



## FROM THE PRESIDENT

NOVEMBER 2020



By Karen Basista  
President  
Dayton BOMA

Hello to all! I hope this message finds you all doing well. It's hard to believe we are in the 4th quarter of 2020; holidays are fast approaching – where has the year gone? It's been a year of COVID, a year of shutdowns, a year of struggles for many people and businesses, a year of constant change. Whether you are working from home or going into your place of business each day, nothing is the same and the word normal appears to be non-existent. But somehow, we as Dayton BOMA have marched on. It has certainly been a year of adjustment. We have had monthly Board of Directors meetings via ZOOM (thanks to Sean Turner); we have had 2 tailgate luncheons versus inside sit downs. We were able to have a fun panel discussion in June, an interesting tour of the Dayton Arcade and our annual golf outing. Even though it was a different experience this year, it was still a great day and a good time was had by all. Unfortunately, our 100 Year Anniversary celebration that was rescheduled from August to December will be postponed. We hope next year will afford us the opportunity. So please stay tuned.

In these uncertain times, please be sure to remember that BOMA can provide you the guidance and

expertise needed to help navigate these uncharted waters. BOMA membership connects us all to networking, safety, advocacy +and education, just to name a few of the many benefits of being a member. BOMA International has a Coronavirus Resource Center that also provides resources and information to assist in dealing with health and business impacts of COVID-19.

You will soon be receiving your annual dues invoice. Please note – there will be no increase in that cost for 2021. I would like to sincerely thank each of you for being a part of Dayton BOMA and for continuing to participate in our various functions.

And I will say it once again -continue to be safe and stay well friends...

## 2021 WINTER BUSINESS MEETING

After careful consideration, BOMA International has announced that the January 2021 Winter Business Meeting, scheduled to be held in Palm Springs, CA, will no longer be held in person due to ongoing concerns about COVID-19.

This was not an easy call to make, but with the extension of travel restrictions for many BOMA members, it has become evident that we cannot host an in-person meeting in January. Instead, the 2021 Winter Business Meeting will be held as a virtual event on January 25-27, 2021. More details to come soon.



## UPCOMING SPEAKERS AND EVENTS

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

If you'd like to recommend a future speaker or topic, please contact Nancy Ferrara by email ([nancy@bomadayton.org](mailto:nancy@bomadayton.org)) or give her a call at (937) 299-2662.

November 10th – Our membership luncheon in November is a drive thru event at the Kohler Center in Kettering. Members will drive thru the Kohler Center portico where Nancy will trade you a hot lunch for a toy that will be donated to the Marine Corps League Toys for Tots program.

December 8th – Our 100 Year Anniversary Celebration has been postponed until 2021. Stay tuned for updates on this event as well as what we'll be up to in December.

January 22nd – 25th, 2021 – BOMA International Winter Business meeting to be held in a virtual format.

## OUR VISION

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



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 [bomadayton.org](http://bomadayton.org)

## BENEFITS OF BOMA MEMBERSHIP

### Build Valuable Connections

Make connections that have a tangible impact on your career by tapping into the commercial real estate industry's most powerful network at monthly luncheons, national and international conferences, and more. Check out our upcoming events by going to [www.boma.org](http://www.boma.org) and clicking on Education & Events.

### Access Industry-Leading Education

BOMA's cutting-edge educational content — including webinars, traditional classroom-style sessions and customized trainings — arms you with the knowledge you need to maximize your building's performance and become a more effective player in the commercial real estate industry. Go to [www.boma.org](http://www.boma.org) and click on Education & Events.

### Make an Impact

As the leader in commercial real estate advocacy, BOMA gives you access to the latest information on key legislative, regulatory, and building codes issues at both the national and state level so you can play a direct role in shaping the future of your industry. Learn more about how you can get involved by going to [www.boma.org](http://www.boma.org) and clicking on Advocacy & Codes.

