



FROM THE PRESIDENT

SEPTEMBER 2023



By Sean Turner
President
Dayton BOMA

It has been a busy few months since our last newsletter. There have been quite a few activities and opportunities for individuals to take advantage of all that Dayton BOMA has to offer. These activities align directly with the key functions of our BOMA Promise – connectivity, leadership, networking and advocacy. I thought I'd share with you, parts of the BOMA Promise and how our activities support that Promise.

Connectivity. Keeping you connected to the top commercial real estate issues, trends, and statistics. Nancy and I attend the BOMA Ohio quarterly board meetings which typically include an update from David Hoeffel of Vorys Advisors, legal counsel for BOMA Ohio. His updates help keep us informed on legislative activity that affects the commercial real estate industry and allows us to share that pertinent information with our local Board of Directors and with our members at our regular monthly membership luncheons.

Leadership. Making you a better leader through opportunities to serve on committees, task forces, and interest groups. Opportunities for leadership roles are very apparent with our local board of directors. This group of both principal

and associate members step up to help guide decision making for our organization. There are other leadership opportunities available, most recently with the Golf Committee supporting our 38th Annual Dayton BOMA Golf Outing. This important group of volunteers (Maureen Bereda, Jennifer Blair, Ryan Zeman, Wes Eversole, Frank Urwin, Vickie Vanderhorst, and Bryan Woods) came forward to help organize this large function – from reaching out to our sponsors, to deciding door prize basket themes and selecting the gift for our golfers, to volunteering the day of. This year's committee helped make the outing one of the most successful in recent history. The final numbers are still being tabulated, but we had around 86 golfers and over \$10,000 in sponsorships. So thank you to all the committee members, sponsors, golfers, supporters and especially Nancy for all their hard work.

Network. Providing you with access to a valuable network of supporting professionals in the field, facilitating the sharing of experiences and the development and expansion of your business career. This is probably the most evident and maybe the most important function of BOMA to our membership. There are networking opportunities abound. In June we held a Breakfast and Learn session titled "Roofing 101" with Jonathan Schaaf from RDA Group Architects. There's additional networking opportunities at our monthly membership luncheons and after-hours events. Our next after-hours event is



UPCOMING SPEAKERS AND EVENTS

Our membership luncheons are typically held on the second Tuesday of each month from 11:30 until 1:00.

If you'd like to suggest a future speaker or topic, please reach out to Nancy at nancy@bomadayton.org or give her a call at (937) 299-2662.

September 12th – Our September membership luncheon will be held at the Presidential Banquet Center in Kettering from 11:30 until 1:00. Marc Cantrell, Disaster Program Specialist with the American Red Cross will be joining us as our guest speaker.

September 20th – After Hours Event to be held from 5-7pm at Roosters on SR 741 in Miamisburg. Cole Higgins and Perfection Group will be our sponsors for this event.

October 10th – Dayton BOMA membership luncheon to be held from 11:30 until 1:00.

November 14th – Dayton BOMA membership luncheon to be held from 11:30 until 1:00. We will be collecting toys for the Marine Corp Reserve Toys for Tots program at our November luncheon.

OUR VISION

BOMA will be the partner individuals in the commercial real estate industry choose to maximize value for their careers, organizations and assets.



DAYTON BOMA BOARD

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scheduled for Wednesday, September 20th from 5-7pm at Roosters on SR 741 in Miamisburg. This event will be sponsored by Cole Higgins and Perfection Group. I hope you'll join us!

Advocacy. Protecting and advancing the commercial real estate industry at all levels of government before regulatory, codes and standard bodies. BOMA International has a federal advocacy team that provides Members of Congress with insight and expertise about the issues that impact the commercial real estate industry. However, on the State level, there is BOMA Ohio Day at the Statehouse that is held annually. I would encourage you to participate. You'll have the opportunity to meet with our state elected officials. This May, Jennifer Blair, Nancy Ferrara

and I met with Senator Bob Hackett's staff, Representative Phil Plummer and Representative Rodney Creech. We were able to share with them the economic impact commercial real estate has in Ohio and our main focus on energy cost containment incentives, building electrification/ carbon reduction strategies and workforce development.

In June of this year, I was fortunate to attend the 2023 BOMA International Annual Conference and Expo in Kansas City. This event represents all four of these key functions of the BOMA Promise and a great opportunity to engage with national and regional vendors on their latest products and services.

