



Press Clippings

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Web

Title: IREM and Brigham Young University Unite to Advance Real Estate Management Education and Careers

Author: Unknown

Link: <http://www.irem.org/about-irem/media-resources/pr-02092015>

Date: February 9, 2015.

IREM and Brigham Young University Unite to Advance Real Estate Management Education and Careers

(Chicago, Feb. 9, 2015) – The Institute of Real Estate Management (IREM) and Utah based Brigham Young University (“BYU”) have signed a Memorandum of Understanding. The document outlines a mutual commitment to advance the real estate management profession through education and encourage interest in the profession as an attractive career opportunity.

IREM has long been committed to promoting real estate management careers and attracting a pool of new talent to the industry through academic outreach. BYU’s Bachelor of Science in Facility and Property Management prepares students for leadership positions in the facilities and property management field. BYU touts a nearly 100% placement rate for program graduates in facility and property management positions.

Under the terms of the MOU, IREM will:

- Recognize BYU as a provider of graduate real estate education on IREM’s website and in other promotional materials.
- Recognize BYU’s Bachelor of Science in Facility and Property Management as among those that fulfill specified educational requirements for IREM’s CPM designation.
- Provide BYU with materials about careers in real estate management for distribution to its students.
- Connect BYU to IREM’s Utah Chapter No. 33 for purposes of mutual collaboration.

For its part, BYU will, among other initiatives:

- Recognize IREM as a principal provider of real estate management education and credentials.
- Utilize IREM textbooks and resource material, as appropriate, to develop and deliver its real estate management curriculum.
- Make information about IREM’s Student Membership program available on the BYU website.

OTHER IREM ACADEMIC COLLABORATIONS

In addition to Brigham Young University, IREM currently has collaborative agreements and relationships with these academic institutions that have real estate degree programs: University of Alaska, Anchorage, AK; Georgetown University, Washington, D.C.; St. Augustine’s University, Raleigh, NC; Virginia Tech, Blacksburg, VA; Ball State University, Muncie, IN; University of Central Florida, Orlando, FL; California State University-Fullerton, Fullerton, CA; Peirce College, Philadelphia, PA; Cornell University, Ithaca, NY; University of Wisconsin-Stout, Menomonie, WI; University of San Diego, San Diego, CA; University of Missouri – Kansas City, Kansas City, MO; University of Northern Iowa, Cedar Falls, IA; University of Baltimore, Baltimore, MD; American University, Washington, D.C.; Drexel University, Philadelphia, PA; University of Alabama, Tuscaloosa, AL; University of Nebraska, Omaha, NE; and University of Phoenix.

ABOUT IREM

IREM is an international community of real estate managers dedicated to ethical business practices, maximizing the value of investment real estate, and promoting superior management through education and information sharing. An affiliate of the National Association of REALTORS[®], IREM is the home for all industry professionals connected to real estate management – and the only organization serving both the multi-family and commercial sectors.

We believe that good management matters, and that well-managed properties pay dividends in terms of value and in the quality of life for residents, tenants and customers. We believe in professional ethics. We believe in the power of knowledge and the importance of sharing it.

IREM offers a variety of membership types for professionals of every experience level, from on-site managers to high-level executives. Our credentials, earned by meeting high standards of education, experience, and ethical business practices, include: CPM, ARM, ACoM, and AMO.

Since 1933, IREM has set the standard for best practices in real estate management. Today, IREM membership includes over 19,000 individual and 550 corporate members. To learn more about IREM, call (800) 837-0706, ext. 4650 (outside the U.S. call (312) 329-6000), or visit www.irem.org.

Title: Philly working to get more students into college

Author: Tom MacDonald

Link: <http://www.newsworks.org/index.php/homepage-feature/item/78209-philly-working-to-get-more-students-into-college>

Date: February 8, 2015.

Philly working to get more students into college

As part of trying to create a more educated workforce in Philadelphia, City Council is focusing on what it takes to help people get a college degree later in life.

Representing Peirce College, Michael Shermer told Council his institution has a lot of "mature" students.

"Nearly 80 percent of those live in the city of Philadelphia," he said during a hearing. "The large majority are first-generation college students trying to fit the acquisition of employer-valued skills and credentials into a schedule dominated by professional and personal responsibilities."

Programs such as Philly Goes to College are helping with coaches who help those of any age interested in college navigate a path to graduation. They guide students in selecting a school, and staying on track with their studies.

While not an intense mentoring relationship, the coaches check in at key points of the year to ensure students are on track.

Title: Ease the burden on middle class

Author: Phil Goldsmith

Link:

http://www.philly.com/philly/opinion/inquirer/20150208_Ease_the_burden_on_middle_class.html

Date: February 8, 2015.

Ease the burden on middle class

Unlike some other cities, Philadelphia's tax-incentive programs are not targeted to areas of need. Center City is treated like North Philadelphia.

Unlike some other cities, Philadelphia's tax-incentive programs are not targeted to areas of need. Center City is treated like North Philadelphia. CLEM MURRAY / Staff Photographer

Philadelphia belies the adage "Nothing is certain but death and taxes." In Philadelphia, death applies equally to all, but that's not true of taxes. And the next mayor should take on some of the sacred cows.