### Access Research and Resources

BOMA's comprehensive research, resources and articles will help you

stay relevant and prepared. Explore in-depth research on important industry topics, benchmarking data, sustainability information, and interactive tools that help you determine the impact of current trends on your properties. You can also utilize the BOMA Career Center to discover new opportunities. Go to [www.boma.org](http://www.boma.org) and click on Research & Resources.

### Stay Informed

BOMA members receive news and information on emerging trends, forecasts and updates on issue affecting the commercial real estate industry through BOMA's communications and publications. And check out BOMA's world-renowned measurement standards for office, industrial, mixed-use and more. Visit our bookstore by going to [www.boma.org](http://www.boma.org) and clicking on Store in the upper right hand corner.

### Enjoy Exclusive Savings

Take advantage of significant discounts on purchases of building supplies, express shipping, merchant services and more from a variety of national companies. You'll also save on BOMA bookstore purchases, registration for the annual BOMA International Conference & Expo, local events, and more! Browse our Member Savings Programs at [www.boma.org](http://www.boma.org) and click on Membership.

## 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.



## GREAT DEAL FOR NEW MEMBERS

New Principal Members who join BOMA from September or later qualify for active membership through December 2021. That's 16 months of membership for the price of 12!

The timing couldn't be better to affiliate with our organization, so if you know of any prospective Principal members, please reach out to Nancy Ferrara ([nancy@boma.org](mailto:nancy@boma.org)) or

Sean Turner, Dayton BOMA Membership Committee Chair ([smtturner@turnerpsg.com](mailto:smtturner@turnerpsg.com)).



# B O M A

*Where standing apart is the best way to stand together.*



## DISASTER PLANNING TIPS... WALK YOUR BUILDINGS

Most of us have our daily routines whether at home or on the job. And while the “day to day” challenges obviously change, we often get complacent with “non-urgent” responsibilities that fall to the bottom of our to-do list because of the urgent matters that consume our day.

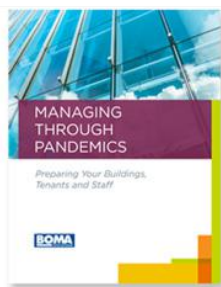
Over the next several weeks, set aside some time to walk your buildings and ensure:



- You have a blueprint or basic layout of the building with appropriate rooms, hazards, and utilities identified
- Flammables and hazardous materials are labeled and properly stored
- Maintenance room and utilities are properly identified such as gas, water, sprinkler riser, etc. and inspections are current
- Fire extinguishers are current on inspections, accessible and properly identified
- Schedule training on proper use of fire extinguishers
- If AED's (automated external defibrillators) are available, training has been completed and a list of trained personnel is accessible
- First aid kits are accessible and have been restocked as necessary
- Eye wash stations are properly functioning
- Exit signs are illuminated and exits are free of hazards and debris
- Building address is legible from the road

Scheduling quarterly inspections on these items will help maintain a safe environment for you and your occupants and assist in damage control should a disaster occur.

## BOMA RELEASE NEW PANDEMIC GUIDE



BOMA International has published ***Managing Through Pandemics: Preparing Your Buildings, Tenants and Staff,***

a guidebook covering every aspect of managing a commercial building through a global health crisis. Covering everything from creating a pandemic plan to business continuity and legal considerations, *Managing Through Pandemics* is an essential resource for all property professionals. Two decades into the 21st century, the world has already faced several pandemic outbreaks, including SARS in 2003, H1N1 in 2009 and COVID-19 over the past year—and we will likely face more. Use this guide, available as a free resource thanks to the generous support of Yardi, to better prepare for what comes next.

This new publication builds on

an **extensive collection of COVID-19 guidance documents and resources** produced and curated by BOMA International throughout 2020. **Learn more** about BOMA's ongoing efforts to support commercial real estate professionals throughout the pandemic. Go to [www.boma.org](http://www.boma.org) and click on Research & Resources.

## TRENDS

BOMA International keeps you connected to the latest research, benchmarking data, trends and information on commercial real estate. Learn from the industry's best practices and expand your knowledge through the publications available in the BOMA Bookstore found at [techstreet.com/boma](http://techstreet.com/boma).



