



IREM KC Insider

NEWSLETTER

Your access to all things IREM KC

April 2025

Welcome to the monthly IREM KC Insider Newsletter! As a valued member of IREM KC, you will receive this e-newsletter the second Thursday of every month. Learn about updates from the board, new member benefits, upcoming events, and other ways to get involved. Read on to learn more!

April Member Luncheon

April Member Luncheon



Learn about their commercial incentives programs

Thur. April 17
Milburn Country Club

Register at iremkc.org



Join us for the April Member Luncheon! A lunch buffet and program will be provided.

Brett Sharp, Dana Gordon, and Chuck Reno will share information about Evergy's commercial incentive programs, the Business Energy Savings Program and the Business Demand Response Program. These programs pay participants cash incentives for improving the energy efficiency of their buildings or for shifting their demand for electricity to different parts of the day. Program participants benefit from the cash incentives but also ongoing improved energy efficiency while contributing to a more sustainable and reliable electric grid.

When: Thursday, April 17
11:30 am - Doors Open, Check-In & Networking, Lunch
12:00 pm - Program

Where: Milburn Country Club, 7501 W 69th St. Overland Park, KS 66204

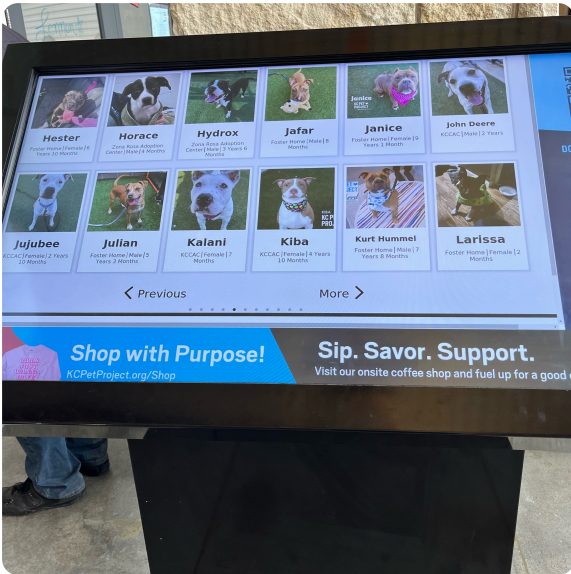
[Register](#)

Thank you to our sponsor

Service Project Recap







We had an amazing time giving back at KC Pet Project! Our team spent the day cleaning up the landscape, sprucing up the facilities, and making the kennels sparkle for the furry friends there. 🐶

We also got to meet Dipper, a sweet and energetic dog who's looking for his forever home! 🐶🏠 He's got such a loving personality, and we hope he finds the perfect family soon!

The breezy, summery weather made it the perfect day to lend a hand, and we couldn't be more grateful for the opportunity to support such a wonderful cause.

Thanks to our sponsor





Royals Tailgate Mixer & Baseball Game

A central graphic shaped like a baseball home plate, outlined in blue with red stitching. It contains the event details: "2025 TAILGATE MIXER + BASEBALL GAME APRIL 24 11AM-1PM TAILGATE | 1:10PM GAME MEMBER \$0 | GUEST OF MEMBER \$55*" and a call to action: "CLICK FOR DETAILS + *REGISTRATION". Above the plate are logos for BOMA Kansas City and IREM Institute of Real Estate Management Kansas City Chapter. To the right is a "SPONSORS" section with logos for A.I. Distribution & Services, Delta Innovative Services Inc., Earth First Waste Solutions, Fast Signs, MSC All Seasons, KCR Custom Refinishing, Global Response Team, Flynn, and Hi-Gene's Janitorial. Two crossed baseball bats are positioned behind the home plate.

BOMA Kansas City

IREM
INSTITUTE OF REAL ESTATE MANAGEMENT
Kansas City Chapter

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2025

TAILGATE MIXER + BASEBALL GAME

APRIL 24

11AM-1PM TAILGATE | 1:10PM GAME
MEMBER \$0 | GUEST OF MEMBER \$55*

CLICK FOR DETAILS + *REGISTRATION

Join us for the BOMA KC and IREM KC Tailgate Mixer + Baseball Game!