As always, if you have any questions about your membership please feel free to reach out to either me or Nancy.

OUR MISSION

To advance a vibrant, commercial real estate industry through advocacy, influence and knowledge.



STAY CONNECTED WITH THE BOMA APP

The BOMA App is your hub for everything BOMA, including each year's annual conference app and quick links to BOMA resources, allowing you to stay informed on the go. Just search "BOMA App" in the iTunes Store or Google Play.



STANDING WITH BOMA HAWAII



Uniting Against the Flames: Supporting Hawaii's Resilience.

Our thoughts are with the impacted communities as they face the wildfires aftermath. In these trying times, we're committed to being a beacon of support.

Together, we can help rebuild lives and restore hope. Let's unite as the BOMA family, providing unwavering support in these challenging times.

For essential financial aid, please visit:

Hawaii Community Foundation — If you wish to donate on behalf of your organization, then please mention your organization's name.

Maui United Way

Aloha United Way

Maui Humane Society

UH Maui College — Help Maui Students Fund

Maui Economic Opportunity

SHELTERS:

American Red Cross 1-800-RED-CROSS



56 Armor Place • Dayton, Ohio 45417 • 937.461.0265 • Fax: 937.461.3828

www.thefoodbankdayton.org

No one should go hungry

Jul 25, 2023

Dayton Boma
P.O. Box 680
Dayton, OH 45409

Dear Friends, *Thank you.*

You did it! Thanks to you **199** pounds of food were donated to The Foodbank. Your donations help provide food to a network of more than 100 programs aimed at eliminating hunger in our area.

It is only with your help that we can ensure our neighbors in the surrounding Montgomery, Greene, and Preble counties have enough food on their tables to feed their families. The reality is that many neighbors are forced to make the hard choice between a meal or necessities, like rent or heat. By working together, we can continue to serve our neighbors nutritious food and advocate for the needs of our community.

Your contribution is already hard at work supporting The Foodbank's distribution of food, as well as working to address two root causes of food insecurity in our community: reentry and advocacy. We make it a priority to foster job opportunities and training for neighbors and employees who have had contact with the justice system, as well as advocate on behalf of those whose voices are not heard in our community.

Thank you for your support in our work to solve hunger in the Miami Valley.

In Greatest Gratitude,

Michelle L. Riley

Michelle L. Riley, CEO

P.S. If you would like to learn more about our root cause work, please visit <https://thefoodbankdayton.org/blog/strategicplan/>



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AFTER HOURS NETWORKING EVENTS

We'd like to thank Bob Denny, Mike Butcher and Modern Entrance Systems for sponsoring our After Hours Event in May held at Wheat Penny on Wayne Avenue.

If you weren't able to join us, be sure to mark your calendar for our next After Hours Event to be held Wednesday, September 20th from 5-7pm at

Roosters on SR 741 in Miamisburg. Cole Higgins and Perfection Group will be our sponsors for this event. What great time to get to know other Dayton BOMA members.

If you're interested in sponsoring an After Hours Event, please reach out to Nancy at nancy@bomadayton.org or give her a call at (937) 299-2662.

HIGH PERFORMANCE: AN OVERVIEW

High-performance buildings are greater than the sum of their parts. They are more than occupant comfort, safety and wellbeing. They are more than their mechanical systems and their operational efficiencies. But do a web search for high-performance buildings, and one's first impression might be that the topic begins and ends with decarbonization. In fact, the topic is much more nuanced and complex.

"Oftentimes, when we talk about high performance, we focus on energy," says one source. "It's the default. Industry wide, we're starting to be a lot more intentional about sustainability and performance." The contributor ticks off the full measure of what performance really means, and certainly decarbonization and electrification top the list. But it also involves issues such as resilience and "how well a building is prepared for the shocks and stresses of climate change.

It encompasses how well local infrastructure—roads, mass transit, internet connectivity, the electrical grid (more on that later)—supports a building and, in turn, how well a building serves the local community with access to jobs and inviting public amenities such as open spaces for gardens or a park. "A truly high-performance building has a symbiotic relationship with its community," according to one observer.

And while high performance in all its aspects was on the industry's radar for years prior to 2020, the COVID-19

pandemic pushed the movement into high gear. As Gensler states: "From how we think about energy use to maintenance, lighting and air quality, the COVID-19 pandemic will change the equations we've been using to calculate the performance side of architectural design."

