

MBA Commercial Tech Initiative Committee Meeting Minutes

Meeting, Monday, February 4th, 2008, 3:45-5:00 PM Eastern
MBA CREF Convention, Walt Disney Dolphin Hotel, Orlando FL

Prepared by: Dan Szparaga
Doc Date: February 11, 2008
Version: 1.0
Notice: This document is MBA Confidential.

Attended	Member	Organization
▶	Co-Chair: Deb Schiavo	Bear Stearns
▶	Co-Chair: Melinda Nolden	Bank of America
▶	Vice-Chair: Suzy Bashore	Prudential Mortgage Capital
▶	Vice-Chair: Maynard Ahner	Midland Loan Services
▶	Staff Rep: Dan Szparaga	MBA
▶	Gloria Zimmer	MBA
▶	Aleis Stokes	MBA
▶	John Prout	UBS
▶	Jack Huntress	EDR
▶	Thomas Kosonen	Bear Stearns
▶	Robert Verdun	X-Site
▶	Ian Burnstein	X-Site
▶	Dave Bodi	Midland Loan Services
▶	Philip DeRosa	Prudential Mortgage Capital

Agenda:

- I. Welcome & Introductions
- II. New Developments
 - a. Data Security and FACT Act Red Flags Program
 - b. AIIM – The Enterprise Content Management Association
 - c. CIO/CTO Round Table
 - d. Quarterly Education Conference Calls
 - e. Cross-Committee Survey of Tech Needs for the Industry
- III. MISMO Update
 - a.) Comprehensive Recap of 2007 MISMO Commercial Activities
 - b.) Review of Standards Released To Date
 - c.) CMSA IRP® Conversion to XML
 - d.) Next Round of Commercial Standards for Release in Spring 2008
 - e.) Announcement of the 2008 MISMO Commercial Staff Appreciation Award
- IV. Commercial Servicing & Technology Conference
- V. New Business
- VI. Adjourn

Topics Discussed:

The meeting commenced at 3:50 PM Eastern, and the Committee read the agenda for the meeting. Mr. Szparaga provided a summary of the recent rule-making by six Federal regulatory agencies regarding the new FACT Act requirements for firms that extend credit to implement a Red Flags program to mitigate the risk of identity theft. MBA's response letter to the initial proposed regulation was described, as was the regulatory agencies' ultimate rejection of MBA's arguments for excluding commercial members. The Committee determined that there were potentially a lot of issues here. The Committee directed MBA to perform an analysis of the regulation and share it with the Committee. Additionally, it was recommended that this be the topic of an educational conference call for the broad commercial membership.

The Committee next moved onto a presentation by Ms. Schiavo on the opportunities afforded from AIIM – The Enterprise Content Management Association. AIIM started in 1943 at the National Microfilm Association, became the Association for Information and Image Management and is now known simply as AIIM. AIIM's broad content is freely available on its Web site, and Committee members were urged to register there in order to both get access to it and to subscribe to the AIIM monthly e-magazine. MBA is exploring ways to expand the cooperation between the two associations. Mr. Ahner next provided a description of the proposed CIO/CTO Round Table, an effort to establish a networking platform for the technology heads of member firms. The broad plan is to identify a target audience by the end of February and to hold an initial event at the May Commercial Technology and Servicing Conference. Making outreach to this group and developing content for the first event will take place in March and April. It was noted that the pool of commercial CIO/CTO's was not large.

Ms. Schiavo and Ms. Nolden next described the plan to hold regular educational conference calls for the commercial members. It was decided that our first call would be on the FACT Act and would take place on Thursday, March 13th at 2:00 PM Eastern. The next call will cover an Introduction to MISMO and is scheduled for Thursday, April 10th at 2:00 PM Eastern. The third call will be scheduled for a date in June and will cover electronic documents. Ms. Nolden next provided a description of the Committee's effort to develop a cross-committee survey that would poll commercial members on needs that the Comm Tech Committee could meet. A call to go over the content of the survey, a straw man of which was included in the Committee Folders, was scheduled for Thursday, February 21st at 2:00 PM Eastern.

Mr. Szparaga next provided a comprehensive summary of MISMO's commercial activities in 2007. A recap of each workgroup's efforts was provided in the Committee Folder. A description of the three standards made available on February 1 (Property Condition Assessment Synopsis, Seismic Report Synopsis and the next version of the Work Order Request/Response) was provided, and a status report of the effort to convert the CMSA IRP® from Excel to the MISMO XML was given. Finally, it was announced at this Committee meeting that Lisa Peck, AVP at Midland Loan Services/PNC Real Estate Finance, was the recipient of the 2008 MISMO Staff Appreciation Award for her tremendous contributions last year.

Ms. Bashore next provided the Committee detailed information on the May Commercial Servicing and Technology Conference, to be held at the Chicago Hilton May 13 – 16. She described the Technology Track, which is provided below:

Wednesday, May 14	
11:15 AM – 12:30 PM	The CMSA IRP® and MISMO The industry standard for the CMBS industry, the CMSA's Investor Reporting Package®, is undergoing a conversion to XML developed by MISMO. Come get the latest information on this important project and find out the steps you need to take to stay current.
2:30 – 3:45 PM	Tech-Enabled Disaster Responses Servicers are increasingly using the latest in technology to respond to various risks quickly, efficiently and accurately. Hear from some leading servicers on steps they've taken to respond to threats to properties and portfolios, and find out what you can do to provide critical information to your stakeholders.
4:00 – 5:15 PM	Digital Signatures Ink on paper remains the sole manner by which commercial mortgage transactions are executed today. But this is changing as the eMortgage revolution approaches our industry. This panel will deliver the latest in MISMO's efforts to set transactions standards for this fundamental component of any mortgage.
Thursday, May 15	
9:45 – 11:00 AM	Hands-On MISMO MISMO's data standards are bringing important efficiencies to the commercial real estate and multifamily finance industry. This panel provides you not only the latest on the growing number of standards, it features a hands-on workshop that allows you to learn how to use MISMO in your organization. This is a "must attend" for anyone who wants to innovate their business!
11:15 AM – 12:30 PM	Valuations: Methods & Innovations

	Tech developments are having an impact on the ways firms are valuing properties and portfolios of properties. Join a group of professionals from both the servicing and appraisal industries as they review some these advances and how they can benefit you.
2:30 – 3:45 PM	Lions, Tigers and Bears – Oh My! Information security, identity theft and database protection are key areas that are receiving scrutiny from regulators. Come get a comprehensive update on how these risks – and the regulatory responses to them - are beginning to have an impact on the commercial mortgage industry.
4:00 – 5:00 PM	Implementing XML A follow-on to the morning MISMO panel, this session provides real world examples of the steps firms have taken to implement MISMO's XML-based data standards. You'll be surprised at the ways MISMO can provide benefits to your operations right from the start!

No new business was raised, and the meeting adjourned at 4:55 pm.