*Vendor members (BOMA Allied + IREM Industry Partners) are limited to member tickets, no guests. BOMA Principal + IREM Property Manager Members + Event Sponsors may purchase guest tickets.

When: Thursday, April 24
11:00 am - 1:00 pm Tailgate
1:10 pm Game

Where: Kauffman Stadium, 1 Royal Way Kansas City, MO 64129

Registration is through BOMA KC. If you are not a member of BOMA KC, register as a guest and your membership will be cross-checked with IREM KC.

Register

Asset Management Course

Registration now open!

Asset Management Track

April 28 - May 1, 2025



Registration is still open for the in-person Asset Management Track here in Kansas City, April 29 - May 1, 2025! You'll work hands-on to explore various models of financial analysis in three applications-based courses designed to help you capitalize on your real estate assets.

Asset Management Track Courses:

- Financing and Loan Analysis for Investment Real Estate (ASM603)
- Performance and Valuation of Investment Real Estate (ASM604)
- Asset Analysis of Investment Real Estate (ASM605)

When: Monday, April 28 - Thursday, May 1, 2025

Where: Yarco Company, Inc., 7920 Ward Parkway, KCMO, MO 64114

Read more and sign up by clicking the "REGISTER" link below.

Register

May Member Breakfast



May Member Breakfast

**Level Up Your AI Game
Beyond ChatGPT**

with Burton Kelso,
The Technology Expert

Thur. May 8 | 9 am
Milburn Country Club

Register at iremkc.org



Join us for the May Member Breakfast! A breakfast buffet and program will be provided.

Think ChatGPT is the peak of AI? Think again. This session explores the next generation of AI tools, including Gemini, Sora, Meta AI, and Perplexity, revealing their unique strengths and how they can supercharge your productivity, creativity, and problem-solving. Get ready to level up your AI game.

When: Thursday, May 8
8:30 am - Doors Open, Check-In & Networking, Breakfast

Where: Milburn Country Club, 7501 W 69th St, Overland Park, KS 66204

[Register](#)

Thank you to our sponsor



KC Commercial Real Estate Expo

KANSAS CITY COMMERCIAL REAL ESTATE EXPO



MAY 14, 2025 | UNION STATION | 2:00-5:00PM

For over 25 years, the best trade show and networking event for commercial real estate industry professionals!

The Kansas City Commercial Real Estate Expo® is produced annually by a collective of commercial real estate focused organizations, including IREM KC.

All vendor booths sold out in 26 hours! If you have any questions, please contact the organizers at info@kcexpo.org.

When: Wednesday, May 14
2:00 - 5:00 pm

Where: Union Station, 30 W Pershing Rd, Kansas City, MO 64108

Attendee registration is now open!

Register

SAVE THE DATE: Golf Tournament



Our Annual Golf Tournament returns on Monday, June 16 at Milburn Country Club!

Get ready to Tee Off at the Big Top with our carnival theme! Every hole will be decorated according to that theme and we will have lots of fun and games related to the carnival! The coveted "Best Hole" award is at stake! Join us out on the course for a fun event exclusive to IREM KC members!

When: Monday, June 16
8:30 am: Putting and Driving Range start | 10:00 am: Shotgun Start

Where: Milburn Country Club, 7501 W 69th St, Overland Park, KS 66204

Sponsorships

The Golf Committee has structured the sponsorships to allow past sponsors first right of refusal before opening up sponsorships to the entire membership. We will email all members any remaining sponsorships, which will be available on the website first come, first serve at that time. An email will be sent to members, should any sponsorships be available, on April 15.

Silent Auction

Have some gift cards, wine or bottles of fine liquor, or sporting event tickets you would like to donate? We are seeking silent auction baskets to help raise money for our chosen charity, KC Pet Project! We are looking for the value of each basket to be over \$100 with some unique items.