Acknowledging the broader aspects of high performance, this Deep Dive will in two parts explore those first two, linked, aspects of the topic: Decarbonization and electrification, and the methodologies property owners and managers can mount to drive their assets toward the much-publicized holy grail: Net zero carbon dioxide emissions.

We should also point out that BOMA International's leadership role in high-performance buildings now includes resources ranging from energy strategies, financing and data tracking to renewable energy, education and training and policy and legislative updates. BOMA's appropriately titled Global Carbon Reduction Challenge is accessible at www.BOMA.org/carbon.

Of course, "challenge" is a relative word, dependent in degree on the project at hand, the budget and the goal (e.g.: low-hanging fruit or deep investment), location and, a reflection of current trends, whether it will be a new build or a retrofit.

MEMBER HIGHLIGHT

Alaina Geres, Director of Economic Development at the Downtown

Dayton Partnership, joined the organization in February of this year. She has over a decade of progressively responsible experience in the economic development field, most recently with the City of Sharonville as their Director of Economic Development and prior to that with the City of Middletown as their Deputy Director of the Middletown Port Authority and Program Manager for their economic development department.

She was born a Hoosier and attended Indiana University, earning her Bachelors of Science in Business Management from the esteemed Kelley School of Business.

Alaina now resides in Germantown with her husband and two children. They enjoy camping and spending time in nature.



MEMBER HIGHLIGHT

Dave Wallace is the Global Director of Data Center Facility Engineering for Lexis Nexis.

He has been with Lexis for 12+ years but handled the account for Chapel Electric for an additional 25 years. Dave handles the day-to-day operation of data centers in Miamisburg and Springfield as well as several hundred remote office server rooms around the world. Dave deals with all aspects of facility management and takes great pride in providing 100% uptime for his IT partners. Dave's global travels were curtailed due to the pandemic, so life is much easier these days.

Dave is widowed and has two grown children. He serves as Trustee and Treasurer for the South Dayton Church of Christ and is an active member of various local organizations. Dave enjoys live music, walking, playing golf and travel.



WHY YOU SHOULD HAVE YOUR HVAC SYSTEM TUNED-UP IN THE FALL

Whether your system is one or ten years old, regular tune-ups are essential for your HVAC system's efficiency and reliability. We depend so much on air conditioning, heating, and ventilation, but we need to remember to not take these necessities for granted and to make sure they are in top working order!

Fall is the Perfect Time for a Tune-Up

There simply is no better time to get your HVAC system tuned-up than during the fall. Your AC systems have been running non-stop and likely need a good look over. So, before you start turning off your AC and turning up your heat, make sure you call a professional HVAC service provider to do a seasonal tune-up.

The changing leaves look pretty but can also cause a big issue. Our service technicians will check to make sure that your AC units are not being clogged by falling leaves. Keeping your facility's HVAC units clear helps your system run efficiently.

Five Benefits of an AC Tune-Up

There are a lot of good reasons to have your HVAC system looked over. The bottom line is a tune-up will help extend your HVAC system's lifespan, reduce energy use, reduce overall repairs, and maintain its efficiency over time. Here are other benefits that make an inexpensive tune-up more than worth the investment:

Lower energy bills

When your HVAC system is working properly, it uses less energy, which means lower energy bills.

Save money

By having your HVAC system running at its best, you save energy and money. It is cheaper, in the long run, to save money by fixing minor issues before it becomes a whole system repair.

For example, if you fail to replace

your air filter regularly it can lead to a compressor failure, broken blower motors, or ductwork cleaning, which is more money than you would have initially spent.

Increased longevity of your system
Regular maintenance and tune-ups will prolong the lifespan of your system.

A healthy and safer home

During a tune up, technicians will make sure harmful gases, like carbon monoxide, are not leaking into your home. They will make sure there are proper exhaust functions and there is no build-up of dust, dander, and mold, which can lead to poor air quality issues.

Beat the rush

Summer and winter are peak seasons for the HVAC industry. It is better to be proactive than to wait until there is a problem. Additionally, you can avoid any scheduling difficulties or potential rate increases if you do not wait until peak season.