## OUR MISSION

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



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## BOMA RELEASES NEW OPERATING EXPENSE RESOURCE



COVID-19 has changed how property professionals are approaching budget season for 2021 and how they are reforecasting income, operating

expenses (OpEx) and capital expenses to predict their property's financial performance at the end of 2020. In finalizing their reforecasts, property professionals are also recalculating projected operating expense pass-through to tenants for the current year.

Significant vacancy due to the pandemic has considerably affected operating expense calculations and reconciliations, including "gross-up" provisions. COVID-19 will have a substantial impact on OpEx pass-throughs for 2020 as certain expenses (like cleaning and janitorial service) are likely to increase, while other expenses (like utilities and trash removal) are likely to decrease. With economic hardship being felt across the board, "we are in this together" has become a popular catchphrase in the COVID-19 era—one that will indeed be tested as tenants and landlords sit down at the virtual negotiating table.

BOMA International and InspiRE Commercial Real Estate Services have partnered to create a resource to help you navigate these uncertain times. The Impact of COVID-19 on Operating Expense Pass-Throughs in Commercial Real Estate provides guidance on steps to take now to ensure a smooth transition into 2021. To download this resource go to [www.boma.org/BOMA/Research-Resources](http://www.boma.org/BOMA/Research-Resources).

## SOCIAL DISTANCING: HOW FAR IS 6 FEET, ANYWAY?

By now, you've got this social distancing thing down.

You know what it means: Reducing close contact between people. You know why it's important: It helps prevent the spread of COVID-19. And you know what it looks like: Keeping 6 feet of distance between yourself and others.

Actually, hang on there, do you really know what six feet looks like?

Since social distancing could be the difference between getting COVID-19 and not getting COVID-19, as well as spreading it and not spreading it — it's probably best to double-check.

Here are ten real-life objects that can help you more reliably visualize that imaginary 6-foot distance you need to keep between yourself and others:



1. The length of an adult bike
2. A three person sofa
3. Average height of a refrigerator
4. Width of a king size bed
5. With of a sedan
6. Two square restaurant tables pushed together
7. A yoga mat
8. Two shopping carts placed end to end
9. Length of a kayak
10. Length of a pool noodle

By heeding these precautionary measures, you have a greater chance of protecting yourself and others not only from the coronavirus, but from cold and flu, too.

## CRE INDUSTRY PREPAREDNESS RESOURCES

BOMA International has developed several resources to aid our members in developing and updating their emergency preparedness plans. Our most current guidance documents can be found at [boma.org](http://boma.org) and then clicking on Research & Resources.

- **BOMA's Pandemic Guide**

BOMA International's *Managing Through Pandemics: Preparing Your Buildings, Tenants and Staff* is a guidebook covering every aspect of managing a commercial building through a global health crisis.

- **BOMA's Civil Unrest Guide**

BOMA International's *Civil Unrest and the 2020 Election Season* gives you the tools you need to make preparations and minimize potential disruptions related to the 2020 election.

- **BOMA's Emergency Preparedness Guidebook**

BOMA International's *Emergency Preparedness Guidebook: The Property Professional's Resource for Developing Emergency Plans for Natural and Human-Based Threats* is the industry's most up-to-date guide to help property professionals prepare for and respond to a broad range of potential threats.

- **Webinar: In Case of Emergency: The Future of Emergency Preparedness**

This webinar delivers essential tips for your team or organization to prepare for and respond to a potential event—and bring your building back online as soon as possible.



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## WHY SHOULD WE RECYCLE?

Recycling conserves natural resources, saves energy and reduces the need for additional disposal capacity. By recycling materials, we reduce the need to use natural resources to make new products. It is also less energy intensive to make new items from recycled materials. Recycling also creates jobs. Did you know that for every 10,000 tons of materials generated, 36 new jobs are created if those materials were recycled while only six jobs are created if that same tons of materials were disposed in a landfill? Also, remember to buy recycled materials to close the recycling loop and create a demand for the materials we are recycling.