It's easy to curry favor with the business community and talk about lessening the city's tax burden. But significantly reducing taxes is a different matter. Sometimes the economy gets in the way, as Mayor Nutter found out when faced with the Great Recession. And once under the hood of the city's budget, you realize there is less to cut than outsiders think.

From 2000 to the present, Streets Department staffing was reduced from 2,173 people to 1,660; the Free Library from 734 to 610; the Fire Department from 2,472 to 2,028. The police force was slashed by 300 positions. And Licenses and Inspections was cut so much – 34 percent – the Nutter administration recently recommended hiring 110 employees in light of the Center City building collapse that killed six people in 2013.

There is not much low-hanging fruit left. Pensions, debt, and health-care costs are the big drivers of the cost of government, and reducing them requires state and union cooperation.

On the revenue side, Philadelphia suffers from too many tax deadbeats, too many deals that once were reasonable incentives but that have morphed into entitlements, and intransigence among the city's most prestigious and lucrative institutions, which flaunt their nonprofit status as though they were the Sisters of Charity.

The result is a tax burden that increasingly falls on the middle class, the people the city should be fighting to retain. In fact, they take a double hit because of the tax breaks that rob neighborhood schools of revenue they desperately need.

Start with the 10-year tax-abatement program enacted more than a decade ago, when development in the city – and most cities – was sluggish. It has been credited with jump-starting local development. And that's good. But the city today – certainly Center City and its surrounding neighborhoods – is healthy and vibrant enough to stand on its own or certainly with a less-generous tax break.

Unlike some other cities, Philadelphia's tax-incentive programs are not targeted to areas of need. Center City is treated like North Philadelphia.

Does the couple who bought a \$12 million Center City condo in 2010, just as City Council was considering an increase of real estate taxes on rowhouse owners, really need a 10-year tax abatement? Or why should the partners of a major law firm – average pay more than \$1 million – receive a tax reprieve because they moved from one part of the city to another, while their secretaries and clerks still must pay the

wage tax? If it were a new firm bringing in new jobs, some tax incentive might be appropriate.

And then there's Comcast, which has received millions of dollars in tax breaks. Undoubtedly, Comcast's decision to be in Philadelphia is great, but as one tax-reform expert warned: "Those who are politically connected get the favoritism, and others do not. In the long run, that becomes a deterrent."

If nothing else, tax abatements should no longer include the School District's portion of the real estate tax. For every dollar the city exempts, the schools lose 55 cents.

The School District shouldn't be financing economic development; it should be the other way around. Schoolkids don't benefit under this system, but developers and unions do. With home buyers paying less in taxes, developers can charge higher prices to pay for the higher costs of the local unions.

Tax incentives, fairly targeted and paid for, can do wonders. Allentown, the state's third-largest city, was once in dire straits. Now it's undergoing an enormous revival, but it's not coming out of schoolchildren's pockets, and very little is coming from municipal coffers. City leaders were shrewd enough to get the state to provide the tax incentives.

After the new Philadelphia mayor takes on the sacred cows of developers, unions, and their lawyers and consultants, next up are the city's universities and hospitals – the meds and eds.

They own more than 25 percent of the real estate in Philadelphia, amounting to billions of dollars of assessed property. But they aren't taxed because of their nonprofit status. One can debate whether some of these institutions are really nonprofit, but the reality is that universities and medical centers are big business.

There is a way for them to contribute: payment in lieu of taxes (PILOTs). In short, nonprofits can act like good corporate citizens and make a financial contribution to the city. A few – a very few – actually do. The Albert Einstein Healthcare Network contributes \$24,750; Jeanes Hospital, \$5,000; Philadelphia College of Osteopathic Medicine, \$24,601; Peirce College, \$6,250. There are others. But from the big boys – including the University of Pennsylvania, Children's Hospital of Philadelphia, Thomas Jefferson University Hospital, Hospital of the University of Pennsylvania, and Temple and Drexel Universities – the city gets zilch. Nada. Nothing.

They argue that they make valuable contributions to the city. Indeed they do. And they can receive credit for that. That's what Boston worked out with its medical and educational institutions. In fact, it's what Mayor Ed Rendell did in 1994, when he established a working group to collect PILOTs. But those efforts fizzled out when he left office.

How is Boston's program doing? Harvard University, which would pay \$47.2 million if it were taxable, receives a community credit of \$4.3 million for services it provides and voluntarily contributed more than \$8 million in cash; Boston University, \$6.5 million; Children's Hospital of Boston, \$1 million; Massachusetts General Hospital, \$5.2 million.

From these and other sources, Boston, a city less than half the size of Philadelphia, collected \$35 million in cash from its tax-exempt nonprofits in 2014; Philadelphia received \$261,000. (That's thousands, not millions.)

If this were a Super Bowl between Boston's institutions and Philadelphia's, we would be a laughingstock, deflated balls or not. And speaking of balls, let's see which candidate is willing to take this on.