Wes Eversole
Rieck Services

MEMBER HIGHLIGHT



Jim Houpt is the President/Owner of Merchants Security Service. Jim bought the company from his dad in August of 2002 and is the fourth-generation owner. Prior to owning Merchants Security Jim graduated with a marketing degree from The Ohio State University. While attending OSU he met his wife of almost 25 years, Lona. Jim and Lona have three children: Andrew (23), Gabbie (21) and Madison (18). Jim and Lona also have two Wheaten Terriers: Oliver and Harper.

Jim is especially proud of his accomplishments at Merchants taking it from a \$3 million dollar a year company to now almost \$9 million annually. Merchants made the top 50 employers in Dayton this year with just over 275 employees.

When Jim isn't working, he is probably watching Madison play soccer or perform at Alter football games as a Lancerette. In between busy times he likes to play golf. The best part of being a business owner has been the ability to either coach or attend all his kids' activities over the years.

DID YOU KNOW?

On September 2, 1969, American's first automatic teller machine (ATM) made its public debut, dispensing cash to customers at Chemical Bank in Rockville Centre, New York. ATMs went on to revolutionize the banking industry. By the 1980s, these money machines had become widely popular and handles many of the functions previously performed by human tellers, such as check deposits, and money transfers between accounts. Today, ATMs are as indispensable to most people as cell phones and email.

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DAYTON BOMA 38th ANNUAL GOLF OUTING

Congratulations to this year's winners!
We had three teams tied for 1st Place this year!



1ST PLACE

Paul DiPaolo
Matthew Whitten
Mac Stevens
Erik Wood

1ST PLACE

Bryan Woods
Donnie Ingram
Scott McFall

1ST PLACE

Jim Houpt
Gabbie Houpt
Andrew Houpt
Alex Volk



LONGEST DRIVE

Alex Volk
JR Morrison

CLOSEST TO THE PIN

Alex Volk
Matthew Whitten

PUTTING CONTEST

Ryan DiPaolo



**This event could not take place without the hard work
and dedication of our volunteers. *Thank You!***

Emily Griggs, Otis
Genevieve Neller, ABM
Alex Antonetz, LAZ Parking
Liberty Farris, Peak Elevator
Aaron Reiningger, GroundsPro
Wes Eversole, Rieck Services
Jennifer Blair, Huber Management
Frank Urwin, Ohio & Indiana Roofing
Jeff Price & JD Fugate, TNT Services
Todd Brunner & Matt Eckerle,
Outreach Specialists for CenterPoint Energy

Laura Cusick & Jolene Reynolds, Securitas
Maureen Bereda, Synergy Building Systems
Dan DeVault & Sara Sepe, Moseley Elevator
Ryan Zeman, Sonshine Commercial Cleaning
Cole Higgins & Seth Overton, Perfection Group
Andrew Barger & Brian Denny,
Fresh Coat Painters
Bryan Woods, Jason Beaver &
Forrest Harshbarger, CertaPro Painters
Sean Turner, Vickie Vanderhorst & Jo Lease,
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Your support is greatly appreciated!



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BOMA INTERNATIONAL RECEIVES 2023 POWER OF ASSOCIATIONS GOLD AWARD FOR CARBON REDUCTION INITIATIVE

BOMA International, the premier trade association representing the commercial real estate industry, earned a prestigious Power of Associations Gold Award from the American Society of Association Executives (ASAE) for its successful Carbon Reduction initiative.

BOMA International's award-winning Carbon Reduction program consists of thousands of buildings and continues to grow. All buildings that enter the program pledge to track their portfolio's carbon output using data analytics implemented by BOMA International. Once this data is provided, they are encouraged to visit the Decarbonization Resource Center which provides numerous avenues of carbon reduction for buildings of all classes and sizes.

"Congratulations to BOMA International for exemplifying the impact associations have on the industries and professions they represent, and on society at large," said ASAE President and CEO Michelle Mason, FASAE, CAE. "It's always so incredibly satisfying to see associations going above and beyond their everyday mission to change the world. We're very proud to spotlight this award-winning initiative."

"The BOMA International Advocacy team is incredibly honored to receive this award," said BOMA International Vice President of Advocacy & Building Codes Don Davis, Esq. "Our Carbon Reduction Program is exemplary of how powerful the BOMA network is. By pulling together BOMA members across the country, and now the globe as we move to include international affiliates, we are able to make a considerable impact on the built environment's carbon footprint."

