

## **BOMA Position Paper (to influence full white paper): Infrastructure and its Impact on the Commercial Real Estate Industry**

The following outlines a statement of infrastructure principles to guide BOMA Manitoba in establishing specific policy and advocacy objectives. The advocacy agenda includes influencing infrastructure spending in Manitoba as it applies to the BOMA membership and the commercial real estate industry in general.

As the work of BOMA members results in extensive direct and indirect economic impacts, the association believes that it lends a strong and credible voice for future budget/infrastructure consultations.

### **Guiding Principles:**

1. BOMA **defines** infrastructure as roads (regional, local and lanes), sidewalks, bridges, transit facilities, parks, riverbanks, flood protection, municipal buildings (including police and fire/paramedic facilities, libraries, pools, arenas, community centres, administration buildings), water and sewage facilities and land drainage facilities.
2. BOMA believes that a concerted effort to **maintain and enhance** municipal infrastructure is a driver of economic productivity and competitiveness in our cities, and improves the standard of living for all citizens. As such, BOMA supports a careful planning process for infrastructure development and spending, and a long-term/forward thinking view taken by city planners and developers.
3. BOMA recognizes that an **affordable and accessible public transit system** is a hallmark of modern cities, and can help alleviate the infrastructure challenges associated with population growth. As such, BOMA encourages responsible development of the transit system and encourages transit-oriented development, which further contributes to vibrant communities within our cities. Accessible transit also contributes to the critical mass needed for a vibrant and sustainable downtown
4. BOMA understands that the costs associated with infrastructure development are considerable, and thus believes that all **prospective sources of funding** be carefully studied and considered as potential means of offsetting these costs. Revenue sources would include, but not be limited to: user fees, municipal sales taxes, and modest property tax increases. Further, innovative delivery strategies such as public-private partnerships should be carefully considered as part of any development plan.
5. BOMA believes that the development, construction and ongoing maintenance associated with infrastructure projects should incorporate principles of **sustainability and environmental responsibility**, in accordance with BOMA's Environmental Statement of Principles for the Commercial Real Estate Industry. This includes, but is not limited to, minimizing waste, and using energy, water and other resources as efficiently as possible.