If you would like to contribute, please fill out the brief form below so we have the correct information at the event. We will be auctioning off all items at the Golf Tournament on June 16th. Thank you in advance for your donation!

[Donate to Silent Auction](#)

Volunteer

We are also always looking for property managers to assist with set-up and on-site needs throughout the tournament. To volunteer, you must be an IREM Property Manager member. Sign up by filling out the form linked below. Thank you in advance for your support!

[Sign Up to Volunteer](#)

IREM Property Manager members only

Take Action

Take Action

The Missouri State legislature is considering a bill, which if passed, would have a positive impact on the property management industry. The bill would prohibit local governments from requiring private property owners to accept Section 8 vouchers.

We are asking all our members in Missouri to contact their state Representatives and ask them to support HB 595!

The previous MO HB 343 was recently combined with another bill, [HB 595](#). There was a public hearing held on the bill on March 3rd, but the bill is not currently on the House calendar. So now is a good time to contact your legislators!

[Read the Bill Status](#)

[Take Action](#)

Legislative Update

There was a recent court ruling in Kansas City, an Order Granting Preliminary Injunction, with the judge saying that mandating Section 8 Voucher acceptance is most likely unconstitutional, and the city is restrained from enforcing the Section 8 ordinance. Read the opinion here:

Chapter Bylaws Update

IREM HQ leadership took a close look at the challenges many IREM chapters are facing and approved revisions to the IREM Model Chapter Bylaws. These revisions focused on:

- Simplifying language and constraints on chapters for more flexibility and to better enable them to create a sustainable future
- Where possible, create consistency between the IREM Bylaws and the Model IREM Chapter Bylaws.

The 2024 revised chapter bylaws were approved by the IREM Governing Council on October 9, 2024. Since January 2025, IREM HQ and its 70+ chapter boards and staff have worked collaboratively to revise each chapter's bylaws to align with these revisions.

What's changed?

ARMs and ACoMs can now serve as Chapter President

- In the past, only CPMs could hold the position of Chapter President.
- With these revised bylaws, ARMs and ACoMs can also be Chapter Presidents.
- This revision opens the door to talent for chapters, a deeper succession pipeline, and a new world of opportunity for chapter members.

Other officer positions

- Chapters are now required to fill only 3-4 officer positions:
 - President
 - VicePresident
 - Secretary/Treasurer, or Secretary and Treasurer
 - Chapters can decide if they want to combine the Secretary and Treasurer positions or keep them separate. Again, providing more options and flexibility for chapter governance.
 - The combined Secretary/Treasurer position reflects the IREM officer structure, which calls for a combined Secretary/Treasurer role.
 - The office of President-Elect has been eliminated. Why? Because in the past the President-Elect automatically ascended to the President position. If a President-Elect was unable or unwilling to accept the President's role, the chapter would need to follow the "officer resignation" clause in the

bylaws, which would effectively keep the current President in the President's role, or without a Chapter President.

- Now Vice Presidents do not automatically become Presidents, and chapters hold an annual election to choose elected officers and renew that commitment every year.

Chapter Board of Directors

Chapters no longer need to include an ARM® on their Board of Directors, reflecting the IREM Bylaws.

Chapters now choose their own number of Chapter Directors. The maximum number of Chapter Directors allowed is 18. This maximum reflects the number of directors on the IREM Board of Directors. (The IREM KC Board of Directors will have a maximum of 18.)

Special assignments

Sometimes chapters want to create special assignment roles, like Director of Next Gen Engagement.

- These roles may be temporary and should not be reflected in bylaws. These special assignments are often not necessary from year after year.

Chapter bylaw revisions

Another major update makes revisions to chapter bylaws easier and quicker. The revised bylaws now allow the IREM Board of Directors to approve changes to chapter bylaws.

- Chapters no longer need to wait until the annual Governing Council meeting for bylaw amendment approval, as the IREM Board of Directors meets 4-6 times each year.