To learn more about the Carbon Reduction Program, visit <http://www.boma.org/carbon>.

About The Power of Associations Awards

ASAE's Power of Associations Awards recognize the associations' economic and societal contributions locally, nationally and globally. ASAE will celebrate The Power of Associations Award winners during its annual Summit Awards Dinner on September 28, 2023, at the National Building Museum in Washington, DC.

PREPAREDNESS RESEARCH FINDINGS

Is Your Business Prepared?

- 15-40 percent of businesses fail following a natural or manmade disaster.¹
- 94 percent of small business owners believe a disaster could seriously disrupt their business within the next two years.²
- 51 percent of Americans have experienced at least one emergency situation where they lost utilities for at least three days, had to evacuate and could not return home, could not communicate with family members or had to provide first aid to others.³

Are Your Employees Ready?

- Only 2 in 10 Americans feel prepared for a catastrophic event.⁴
- Close to 60 percent of Americans are wholly unprepared for a disaster of any kind.⁴
- 54 percent of Americans don't prepare because they believe a disaster will not affect them.⁵

- Only 1 in 10 American households has taken the appropriate preparedness steps: a family emergency plan, an emergency supply kit and training in First Aid and CPR/AED.⁴
- 82 percent of Americans agree "If someone could make it easy for me to be prepared, I'd do it".⁴

Emergencies Are Inevitable.

The Ready Rating program is designed to help your business or organization get better prepared for emergencies. Learn more about how it works by going to <https://www.readyrating.org/How-It-Works>.

Sources: ¹ Insurance Information Institute, 2000, ² American Red Cross and FedEx Small Business Survey, 2007, ³ American Red Cross/Harris Poll Survey, 2009, ⁴ American Red Cross Preparedness Survey, 2006, ⁵ The Aftershock of Katrina and Rita: Public Not Moved to Prepare, 2005

HOW THE READY RATING PROGRAM WORKS

The American Red Cross Ready Rating program is a free, self-guided program designed to help businesses, organizations and schools become better prepared for emergencies. Members complete a ReadyGo or ReadyAdvance assessment and have access to tools, tips and best practices to help improve their level of preparedness. **Are you new to Ready Rating?** Check out the link below for immediate access to help videos about the program enhancements.

Membership in the Ready Rating program is simple. Here is how it works:

1. Join the Ready Rating Program

- Review the terms and conditions of membership and create an online profile.

2. Take an Assessment

- This comprehensive assessment will help you to put all of your preparedness 'ducks' in a row. Your baseline assessment will be used to measure improvement at the

end of the year.

- The assessment consists of 5 sections that score emergency preparedness efforts in terms of commitment, knowledge of hazard vulnerability, emergency planning, plan implementation and community resiliency, which are the essentials of preparedness.

3. Create an Emergency Action Plan

- Use a powerful EAP template generator to create an OSHA-compliant Emergency Action plan for your organization.

4. Improve Your Level of Preparedness

- Take advantage of the detailed program guide and best practice tips available to members.
- Conduct drills and exercises to test your plans.
- Implement training programs, achieve certifications, etc.

5. Continue the Cycle of Assessing and Planning

- Remember, preparedness is a journey, not a destination.

ROOFING 101

We'd like to thank Jonathan Schaaf with RDA Group Architects for joining us in June for a Breakfast and Learn session.

Jonathan presented RDA's "Roofing 101" session which discusses the history of roofing materials, current roofing materials, systems, and assemblies, as well as trends in the marketplace. Jonathan also discussed the role and importance of engaging professional consultants for roof replacement and design projects as well as the importance of periodic conditions assessments and inspection of roof systems currently in service.

Jonathan Schaaf is the principal of RDA Group Architects, a Dayton based architectural firm which specializes in roof and building envelope consulting to a myriad of clients in Southwest Ohio as well as the Eastern United States. Jonathan has 20 years of experience in roof and building envelope design, is a Registered Architect in numerous states, a Registered Roof Observer, and a Professional Member of the International Institute of Building Enclosure Consultants.



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2022 INCOME/EXPENSE IQ BENCHMARK DATA RELEASED

Expansive Data Set Provides Operators with Actionable Insight to Optimize Assets and Cashflow.

