

DAYTON BOMA

BUILDING OWNERS & MANAGERS ASSOCIATION

FROM THE PRESIDENT

NOVEMBER 2022



By Sean Turner
President
Dayton BOMA

Fall is in the air which means the wonderful holiday season is right around the corner. It also means the end of the year is near and for many of us that can mean the dreaded, arduous, daunting, time consuming and often mind-numbing budgeting process. This edition of my BOMA article is quite timely as it follows our Dayton BOMA Tradeshow in October. What better time to engage with our associate members to get pricing and proposals together for your 2023 budget process.

We continue to experience growth in our principal and associate memberships. Our most recent additions include members from the following companies: Zahra Investments Ltd., Emerge Commerce Center, Supporting Strategies and Cushman & Wakefield. With these additions it allows us to expand our associate membership as well. Some of our associate members have been on our waiting list for a long time, dating back to 2009. So please also help me welcome our newest associate members from the following organizations: Maxim Roofing Company, Environment Control, Stalk and Awe Geese Management, Innergreen, and Perfection Group. In total, we have increased our membership this year by 14 members to a total of 56. Wow! Thank you to all those who have made referrals and shared contacts for potential members.

I think our membership growth can be attributed to a couple things. One, I feel there is a renewed confidence in commercial real estate following the peak of the pandemic. The other reason for our membership growth, and more importantly, is the perceived value of being a BOMA member. Highlights of being a BOMA member are the valuable connections made through networking; access to education, training and industry recognized designations; legislative advocacy; BOMA International's extensive resources readily available on their website; industry updates through regular BOMA communications; and various savings through BOMA's Member Savings Program.

BOMA International dues are increasing in 2023 and therefore we will be passing along a \$10 increase in our membership dues. Hopefully you see this as a minimal increase, especially when compared to the benefit rich value of your membership. This \$10 increase is minimal compared to recent inflation numbers as well.

Thank you for allowing me to serve as your Dayton BOMA Board President. I encourage you to take advantage of all the benefits of being a BOMA member and to maximize that value by getting involved. Please see Nancy or me for one of the many opportunities.

MEMBER SAVINGS PROGRAMS

BOMA International has negotiated exclusive discounts and rebates for BOMA members. The savings are substantial and the benefits are endless.

To learn more go to www.boma.org, click on Membership then scroll down to find Enjoy Exclusive Savings.

UPCOMING SPEAKERS AND EVENTS

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.

November 8th – Our membership luncheon this month will be held from 11:30 until 1:00 at the Kettering Health Network Operations Command Center (NOCC) located at 1050 Forrer Blvd in Kettering. We'll be collecting toys for the Marine Toys for Tots Foundation this month.

November 9th – Dayton BOMA After Hours Event to be held from 5-7pm at Dublin Pub located at 300 Wayne Avenue in the Oregon District. Pedram Salajeghem with Talbot Tower will be our sponsors for this event.

December 13th – Dayton BOMA Holiday Luncheon to be held from 11:30 until 1:00 at the Presidential Banquet Center. Kettering Fairmont Fusion will be entertaining us this year.

January 20-23, 2023 – BOMA International Winter Business Meeting to be held at the Hyatt Regency Scottsdale Resort at Gainey Ranch in Scottsdale, Arizona.

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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MESSAGE FROM DON DAVIS, BOMA INTERNATIONAL VICE PRESIDENT OF ADVOCACY AND BUILDING CODES

When I began my tenure at BOMA International in early 2021, most policy discussions around building emissions focused on state and local legislation, regulation and mandates that were “forcing” energy efficiency improvements to achieve reduced greenhouse gas emissions (GHG). In certain circles, the belief was that mandates would solve the climate crisis, leading some state and local authorities to simply mandate a reduction and impose fines. However, what we learned through significant member and stakeholder engagement was that many of these decarbonization programs and mandates were not realistic in terms of both available technology and real-world applications.

This created a challenge for us. BOMA International needed to develop a program that recognized and demonstrated the significant gains made by the industry, provided multiple pathways to decarbonization and created a setting to discuss decarbonization policy in terms of real-world applications. I am pleased to announce that today we are launching a three-pronged program that features a Carbon Reduction Challenge, a Decarbonization Resource Center, and the establishment of a Public Policy Symposium.

The BOMA Building Challenge: This decarbonization challenge will allow building owners and managers to account for reductions made over the past five years while demonstrating current and future reductions. Working either through ENERGY STAR Portfolio Manager or with BOMA directly, participants can benchmark building energy usage and BOMA International will create aggregate data sets illustrating gains made by our industry. This information is essential in our engagement with elected officials as we continue to advocate for results-driven carbon reduction policies. If you were a participant in the recent W² Challenge or otherwise have a Portfolio Manager account, you only need to provide us permission to access the data for the new carbon reduction program.