More good news!

The definition of "voting" member has changed!

- Starting this year, all chapter members in good membership standing can now vote in chapter elections!
- With expanded voting, chapter members can feel more connected to their chapters and to their chapter goals.

In closing

A thriving chapter network is crucial to IREM's success. The real estate

management business moves fast, and IREM is keeping pace with new developments every day. With these enhancements, IREM has paved the way to a better future for our vital chapter network.

Chapter Scholarships Available



IREM KC is accepting Chapter Scholarship Applications on a rolling basis, applied toward IREM education! You can apply at any time. These scholarships can help cover in-person or online IREM courses. Read more, plus how to submit an application, linked below:

[Chapter Scholarship Application](#)

There are also several IREM national scholarships available! Read more through the link below:

Classified Ads



Current openings:

Facility Manager - MC Realty Group

Operations Manager - MC Realty Group

Property Administrator - Kessinger Hunter

Chief Financial Officer - Vantage Point Properties

[View Job Postings](#)

IREM HQ also has a national job board, posting openings from around the country. We encourage you to take advantage of these great member benefits!

[National Job Board](#)



The March/April issue of JPM[®] is available!

[Read JPM](#)

 **Industry Partner of the Month** 



Visit

<https://seasonalsolutionskc.com/>

or call (913) 685-4222



Thank you to Premium Industry Partner, Seasonal Solutions, LLC, for their support of IREM KC!

Seasonal Solutions, LLC is a Full Service Commercial and Multi-Family Grounds Maintenance, Landscape Enhancement, Snow Removal Company covering all of Kansas City and surrounding market areas.

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Savage & Browning, LLC

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True Moss KC

City Wide Facility Solutions

LandCare

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Delta Innovative Services, Inc.	Lexington Plumbing & Heating Co.	Veritiv
Devine Janitorial Services, LLC	Martz Bros. Snow Management	Waste Management of Kansas, Inc. (WM)
Embassy Landscape Group	Mid America Specialty Services	Western Specialty Contractors
Emcor Services Fagan	Midwest Elevator Company, Inc.	Woodley Building Maintenance
Epic Landscape Productions, L.C.	Modern Maintenance Inc.	Zipco Contracting, Inc.
Facility Solutions Group, Inc.	MSC All Seasons, LLC	
Farha Roofing	MTS Contracting, Inc.	
Global Response Team	Preferred Asphalt & Concrete	
Heartland Traffic Services	ProTect LLC	

[IP Brochure](#)

[Apply](#)



2025 Calendar

Month	Date	Details	Location
JANUARY	16	Monthly Member Luncheon	Milburn
FEBRUARY	20	Monthly Member Luncheon	Milburn
	24-25	IREM Advocacy Impact Day	D.C.
MARCH	6	Get to Know IREM Breakfast	TBA
	11	Social Event	Kelly's Westport
	18	Service Project/Social	KC Pet Project
APRIL	17	Monthly Member Luncheon	Milburn
	23-24	IREM PropertyCon	Boston, MA
	24	Royals Tailgate with BOMA KC	The K Stadium
	APRIL 28 – MAY 1	Asset Management Track	Yarco
MAY	8	Monthly Member Breakfast	Milburn
	14	KC Commercial Real Estate Expo with BOMA KC	Union Station
JUNE	16	Golf Tournament	Milburn
JULY	17	Social Event	TBA
AUGUST	21	Reverse Expo	Milburn
SEPTEMBER	18	Annual Meeting Luncheon	Milburn
OCTOBER	16	Forecast Panel Luncheon	TBA
NOVEMBER	4-5	IREM Leadership Forum	Chicago
	20	Monthly Member Luncheon	Milburn
	TBA	Service Project/Social	TBA
DECEMBER	TBA	Holiday Party Luncheon	TBA

Please see our [EVENTS](#) page for details and registration: iremkc.org

Questions? Contact Sharra!



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