commercial real estate industry and NAIOP



SoCal.

We are pleased to introduce the 2022 NAIOP SoCal [Awards Gala Finalists](#) and our [People's Choice Finalists](#).

You won't want to miss this special event! [Click HERE to Register](#)

Thank you to our sponsors for your support!



Party Like It's 2019!

Wednesday, May 25th, 2022

Hangar 24, Intersect Irvine,
17877 Von Karman Ave, Suite 110, Irvine, CA
92614

Let's pick things up where we left off...Dance the night away with our friends from *CREW Orange County* and *ULI*. Catch us outside at Hangar 24 on Wednesday, May 25th for a night of fun, friends, and festivities! Let's kick off the summer together and party like it's 2019!

[Click HERE to Register](#)

Thank you to our Event Sponsors!

Newcastle Partners
Oltmans Construction Co.



OC BBQ Bash!

Welcome Summer with NAIOP SoCal

Thursday, June 2nd, 2022

Balboa Bay Club

Welcome summer with NAIOP SoCal!

Join us Thursday, June 2nd at Balboa Bay Club in Newport Beach for our highly anticipated OC BBQ Bash. Soak in the sun and enjoy live music, great food, and of course network with fellow commercial real estate professionals at this iconic waterfront setting!

[Click Here to Register!](#)

Thank you to our existing sponsors for your support!

[Click Here to View Sponsorship Opportunities!](#)

2022 Corporate Sponsorship Opportunities

BE A SPONSOR,
PARTNER, AND
LEADER IN THE
INDUSTRY WITH
NAIOP SoCAL

2022 Corporate Sponsorship Opportunities

Stand out amongst the competition as a supporter of the industry's most important commercial real estate organization. A NAIOP SoCal sponsorship provides access to more than 1,000 real estate professionals and 500 of the top commercial real estate firms in Southern California through high-profile promotion at sold-out hallmark events and within our social media and website.

[Click Here to Become a Sponsor Today!](#)

Membership Update



JOIN NAIOP Today!

Suffering from FOMO? Are you concerned that you might miss the NEXT BIG THING? The answer is Yes if you are not a member of NAIOP SoCal.

2022 promises more superior networking events, industry education, engagement in our committees and a robust legislative affairs program with NAIOP SoCal as the primary voice for the commercial real estate industry.

Your membership in NAIOP SoCal provides a substantial return:

- EDUCATION to help you grow your business
- NETWORKING with industry leaders
- LEGISLATION giving you a voice in state and federal matters affecting your business

[Click Here to Join Today!](#)

Welcome NAIOP SoCal New Members | April 2022

Aaron Banks - **Newmark**

Brendan Bury - **University of Southern California -Student**

Luke Eastman - **KBS Realty Advisors, Inc.**

Charles Frausto - **California State University, Fullerton**

Montana Gehring - **California State University Northridge University**

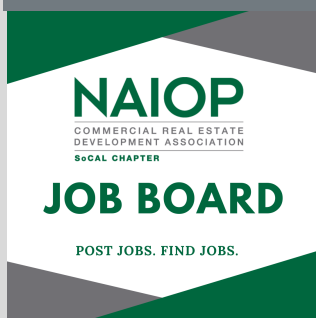
Gary Gong - **Link Logistics Real Estate**

Ryan Ireland - **Link Logistics Real Estate**

Conner Kiesel - **EMCOR Services Mesa Energy Systems**

Berkano Kleymeyer - **Intercontinental Real Estate Corporation**
Conner Knauss - **Clarion Partners**
Ben Marcus - **Gensler**
Lauren McKay - **Cox, Castle & Nicholson LLP**
Neil Naiser - **Ygrene Energy Fund**
Jonathan Omid - **USC Marshall Business School**
Cynthia Piana - **AQ Lighting Group**
Erik Svensson - **Prologis**
Tucker Wade - **GoDocs, Inc.**
Amberly Washington - **Rexford Industrial Realty, Inc.**
Tracy Zinn - **T&B Planning, Inc.**

Calling All Members

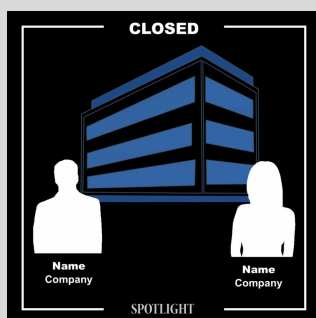


JOB BOARD

NAIOP SoCal member companies may submit a job, internship, and externship opportunities free in the [Member Hub](#). All visitors are welcome to apply.