Decarbonization Resource Center: This is BOMA International’s new hub for carbon reduction strategies and assistance. The Resource Center includes technical standards, model ordinances, financing opportunities, and legislative and regulatory proposals provided by a wide range of experts. More important, the site will be updated constantly, providing the latest information on emerging technologies and strategies to reduce carbon/GHG emissions.

Public Policy Symposium: This new event will be the place to learn about decarbonization strategies and GHG emission reductions. The inaugural symposium is scheduled to be held March 14, 2023, in Washington, D.C., and will bring together government officials, industry leaders and experts, many featured in the Decarbonization Resource Center. Sessions will emphasize “real world” applications for effective decarbonization strategies as well as other critical topics, such as how to engage a sustainably officer. The symposium is expected to draw a large crowd, so we encourage you to register early at <https://www.boma.org/symposium>.

The launching of the BOMA International Carbon Reduction Program is the culmination of over a year’s work with BOMA members and other stakeholders. I am confident that the result will be a program that provides realistic, result-driven strategies and technical information while illustrating our industry’s achievements in carbon reduction and environmental stewardship. I encourage each of you to sign up, get involved and help us write the future story of CRE!

As always, if you need any help or have any questions about how to engage, don’t hesitate to reach out to me at ddavis@boma.org or any member of the Advocacy team. I hope you are as excited as we are to participate in BOMA International’s Carbon Reduction Program.

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.



BOMA INTERNATIONAL EARNS 2022 ENERGY STAR® PARTNER OF THE YEAR SUSTAINED EXCELLENCE AWARD

The Building Owners and Managers Association (BOMA) International has been recognized with the 2022 ENERGY STAR® Partner of the Year Sustained Excellence Award for continued leadership and superior contributions to energy efficiency. BOMA International now has received a total of 15 ENERGY STAR awards, making it the most decorated commercial real estate association.

The Sustained Excellence award is the highest honor bestowed by the ENERGY STAR program. Winners are part of a distinguished group that has made a long-term commitment to fighting climate change and protecting public health through energy efficiency. They are among the nation's leaders in driving value for the environment, the economy and the American people.

BOMA International received its first ENERGY STAR award in 2007. Fifteen years later, this most recent recognition from the U.S. Environmental Protection Agency (EPA) and the U.S. Department of Energy demonstrates BOMA International's long-term commitment to energy efficiency, which is integrated into a number of its programs and initiatives, including:

- Resources and incentives for “greening” a commercial lease, including BOMA's **Green Lease Guide: A Guide for Landlords and Tenants to Collaborate on Energy Efficiency and Sustainable Practices**, the third update to the commercial real estate industry's best practice guide for green commercial leases. Through a generous grant from BOMA International Cornerstone Partner Yardi, BOMA now provides this guide as a free resource.
- Annual conference offerings, including the “**Energy Efficiency and Environmental Responsibility**” education track. BOMA's Sustainability Scholarship, supported by Yardi, helps connect individuals studying or working in the sustainability field to these offerings by covering a full conference registration and associated costs.
- A wide range of thought leadership, including sustainability-focused

BOMA Deep Dives, feature articles and high-performance building case studies to inform and promote industry best practices.

- A variety of energy management trainings and resources, including **BOMA's Energy Efficiency Program (BEEP) 2.0**, **BEEP for Industrial and BEEP Plus**; the **BOMA Energy Performance Contracting (BEPC) model**; and **Building Re-Tuning Training**.
 - The **BOMA 360 Performance Program**, which includes updated criteria to encourage applicants to achieve the industry's most up-to-date best practices for energy management and sustainability.
 - The **Outstanding Building of the Year® (TOBY) competition**, which is the commercial real estate industry's highest honor recognizing quality in buildings and excellence in all facets of building management, including energy management and green policies and procedures.
 - The groundbreaking **W² Challenge**, an initiative to promote market transformation by encouraging the widespread adoption of waste and water benchmarking, which successfully concluded in 2020. The two-year program incentivized nearly 2,000 buildings spanning more than 488 million square feet of space to benchmark waste and water using ENERGY STAR's Portfolio Manager® tool. The highly effective initiative earned BOMA International a place on ASAE's list of “100 Associations That Will Change the World” in 2020.
- “BOMA International

is honored to receive its fifteenth ENERGY STAR award,” said BOMA International Chair Mark Dukes, BOMA Fellow, CCIM, RPA, senior vice president of Asset Management at Physicians Realty Trust. “As a longtime sustainability leader in the commercial real estate industry, we remain committed to providing property professionals with the tools, education and resources they need to operate high-performing assets. We also applaud our many member companies who have been honored with 2022 ENERGY STAR awards for their sustainability efforts.”