### Aluminum and Steel:

- Aluminum can recycling saves 95% of the energy needed to make aluminum from bauxite ore.
- Recycling one aluminum can saves enough energy to power a television set for three hours.
- There is no limit to the amount of times an aluminum can can be recycled.
- Aluminum can manufacturers have been making cans lighter -- in 1972 each pound of aluminum produced 22 cans; today it yields 29 cans.
- A 60-watt light bulb can be run for over a day on the amount of energy saved by recycling 1 pound of steel. In one year in the United States, the recycling of steel saves enough energy to heat and light 18,000,000 homes!
- Every ton of recycled steel saves 2,500 pounds of iron ore, 1,000 of coal, and 40 pounds of limestone.
- By recycling, consumers contribute to producing a quality, recyclable container while cutting costs and reducing the demand on natural resources.

### Paper and Cardboard:

- If all our newspaper was recycled, we could save about 250,000,000 trees each year!
- Each ton (2000 pounds) of recycled paper can save 17 trees, 380 gallons of oil, three cubic yards of landfill space, 4000 kilowatts of energy, and 7000 gallons of water. This

represents a 64% energy savings, a 58% water savings, and 60 pounds less of air pollution!

- The 17 trees saved (above) can absorb a total of 250 pounds of carbon dioxide from the air each year. Burning that same ton of paper would create 1500 pounds of carbon dioxide.
- Cereal and soap boxes, shoe boxes, tissue boxes, beer and soft drink carriers - these are all familiar consumer products with a heavy recycled fiber content, usually as high as 90 to 100 percent.



### Glass:

- Glass never wears out -- it can be recycled forever. We save over a ton of resources for every ton of glass recycled -- 1,330 pounds of sand, 433 pounds of soda ash, 433 pounds of limestone, and 151 pounds of feldspar.
- The energy saved from recycling one glass bottle can run a 100-watt light bulb for four hours. It also causes 20% less air pollution and 50% less water pollution than when a new bottle is made from raw materials.
- A ton of glass produced from raw materials created 384 pounds of mining waste. Using 50% recycled glass cuts it by about 75%.
- We get 27.8 pounds of air pollution for every ton of new glass produced.

- Recycling glass reduces that pollution by 14-20%.
- Recycling glass saves 25-32% of the energy used to make glass.
- A single quart of motor oil, if disposed of improperly, can contaminate up to 2,000,000 gallons of fresh water.

### Plastic:

- Americans use 2,500,000 plastic bottles every hour!
- Recycling 1 ton of plastic can save over 7 cubic yards of landfill space
- Over 1,600 businesses are involved in recycling post-consumer plastics

*"We do not inherit the Earth from our ancestors; we borrow it from our children."*

*- Native American Proverb*

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The inarguable fact of COVID-19 is that the coronavirus itself has been an indiscriminate and equal-opportunity tragedy on a global scale. Women and men, young and old, across the world and right next door, COVID-19 has impacted the way in which we live our lives irrespective of who we are or where we come from.

Yet, from the tragedy of this global pandemic are changes that may positively shape how we engage one another for years to come.

Workers' compensation is a microscopic and unique ecosystem through which to look at some of the positive changes driven by COVID-19, but there are still factors to consider as the world and our industry evolves. In fact, we may not know the true impact of COVID-19 for some time, despite the best clinical and analytical resources. What we do know is that managing care will never look the same, when we consider the following:

- Since March of 2020, a total of 46 states have adopted either permanent or emergency rules expanding or authorizing the use of telemedicine and telehealth services as a direct response to COVID-19
- Since March of 2020, the use of telehealth or telemedicine has increased over 200%

The advance of telemedicine and telehealth, previously shunned by many regulatory bodies, is undoubtedly helping close the gap in getting necessary medical care to injured workers who could otherwise not be treated. Similarly, increased use in translation and transportation services reflect an advancement in the commitment to caring for injured workers, even in the most challenging of circumstances. Still, we need to do more.