Phil Goldsmith has been managing director of Philadelphia and chief executive officer of the Philadelphia School District

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Read more at

http://www.philly.com/philly/news/politics/mayor/20150208_Ease_the_burden_on_middle_class.html#xGj7lZDsKMr31SA1.99

Title: Former Lower Merion Commissioner Rosenthal seeks GOP nomination for Montco commissioner's seat

Author: Dan Clark

Link:

http://www.mainlinemedianews.com/articles/2015/02/03/main_line_times/news/doc54cfb84538871661773449.txt

Date: February 3, 2015.

Former Lower Merion Commissioner Rosenthal seeks GOP nomination for Montco commissioner's seat

NORRISTOWN >> A former Philadelphia prosecutor who served two terms as a commissioner in Lower Merion Township is seeking the Montgomery County Republican Party's endorsement to run for Montgomery County commissioner.

Brian Rosenthal, 62, of Whitemarsh, said on Wednesday in a phone interview he hopes to be able to bring people together and if elected would practice public service over politics.

"I'm endowed with the spirit of public service," he said. "I know how to govern. I've been successful in the past and I demonstrate all the qualifications and the background to effectively lead our county."

Rosenthal is the third Republican to seek his party's endorsement for the commissioner's slot. Former county Commissioner Thomas Ellis and West Norriton Commissioner Stephen Tolbert announced their intention to stand for election earlier this month.

Rosenthal, an adjunct professor at Peirce College in Philadelphia, said the county needs to be fiscally responsible.

“When I was commissioner in Lower Merion I pledged that we would not raise taxes during my tenure and we did not for eight years. But what we did is we improved the way we spent our money. We were fiscally responsible,” he said.

He said the pension system needs to be dealt with in a way so that it is not a burden to the taxpayer. He is also concerned that open space is going to be sold and said it should be preserved.

From 1977 to 1982, Rosenthal served as a homicide prosecutor in Philadelphia before going on to a private practice.

Rosenthal served as a Lower Merion Township commissioner from 1993 to 2000 and said he can work across party lines and bring in Democrat votes.

“I got elected at a time when the board was a seven–seven split and I won in the Democratic ward,” he said. Continued...

Title: White Marsh Man Seeks GOP Nomination for County Commissioner Seat

Author: Dan Clark

Link:

http://www.montgomerynews.com/articles/2015/02/01/colonial_news/news/doc54ce915ab3d26665712152.txt?viewmode=fullstory

Date: February 1, 2015.

Whitemarsh man seeks GOP nomination for county commissioner seat

NORRISTOWN >> A former Philadelphia prosecutor who served two terms as a commissioner in Lower Merion Township is seeking the Montgomery County Republican Party's endorsement to run for Montgomery County commissioner.

Brian Rosenthal, 62, of Whitemarsh, said Jan. 28 in a phone interview he hopes to be able to bring people together and if elected would practice public service over politics.

"I'm endowed with the spirit of public service," he said. "I know how to govern. I've been successful in the past and I demonstrate all the qualifications and the background to effectively lead our county."

Rosenthal is the third Republican to seek his party's endorsement for the commissioner's slot. Former county Commissioner Thomas Ellis and West Norriton Commissioner Stephen Tolbert announced their intention to stand for election earlier in January.

Rosenthal, an adjunct professor at Peirce College in Philadelphia, said the county needs to be fiscally responsible.

“When I was commissioner in Lower Merion I pledged that we would not raise taxes during my tenure and we did not for eight years. But what we did is we improved the way we spent our money. We were fiscally responsible,” he said.

He said the pension system needs to be dealt with in a way so that it is not a burden to the taxpayer. He is also concerned that open space is going to be sold and said it should be preserved.

From 1977 to 1982, Rosenthal served as a homicide prosecutor in Philadelphia before going on to a private practice.

Rosenthal served as a Lower Merion Township commissioner from 1993 to 2000 and said he can work across party lines and bring in Democrat votes.

“I got elected at a time when the board was a seven–seven split and I won in the Democratic ward,” he said.

He touted during this time being the head of the recreation committee and fixing the parks in Lower Merion.

“Our parks were in bad shape in Lower Merion and we dedicated ourselves to getting that resolved and revived 27 parks and got most of them done while I was there.”

He also touted helping to bring a Little League to Lower Merion and was president of the league for nine years.

“We also built a dedicated Little League field in Lower Merion, which is a long and difficult battle.”

He said he helped to bring in new uniforms, a mobile police station, K-9 officers and a new scheduling system for police officers.

“It was a very old-fashioned police department,” he said. “The most important thing I did is that we changed the working schedule for the police department.”

He said he helped officers work normal hours so they wouldn’t suffer health problems that officers can when they work unusual hours. Politically, Rosenthal is the president of the Area Six Republican Committee, which encompasses Plymouth Township, Whitemarsh Township and Conshohocken.

“We successfully elected a Republican candidate to the board of supervisors,” he said.

Going into the general election in 2013, the Whitemarsh Board of Supervisors had five Democrats and no Republicans on it.

Ultimately, to Rosenthal, it’s about working for the taxpayer effectively.

“I’m just somebody who can see issues, figure out goals and ways to solve them and then [be] very effective in getting everyone together to get the solutions for those problems.”