“We know it's going to take all of us working together to tackle the climate crisis, and the 2022 ENERGY STAR award-winning partners are demonstrating what it takes to build a more sustainable future,” said EPA Administrator Michael S. Regan

Winners are selected from a network of thousands of ENERGY STAR partners. For a complete list of 2022 winners and more information about ENERGY STAR's awards program, visit www.energystar.gov/awardwinners.

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CARBON REDUCTION INITIATIVE

We are excited to announce that the global Carbon Reduction Challenge and Resource Center is live! By signing up for the Global Carbon Reduction Challenge, you become a sustainability pioneer through your dedication to reducing carbon emissions and saving the planet, one building at a time. Make the commitment to benchmark your building emissions as a first step toward demonstrating the positive impact of the real estate sector. In addition to the challenge, the site also houses our new Carbon Reduction Resource Center. This is your one-stop-shop for carbon reduction information, whether it be case studies from other organizations, guides on how to reduce your carbon footprint, or legislative examples throughout the country. The resources are divided into six categories: building energy strategies, renewable energy, financing, downstream/upstream engagement, data tracking, and policy and legislative measures.

In addition to the launch of these initiatives, we are equally excited to announce the **BOMA International 2023 Public Policy Symposium: Decarbonization**. It is scheduled to take place on March 14, 2023. Join us for a day of sharing decarbonization-related information at education sessions, during a speech by a Biden administration official and at a Capitol Hill reception. The symposium will not only be informative but also a great place to network with other colleagues focused on sustainably, both in the commercial real estate industry and in the political sphere. Contact Maria Balzer-Pisciotta at mbpisciotta@boma.org for any additional information on our carbon reduction initiative.

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 by going to www.boma.org and clicking on Advocacy & Codes and then Security & Emergency Preparedness.

• 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. The guidebook walks the user step-by-step through the four phases of emergency management—mitigation, preparedness, response and recovery—to help ensure tenant safety and building security during emergency situations.

• Webinar: In Case of Emergency: The Future of Emergency Preparedness

In today's uncertain world, many property professionals are wondering how best to plan for all manner of emergency situations. 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.

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. The guidebook walks the users step-by-step through the four phases of emergency management—mitigation, preparedness, response and recovery—to help ensure tenant safety and building security during emergency situations.

Several types of emergencies are covered:

- Accidents such as fires, public health emergencies, elevator outages and airplane collisions.
- Earth and weather events such as floods, earthquakes, hurricanes and tornadoes.
- Criminal and Terror Acts such as terrorism, bombs, active shooter and workplace violence.

There is also an in-depth chapter on building an effective communications plan and checklists throughout to help users organize every step of their preparedness plan.

The Emergency Preparedness Guidebook: The Property Professional's Resource for Developing Emergency Plans for Natural and Human-Based Threats is authored by Lawrence J. Schoen, P.E., Fellow ASHRAE, and is an update to BOMA's 2002 Emergency Preparedness Guidebook.

For more information on how to get your copy go to www.boma.org and click on Advocacy & Codes.



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CONGRESSIONAL OUTLOOK: LEGISLATIVE FORECAST AND MIDTERM ELECTIONS

The second session of the 117th Congress is rapidly nearing adjournment in early January. Though there is considerable work to be done to advance key priorities of Republicans and Democrats, members of both chambers remain laser-focused on the upcoming midterm elections, now less than a month away. On the policy front, BOMA International is moving full tilt on priority initiatives, led by H.R. 6921, the Small Business Energy Loan Enhancement Act. We are continuing to work with members of both parties to raise awareness and recruit co-sponsors of this legislation. While there is always the possibility of enactment as a rider on larger packages, our strategy has evolved from pushing individually for a stand-alone passage to a coalition-building effort among industry-friendly Congress members.

Building a strong and diverse support base now creates a significant advantage in early 2023, with key pieces of our advocacy strategy already in place and executed.

With less than a month until a highly anticipated election, those in the political world eagerly watch for the latest Cook Political Report race ratings update. The latest House rating has placed 211 seats in either “Lean Republican” or “Likely Republican” categories, 194 seats in either “Lean Democrat” or “Likely Democrat,” slots and 30 seats are listed as “Toss Ups.” This means that Democrats would need to win at least 24 of the tightest 30 races in the U.S. to retain their majority. Meanwhile, control of the Senate will likely be determined by the voters of five swing states—Georgia, Nevada, Ohio, Pennsylvania and Wisconsin.