When we look at issues of behavioral health, recently conducted national survey data shows that 88% or more employees report the time since the onset of COVID-19 to be the most stressful time in their career. Within the workplace, 62% of employees also report that this stress and anxiety has led to one or more lost hours of work.

Unsurprisingly, data from pharmacy benefit managers shows a significant increase in new prescriptions for anti-depressant, anti-anxiety, and anti-insomnia medications as well.

Injured workers, like so many of us, spent a prolonged period in relative isolation due to COVID-19. For some, this meant only having interaction at work and, for many, it meant no longer having work. These factors reinforce the need to look at how behavioral health and return to work services should be enhanced to meet the new reality of a reduced workforce.

Another area of additional focus needs to be on how we understand and address the disparity with which COVID-19 is impacting women and people of color in the workplace. In many ways, workers' compensation has been, and will always be, a reflection of the times in our nation. This has never been more evident when we look at the people most frequently filing claims for COVID-19. The hardest hit among our workers are the first responders, healthcare workers, industrial workers, agricultural workers and all the essential workers who keep us in food, medication and transportation. The data also shows that these same workers are part of communities that are primarily comprised of women and people of color.

- Women make up 78% of all healthcare workers
- Women also make up 73% of healthcare workers testing positive for COVID-19
- People of color make up 49% of all food manufacturing workers and 37.9% of all crop production workers
- Is trying to empower injured workers with technology-driven solutions leaving behind people who have little to no access to smartphones or wi-fi?
- Are medical networks constructed to address not just timely access to care but access to care with a provider who can engage an injured worker in their first language or who comes from a similar cultural background?

- When thinking about comorbidity analytics in our injured worker population, are we investing time and energy into understanding the biopsychosocial dynamics of injured workers who come from undeserved populations?

There is value in knowing this information. It highlights that, when being responsive to the needs of injured workers affected by COVID-19, we must be conscious of the makeup of the populations needing the most help. From how we engage an injured worker to how we look at their possible outcomes of care, we must start asking and answering some hard questions:

*Most importantly, when considering these questions...what steps are we taking to address them?*

The beautiful diversity of thought and skill that individuals bring to our workplaces is not divorced from the same beautiful diversity which makes them human. When we forget to actively acknowledge and address that in treating those who are injured or ill, we approach managing care with blinders on.

Understanding the uniqueness of people can lead to transformative care and improved outcomes for all participants in our industry. COVID-19 has forced us all to reinvent to meet the challenges and to find new ways of reaching out and caring for injured workers and, so far, we have met that challenge halfway. Let's not stop now.

*"Our greatest happiness does not depend on the condition of life in which chance has placed us, but is always the result of a good conscience, good health, occupation, and freedom in all just pursuits."*

*- Thomas Jefferson*

## MEMBER HIGHLIGHT



Emily Griggs is originally from the Hocking Hills region but recently moved to Dayton early this year. She attended The Ohio State University from

2011 – 2015 where she obtained a degree in Human Development and Family Science. She has experience in medical billing, solar energy sales and

now has a career with Otis Elevator as Dayton's Maintenance Account Manager.

In her free time she enjoys playing sand volleyball, boating on Lake Cumberland, and traveling with her friends. Her most memorable trip included repairing a coral reef in Cambodia. She looks forward to making Dayton her home and has plans to buy a house early 2021.

## BOMA RELEASE ITS 2021 ICC BUILDING CODES VOTING GUIDE

BOMA International continues to be a major contributor to building codes development as the only national commercial real estate association with an active building codes advocacy program. BOMA's codes team, in partnership with state and local BOMA Codes Committees, works to ensure that the interests of commercial real estate are represented from building codes development to implementation.

### Current Code Development Cycle

BOMA International continues to

provide essential information regarding current code development cycles so that its members can stay informed and aware of the most recent changes. BOMA International members have a distinct advantage when compared to those of other commercial real estate organizations because they are able to stay up-to-date with code development as it is happening, not after.