The Institute of Real Estate Management® (IREM), the National Apartment Association (NAA), and Building Owners and Managers Association (BOMA), in partnership with Lobby CRE, a centralized platform for financial and operational data across commercial real estate properties, have released their 2022 Income/Expense IQ (I/E IQ) benchmark data, providing nationwide, real-time property performance benchmarks for multi-family and office real estate. This data comes at an ideal time as operators strive to identify expense and revenue optimization opportunities, even during volatile market conditions.

More than 6,500 submissions were collected from real estate operators across the country through an innovative digital process that makes it easier than ever to submit and collect data. The digitally-upgraded benchmarks provide real-time access and facilitate the identification of actionable insights and opportunities that boost operational efficiency for owners and tenants.

“We’re excited to be able to automate data submissions and provide the industry with the most detailed benchmark data set ever. The insights extracted from the data will help property managers, asset managers, and owners optimize operational income and expenses to protect NOI and cashflow — critical to efficient and effective property management.” said Anne Hollander, CEO of Lobby CRE.

IREM, NAA, and BOMA have published annual property benchmarks for the past several decades; however, the process historically required manual submission, aggregation, mapping, and analysis to create benchmarks across asset classes. To digitize the process and enhance

value to members, IREM partnered with Lobby CRE back in 2021. In 2022, NAA came on board to expand the platform’s residential data. This year, BOMA joined the team to expand the data set and bring the resulting benchmarks to a broader base of CRE stakeholders.

“IREM’s partnership with Lobby CRE, NAA, and BOMA enhances the effectiveness of our Income/Expense IQ. Today, we provide an improved experience to users, and a clear picture of how their properties are performing,” says 2023 IREM President Renee Savage, CPM®, CCIM. “These advancements deliver the exceptional analysis real estate professionals need to make well-informed decisions.”

The collaboration with Lobby CRE helps IREM, NAA, and BOMA members with faster speed to insight into how an asset or portfolio is performing based on 2022 asset performance data. Benchmark access is available to all industry stakeholders, with the national summary expected to be released this fall.

“NAA is once again excited to be a part of this innovative collaboration alongside IREM, BOMA, and Lobby CRE,” said Bob Pinnegar, NAA President and CEO. “This year’s Income/Expense IQ builds upon the success of this ongoing partnership. Our efforts to create financial benchmarks for our members have fostered more comprehensive data, which ultimately allows them to make better-informed decisions about where to invest their time and resources.”

Trusted by IREM, NAA, BOMA, and more than 500 industry stakeholder firms, Lobby CRE manages and optimizes cashflow for faster returns to investors and project sponsors. The platform automates, standardizes, and visualizes

operational and financial performance across the asset and portfolio, including providing market and sub-market benchmarks in partnership with IREM, NAA, and BOMA. These benchmarks unlock the ability to compare ‘apples to apples’ within the MSA, drilling into asset classes, unit counts, and square footage ranges.

“Our partnership with IREM, NAA, and Lobby CRE to collect and collate this data and create and release these important benchmarks takes BOMA’s 100 years of experience with the prior release of its Experience Exchange Report (“EER”) to the next level with an interactive benchmark report and digitizes this summary so that it can be directly used to compare and contrast one’s existing operations so that operational efficiencies can be identified and exploited, and inefficiencies can be identified and corrected. We believe this benchmarking study will be the commercial real estate gold standard in the years to come.” said Bob Six, BOMA International Chairman.

Why Benchmarks: Understanding property performance in context with the operator’s market is critical to operational efficiency and proving the value of operator’s efforts and the returns for owners and investors.

Why Income/Expense IQ Benchmark:

The I/E IQ Benchmark empowers operators to assess performance side-by-side with real (not survey or statistical) data automatically standardized for a true like-kind analysis.

Feel free to reach out to Hakan Ozsancak, (hozsancak@boma.org), Vice President, Communications & Marketing at BOMA International with any questions.

EDUCATION

October 19 2:00 EST
Certainty in Uncertain Times: Recession Worries, Safety, and Security
BOMA International Webinar
Virtual

October 25 2:00 EST
Growing with BOMA: How to Leverage BOMA as an Emerging Professional
BOMA International Webinar
Virtual

November 8 2:00 EST
Internal Control/Finance
BOMA International Webinar
Virtual

December 13 2:00 EST
Understanding the BOMA 2023 Standard for Office Buildings
BOMA International Webinar
Virtual

For more information on the above classes go to: boma.org and click on Education & Events then Conferences & Meetings.