Not a member but interested in posting a job opportunity? For \$25/week, non-members are able to post job, internship and externship opportunities to the NAIOP SoCal Job Board. For more information, please contact [Becky Ezell](#)

[Click HERE to View Job Board](#)



Tell Us Your Deals

One of the best benefits of chapter membership is networking and in many cases those business relationships turn into business deals. We're inviting NAIOP SoCal members who complete successful transactions with other NAIOP SoCal members to share the news with the chapter so we can include it on our social media platforms. We're especially interested in sharing news from our YPG alumni who are doing deals with fellow YPG alums.

Please submit your name, email along with the name, title and company for each primary individual involved in the transaction. Also include a brief description of the transaction. Photos are a must – such as property specific and headshots for those involved. Please include relevant hashtags, such as location, company and individual, so we can be sure to tag all involved.

[CLICK HERE to Submit](#)

Legislative Affairs Update

WAREHOUSE BAN BILL (AB 2840) UPDATE

On April 20, AB 2840 (Reyes) passed the Assembly Local Government Committee and is moving forward in the process. It will be heard next before the Assembly Appropriations Committee.

[Assemblymember Lackey](#) voted no, and [Assemblymembers Voepel](#) and Ramos abstained. Please be sure to send thank you notes to these assembly members, especially [Assemblymember James Ramos](#), who was the only Democrat to not support the bill.

AB 2840 would ban the building of any facility 100,000 s.f. or more within 1,000 ft of a “sensitive receptor,” which has a broad definition but is basically most non-industrial uses. Additionally, all projects that are not banned due to proximity to a sensitive receptor must have a Project Labor Agreement (PLA) to be approved.

Even if your company doesn’t build or own these types of facilities, the precedent set by this bill will have a significant impact on all commercial real estate projects in the future.

The bill now heads to the Assembly Appropriations Committee and needs to be passed before May 20th. NAIOP SoCal will closely monitor this issue and will send a Legislative alert as soon as a hearing date is announced.

TAXPAYER PROTECTION AND GOVERNMENT ACCOUNTABILITY ACT

The Taxpayer Protection and Government Accountability Act is a proposed initiative for the November 2022 ballot that will limit the ability of legislators to pass new and higher taxes through giving voters the right to vote on all future tax proposals and holding governments accountable. The Taxpayer Protection Act **is a long term protection against excessive taxes at the state and local level without 2/3 voter approval.**

In recent years, new taxes have particularly targeted commercial real estate. This year, \$150 billion in new and higher taxes have already been proposed despite a \$46 billion state budget surplus. Special interests are once again pushing an initiative to **substantially increase** taxes on property transfers in several Southern California cities and are once again attempting to pass a Split-Roll property tax which was rejected by Californians in November 2020.

The Taxpayer Protection Act will accomplish the following:

- Requiring all taxes (including levy, charge, fees, exaction) to acquire a **2/3rd majority vote** in the legislature or local governments and giving voters a final say on passing of new taxes.
- Eliminating the ability of state agencies (i.e. South Coast Air Quality Management District) and the California Air Resources Board to impose fees or “hidden taxes” without a **2/3 majority vote**.
- Prohibiting “Split Roll” property taxes by eliminating the ability to add surcharges exceeding Prop 13 limits for **all** properties and ensuring all property taxes to stay within their respective municipalities.

- Nullifying all tax proposals adopted after January 1, 2022 that do not comply with this Act.

We are asking members to take the following actions:

- 1. Contribute to the NAIOP SoCal Issues PAC.** The campaign is in a critical phase to gather signatures to qualify for the November 2022 ballot. NAIOP SoCal is very focused on helping the measure pass. Contributions to the NAIOP SoCal Issues PAC are welcome and will help support the campaign. To contribute click here: [NAIOP SoCal Issues PAC](#). The campaign is also seeking **leadership contributions so please contact me directly for more information.**
- 2. Sign the ballot measure petition!** Encourage your friends, family and colleagues to go to their local superstore where they will likely find a signature collector!

For further information, visit <https://taxpayerprotection.com/> or contact Stephane Wandel at Wandel@ThriftyOil.com, NAIOP SoCal CEO Timothy Jemal, tjemal@naiopsocal.org or our government relations consultant, Jose Cornejo, jose@cornejost.com.

THANK YOU TO OUR 2022 DIAMOND & PLATINUM SPONSORS



Follow us on social media for more information and updates on membership, sponsorship, events, and more!