BOMA International has published its final version of the **2021 ICC Building**

**Codes Voting Guide** available by going to [www.boma.org/BOMA/Building-CodesCurrentCodeDevelopmentCycle](http://www.boma.org/BOMA/Building-CodesCurrentCodeDevelopmentCycle).



In order to ensure BOMA's positions on the outlined code changes are adopted, please share this with your code officials. If you need assistance finding out who your code official is, or with finding their contact information please contact BOMA International's Senior Codes Consultant John Catlett at [codes@boma.org](mailto:codes@boma.org).

## ADVOCACY

The 2020 COVID-19 pandemic has changed the legislative landscape dramatically in just a short time. In March alone, Congress passed three massive stimulus bills to address the economic fallout resulting from business closures due to the virus. The CARES Act, the largest spending bill in US history is a sweeping measure to boost nearly all sectors of the economy. BOMA offers a tax analysis of the major programs the bill funds to aid businesses both small and large, including commercial real estate. BOMA also achieved a longtime legislative victory in the CARE Act with correction for the Qualified Improvement Property (QIP) error. Fixing this error will allow landlords to reinvest money into their tenant spaces and depreciate them at 100% for the next two years.

To pull up a copy of the tax analysis, go to [www.boma.org](http://www.boma.org) and click on Advocacy & Codes.

## OSHA (OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970)

BOMA International encourages all building owners and managers to become familiar with the most recent changes to OSHA. The new regulations are intended to increase worker safety and limit the number of accidents associated with the use of stairs, ladders, and other elevated work surfaces.

To comply with OSHA standards, BOMA International encourages its members to:

- Read the **Fact Sheet** on new OSHA rules
- Conduct background checks on all contractors who may offer to provide these services and verify that they meet the qualifications for inspecting
- Engage in OSHA's free, non-punitive consultative inspections
- To contact a state agency, utilize the **OSHA on-site consultation map** at [OSHA.gov](http://OSHA.gov)



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## BENEFITS OF TOUCHLESS PLUMBING FIXTURES

In a recent healthy handwashing survey, Americans say that their preference for touchless hand washing fixtures has risen since the COVID-19 pandemic. When asked “how important are touchless restroom fixtures?” the results were as follows:

- 65 percent responded “extremely important”
- 26 percent responded “somewhat important”
- 7 percent responded “neutral”
- 2 percent responded “not important”

Touchless plumbing is any kind of fixture that doesn’t require the user to manually turn it on. Faucets and flushers have built-in sensors that detect when a user is near and automatically turns the water on and off. Touchless controls for faucets, flush valves and hand washing stations provide a myriad of benefits including:

- Hygiene – Limiting contact is essential to reducing the spread of infection. Touchless fixtures

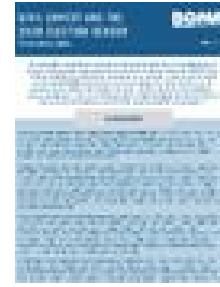
decrease bacteria build up, which reduces the risk of illness.

- Water conservation – touchless controls that meter the use of water have proven to be capable of reducing overall restroom water use by 50-70 percent. Although the controls are more expensive than conventional manual controls, the difference in cost typically can be recovered in two-three years.
- Reduced maintenance costs – Since users no longer have to activate the valves in touchless fixtures, damage to valves from normal use or abuse is less likely.
- Cleaning frequency – Touchless controls require less frequent cleaning.

An added plus can be compliance with the Federal Americans with Disabilities Act (ADA), since these systems, when properly installed, provide easy one-handed dispensing.

Wes Eversole, Rieck Services

## BOMA INTERNATIONAL’S CIVIL UNREST GUIDE



An extraordinary year holds the unfortunate potential to become even more challenging as a string of competing crises in the United States threatens to coalesce around

the 2020 election. Political instability – intensified by the convergence of an economic recession, social turmoil and the historic COVID-19 pandemic - has led to predictions of sustained civil unrest and possible violence. While the commercial real estate sector is accustomed to preparing for a variety of emergencies, the current landscape calls for heightened vigilance and preparations to minimize potential disruptions and protect the safety of individuals and properties.

