



## NAIOP SoCal Delegates Advocate for CRE Priorities on Capitol Hill

(WASHINGTON, DC) — NAIOP SoCal representatives were pleased to participate in this year's NAIOP Chapter Leadership & Legislative Retreat (CLLR) on February 3-5, 2025 in Washington, DC.

NAIOP SoCal delegates at the annual CLLR included :

Timothy Jemal, CEO, NAIOP SoCal.

Justin McCusker, Senior Executive, C.J. Segerstrom & Sons and South Coast Plaza; Member of the 2025 NAIOP Board of Directors representing NAIOP SoCal.

TJ Bard, Senior Vice President, Surf Management Inc.; Member of the 2025 NAIOP Board of Directors representing NAIOP SoCal; and Co-Chair, NAIOP SoCal Legislative Affairs Committee.

Mark Mattis, Principal, Avison Young; 2025 NAIOP SoCal Board President.

Courtney Wing, Development Manager, Newcastle Partners; Co-Chair, NAIOP SoCal Legislative Affairs Committee.

Ebony Gore, Business Development Specialist, KPRS Construction Services, Inc.; Member, NAIOP SoCal Legislative Affairs Committee.

Mihran Toumajan, Government Relations Manager, NAIOP SoCal.

Spanning over 20 bipartisan and bicameral meetings on Capitol Hill with Members of Congress and staff, NAIOP SoCal delegates emphasized key priorities and concerns for the commercial real estate sector in Southern California, including:

- The vital importance of extending the filing deadline past the March 10, 2025 time limit and through December 31, 2025 for businesses in wildfire burn areas to apply for U.S. Small Business Administration (SBA) Physical Damage Loans and/or SBA Economic Injury Disaster Loans.
- An urgency for SBA staff on the ground in Santa Monica and Pasadena to guide small- and medium-sized business owners to better navigate the application forms and processes for SBA disaster loan assistance. NAIOP SoCal delegates emphasized that regular in-person presentations and webinars geared towards properly completing both SBA Physical Damage and SBA Injury Disaster loan applications would be appreciated by NAIOP SoCal commercial and industrial property owners and their small- and medium-sized business tenants.
- An appeal to the U.S. Department of Transportation to unfreeze \$561 million of the nearly \$623 million allocated to California from the federal *Infrastructure Investment and Jobs Act* of 2021 (IIJA). The IIJA is a pace-setting investment in America's infrastructure to improve the sustainability and resiliency of the energy, water, broadband and transportation systems. California has received approximately \$62 billion in federal infrastructure funding since IIJA's passage, including investments to upgrade the state's ports, roads, rail, bridges, public transit, airports, waterways and electric vehicle as well as zero-emissions trucking fleet charging networks. An additional \$295 million is allocated to California via CA Senate Bill 1, the Road Repair and Accountability Act of 2017. To date, the funding has created more than 170,000 jobs across our state.
- The introduction of adaptive reuse legislation. In the previous 118th Congress, we urged lawmakers to pass a NAIOP-supported and bipartisan bill, H.R. 9002 (sponsored by Rep. Carey, R-OH-15 and Rep. Gomez, D-CA-34) – the Revitalizing Downtowns and Main Streets Act. During this week's meetings on Capitol Hill, we continued to emphasize the importance of adopting bipartisan bills in the House and Senate incentivizing adaptive reuse projects nationwide.
- Support on tax legislation to renew expiring provisions of the *Tax Cuts and Jobs Act* of 2017 (TCJA), including:
  1. Extending the current 20% deductions for partnerships and pass-through businesses - other than corporations - per Section 199A of the tax code.
  2. Extending investment deadline dates for underserved communities in opportunity zones.
  3. Uncapping and increasing the current State and Local Tax (SALT) deduction limit at \$10,000 (or \$5,000 for married filing separately). For tax years 2018 through 2025, the TCJA limits the amount of combined state and local income and property taxes that taxpayers can claim as an itemized deduction to \$10,000.
  4. Continuing to lower capital gains tax rates to ensure continued investment in long-term commercial real estate assets.

In addition to our meetings on Capitol Hill, NAIOP SoCal delegates organized a private dinner at DC's historic Old Ebbitt Grill in conjunction with fellow NAIOP chapters representing California's Inland Empire, Arizona, and

Washington State.

Photos of the NAIOP SoCal delegation at the 2025 NAIOP CLLR can be viewed [here](#).

For information about NAIOP SoCal advocacy trips to Washington, DC and Sacramento (in [March 2025](#)), please reach out to Mihran Toumajan at [mtoumajan@naiopsocal.org](mailto:mtoumajan@naiopsocal.org) or (714) 550-0309.



(L-R): Ebony Gore, KPRS Construction Services; Tim Jemal, CEO, NAIOP SoCal; Congresswoman Young Kim (CA-40); TJ Bard, Surf Management; Mihran Toumajan, Government Relations Manager, NAIOP SoCal.



The group photo at the private dinner includes representatives of: NAIOP SoCal, NAIOP Inland Empire, NAIOP Arizona and NAIOP Washington State



(L-R): Mihran Toumajan, Government Relations Manager, NAIOP SoCal; TJ Bard, Surf Management; Tim Jemal, CEO, NAIOP SoCal; Congressman Robert Garcia (CA-42); Courtney Wing, Newcastle Partners; Ebony Gore, KPRS Construction Services; Mark Mattis, Avison Young and 2025 NAIOP SoCal Board President.

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