BOMA OHIO WORKERS COMPENSATION PROGRAM

Let Sedgwick provide you a no-cost, no-obligation quote on your workers' comp! This is the time of year when you undoubtedly receive multiple phone calls, emails and hardcopy mail promoting workers' compensation programs.

Our endorsed partner, Sedgwick, helps members save significantly on workers' compensation premiums and provides valuable advice to our members who are navigating Ohio's workers' compensation system. Sedgwick's clients annually save \$160 million in workers' compensation premium through their Group Rating and Group Retrospective Rating Programs.

If you are not participating in this member benefit, you can request a no-cost, no-obligation analysis of your potential savings. Please contact our Sedgwick program manager Julia Bowling at julia.bowling@sedgwick.com or phone 513-218-4062.

BWC UPDATES REQUIREMENTS FOR DRUG-FREE SAFETY PROGRAM TRAINING

The Ohio Bureau of Workers' Compensation (BWC) recently updated rule 4123-17-58 for their Drug Free Safety Program and Comparable program. The new rule became effective July 1, 2023. BWC emailed notifications to program participants in May regarding the following rule changes:

- Basic and Advanced Level participants must maintain all supporting documentation and be prepared to submit additional information upon request. Invoices and sign in sheets shall be included for all employees that have completed drug testing and training & educational requirements.
- Train-the-trainer materials need to be refreshed at least every five years. Employers are also asked to include the invoice or supporting documents with their supplemental information.
- Employers in the comparable program are now required to complete employee and supervisor refresher training annually. Previously, training was just required one time.
- Contractors must submit a DFSP testing and education plan for inclusion on the list of public improvement construction project contractors.
- For those employers that have worked on a state project during the program year, company records showing at least 5% random drug testing must be maintained or that they were included in a consortium while on the project.

For additional information regarding these changes, please visit the BWC's Drug-Free Safety Program page here:

<https://info.bwc.ohio.gov/for-employers/workers-compensation-coverage/rates-and-bonuses/drug-free-safety-program>

If you have any questions regarding premium installments or the true-up process, contact our Sedgwick program manager, Julia Bowling, at julia.bowling@sedgwick.com or phone 513-218-4062.



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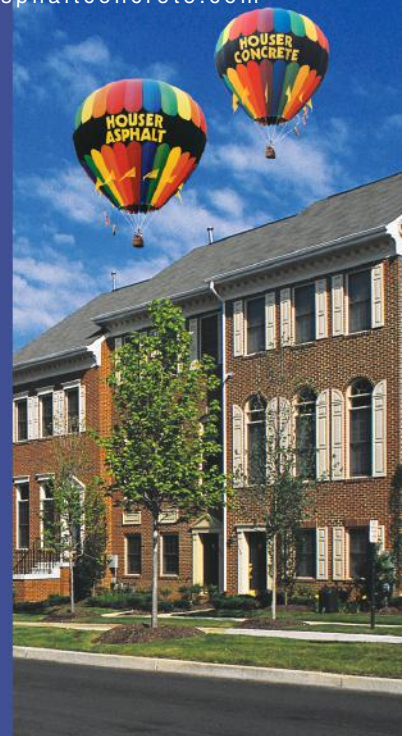
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University of Dayton

Center for Catholic Education
Empowering Children with Hope and
Opportunity (ECHO)

August 23, 2023

Dayton BOMA
PO Box 680
Dayton, OH 45409-0680

Dear BOMA,

Thank you so much for the continued support of the ECHO program and the trunk full of school supplies. Your generosity is unbelievable. ECHO's two family advocates that work with families in poverty distribute the school supplies. The schools we provide services to have poverty rates in the 80-100% range. Many of our families survive on low wages and budgets that average about \$2,000 a month. With the cost of utilities, rent and food inflating, it has been a hardship for families to obtain all of their back to school needs. Your outreach is very helpful for students to start school.

A special thank you to Nancy Ferrara for reaching out to ECHO and organizing this outreach every year. Looking back on this relationship, it has to be at least 9 years based on a picture I found from 2015. She is awesome to work with and makes this happen!

Thank you very much,

Michelle Sherman, Family Advocate

937-232-2651 msherman1@udayton.edu