To receive your free guide go to [www.boma.org](http://www.boma.org) and click on Advocacy & Codes.

## MEMBER SAVINGS PROGRAMS

BOMA International has negotiated exclusive discounts and rebates for BOMA members with national companies. Go to [www.boma.org/BOMA/About-BOMA/MemberSavingsPrograms](http://www.boma.org/BOMA/About-BOMA/MemberSavingsPrograms) and start saving today on purchases of building supplies, office supplies, express shipping, merchant services and more. The savings are substantial, the benefits are endless and just one more reason why BOMA membership is all about value. Please note: These programs are available to BOMA members in the U.S. only.

### FEATURED MEMBER BENEFIT

The Home Depot offers BOMA members an exclusive annual rebate incentive program. Receive a **2 percent annual rebate** on all qualifying pre-tax purchases (a qualifying purchase is any pre-tax purchase on a registered account), plus extra services and savings. There is no cost to enroll. Annual purchases must total a minimum of \$25,000 to qualify for the rebate.



## REFRESH. RENEW. REENERGIIZE.

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## ABOUT THE READY CAMPAIGN

Launched in February 2003, Ready is a National public service campaign designed to educate and empower the American people to prepare for, respond to and mitigate emergencies, including natural and man-made disasters. The goal of the campaign is to promote preparedness through public involvement. To learn more about the Ready Campaign go to [Ready.gov](http://Ready.gov).



Take a first aid and CPR class. You can get more information about training from your local American Red Cross chapter. Getting certified protects you under Good Samaritan laws if you have to give first aid.

### Learn to Use a Fire Extinguisher

Have at least one up-to-date fire extinguisher and let everyone in your household know where it's kept and how to use it. You should have an ABC type at minimum.

The U.S. Fire Administration says you should only use a fire extinguisher if you've been trained in its proper use and maintenance. Contact your local fire department for information on training in your area.

### Know How to Shut Off Utilities

#### Natural Gas

Natural gas leaks and explosions cause a significant number of fires after disasters. It's important that all household members know how to shut off natural gas.

There are different gas shut-off procedures for different gas meter configurations, so it's important to call your gas company. They can help you prepare for gas appliances and gas service to your home in the event of an emergency.

Make sure everyone in your household knows the proper shut-off procedure for your meter. Do not actually turn off the gas when practicing shutting it off.

- If you smell gas or hear a blowing or hissing noise, open a window and get everyone out quickly. Turn off the gas using the outside main valve if you can and call the gas company from a neighbor's home.
- Caution: If you turn off the gas for any reason, only a qualified professional can turn it back on. NEVER attempt to turn the gas back on yourself.

#### Water

Water quickly becomes a precious resource following many disasters. It is important that everyone in your household learn how to shut off the main water valve to the house.

- Find the shut-off valve for the main water line that enters your house and tag it for easy identification. Make sure everyone in your household knows where it is.
- Make you can shut the valve off completely. Your valve may be rusted open or it may not close all the way. If so replace it.
- Cracked lines may pollute the water supply to your house. It's a good idea to shut off your water until authorities say it's safe to drink.

The effects of gravity may drain the water in your hot water heater and toilet tanks unless you trap it in your house by shutting off the main house valve. (This is not the street valve in the cement box at the curb – the street valve is extremely difficult to turn and requires a special tool.)

#### Electricity

Electrical sparks can ignite natural gas if it is leaking. Teach all responsible household members how to shut off the electricity.

- Locate your electrical circuit box. For your safety, always shut off all the individual circuits before shutting off the main circuit.

## WHO WILL BE OUR NEXT STAR?



Our Membership Star Award winner for October is being recognized for his time and effort in reaching out to several potential principal members over the past month as well

as Chair of the Membership Committee. He is also assisting the Dayton BOMA Board by setting up monthly Board meetings via Zoom, during the pandemic.

Please join us in congratulating Sean Turner with Turner Property Services Group as our Membership Star winner for the month of October. Sean, THANK YOU for your time and the support you give Dayton BOMA.

A special THANK YOU goes out to Bill Mangus and Securitas Security for their starring role as our Membership Star Award Sponsor!

## DAYTON BOMA TAILGATE COOKOUT

Dayton BOMA members gathered in the parking lot of the Presidential Banquet Center in October for a tailgate cookout. In today's times we're finding different ways to get together to network. The weather was absolutely beautiful!



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## DAYTON BOMA TOURS THE ARCADE

Dayton BOMA members toured the Arcade in September of this year. Below are some facts about the redevelopment project.

- Oldest building was built in 1883 and the youngest in 1924
- Most buildings were built between 1902 and 1904
- 9 buildings total – 7 in the first phase of development
- 1st phase is the south Arcade – half a million square feet of space
- 110 apartments, mainly 1 bedroom
- \$98 million dollars to develop the project with 26 sources of funding
- The Arcade Innovation Hub is a joint venture between the Entrepreneurs Center and the University of Dayton





## BOMAPAC

For our first fundraiser since the outbreak began, BOMAPAC is now offering **"BOMA-Branded Reusable Face Masks"** as a thank you to members who contribute \$25. Members interested in making a contribution and receiving a BOMA-branded face mask or have any questions about BOMAPAC, please email Government Affairs & PAC Manager, Meg Novak at [mnovak@boma.org](mailto:mnovak@boma.org).

Once a contribution is received, we will mail the mask directly to you. Your support will help us keep our industry safe on Capitol Hill..... and keep our members safe in their buildings.



**Contributions to BOMAPAC are not tax deductible. Contributions to BOMAPAC are for political purposes and all contributions are voluntary, you may refuse to contribute without reprisal. Federal law requires us to use our best efforts to collect and report the name, mailing address, occupation and name of employer of individuals whose contributions exceed \$200 in a calendar year.**

## INDUSTRY DEFENSE FUND

BOMA International's member-driven Industry Defense Fund is instrumental in giving a voice to the commercial real estate industry helping achieve critical advocacy successes. Its purpose is to ensure that adequate funds are available at the federal, state and local levels for wide-ranging advocacy issues that may impact BOMA members. The IDF is administered by an oversight committee, and applications are accepted on a rolling basis.

### IDF SPOTLIGHT



BOMA's Industry Defense Fund (IDF) has approved an application from BOMA/Denver Metro to support a campaign opposing Denver's "Right to Survive" ballot initiative. The measure would

allow any person to occupy an outdoor public space for any amount of time. While homelessness is a serious problem, this initiative does not attempt to combat homelessness and presents increasing health and safety concerns for the Denver community. Local homeless service providers, such as Denver Rescue Mission, are opposing this initiative as well, due to concerns that it would hinder existing programs that are committed to helping people overcome homelessness and poverty. For more information on the opposition campaign, please visit [www.togetherdenver.com](http://www.togetherdenver.com).

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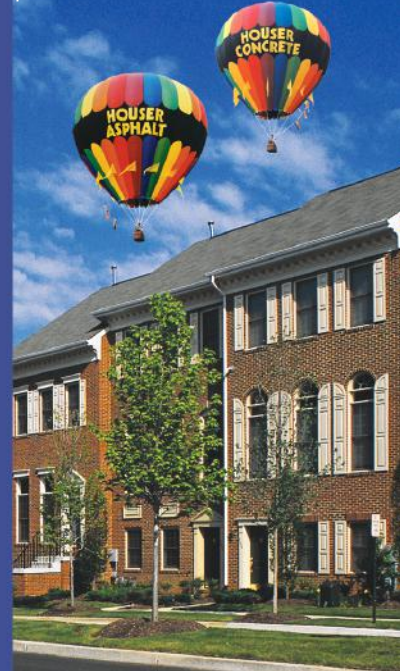
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