Republicans have already vowed to roll back many of the policies approved in Congress and signed by President Biden, including tax credits for energy efficiency enhancements and retrofits, carbon reduction, HVAC and filtration system upgrades, to name a few. To protect key industry interests, BOMA International is working to build out a congressional engagement strategy focused on strengthening relationships with lawmakers on key committees, as well as with members of Congress in line—and actively jockeying—for leadership positions.

Following the 2022 midterm elections, BOMA International’s Advocacy staff will develop a series of webinars analyzing the election results and what they mean for the commercial real estate industry as it prepares for the 118th Congressional session.



MEMBER HIGHLIGHT

Tracy Loper is a Property Manager with Cushman and Wakefield. She started her career in multi-family here in the Dayton area and then moved to Florida where she resided for 15 years. Now that she is back in Ohio, she is on the lookout for new education opportunities to learn and

grow. She loves to educate others as well. In her spare time, she enjoys a nice glass of wine with friends, listening to music, cooking, and spending time with her husband and their 2 dogs - Piper, a doodle and Frank a Chihuahua.



MEMBER HIGHLIGHT

Mike Butcher has been with Modern Entrance Systems since 2014. He started as an installation/service technician and is now their Regional Sales Rep.

Mike is lifelong Beavercreek resident, where he resides with his wife Chelsea, their two daughters Bristol (9) and Bailey (3). He loves to spend his free time golfing, working on old cars, hunting, boating with his family and pretty much anything outdoors. You can also find him coaching his daughter’s softball and lacrosse teams, as well as lending a hand on his in-laws farm. Mike is actively involved in improving and giving back to his community.

Life isn't a matter of milestones, but of moments. – Rose Kennedy

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THIRD NATIONWIDE STUDY SHOWS MOVEMENT IN WORKPLACE PERCEPTIONS, HYBRID TRENDS AND NEW IMPACT FACTORS

Tenants are seeing more value in physical offices, while COVID-19 and macroeconomic factors give the commercial real estate industry opportunities to transform workplaces.

While COVID-19 cases continue to decline, corporate office tenants face a period of transition in their definitions and perceptions of office usage. So say new findings from the third and final U.S. tenant sentiment study from BOMA International, Yardi and Brightline Strategies. The 2022 BOMA International COVID-19 Commercial Real Estate Impact Study shows stabilizing views on the transformation of workplaces, alongside the growing importance placed on in-person offices, but these will ultimately look markedly different than they did before the pandemic.

More than 1,200 commercial office space decision-makers were surveyed. While nearly 9-in-10 decision-makers continue to see office space as vital to their business operations, a consistent majority continues to support more telework, and they predict that, on average, almost 30% of workforces will remain mostly or fully remote for the next 12-18 months. Still, almost two-thirds would prefer hybrid work schedules with at least three to four days in the office—a percentage that exactly aligns with the preferences of the employees they manage.

Additional focal points of the survey included how tenants are looking to adjust their space usage, the extent to which tenants will consider expanding or contracting their footprints, areas in which they desire more landlord investment to adapt to the “new normal” and, ultimately, what was and will be their primary reasons for embracing in-person office operations.

“The office still plays a central role in the future of businesses,” said Henry H. Chamberlain, president and chief operating officer of BOMA International. “Because employers and employees both see value in the physical workplace, our research shows a majority of both groups want to spend more time in the office than out of it. This means commercial real estate has an opportunity to create even stronger partnerships with tenant companies to promote innovation and reinvention to shape the offices of tomorrow.”

Among the study’s key findings are:

- 86% of respondents affirm their in-person office is vital to operating their business (up from 78% in 2021) but continue to indicate the future of space is still in flux.
- The number of respondents across tenant sizes reporting they will reassess space needs (70%) has increased 15 points since 2021, indicating more clarity around potential changes. Among those respondents reassessing space, 61% would reduce their square footage, amounting to 51% of all office tenants surveyed (up from 37% in 2021). Notably, 36% of those reassessing would be expanding their square footage, amounting to 3 in ten tenants in the sample.
- Decision-makers predict, on average, that 29% of their employee base will be partly or fully hybrid/remote 12-18 months from now, tracking with the 26% from 2021. Still, two thirds would prefer that hybrid/remote work be limited to not more than 2 days per week.

- 72% of tenants say they would renew their lease if it were up today (up from 38% in 2021), returning to a pre-pandemic baseline. The former majority of “unsures” have converted to “yes” on renewal as they have more clarity on their future space needs.
- 78% of tenants are seeking property owner/manager investments “outside the typical amenities,” with 33% favoring new health/wellness amenities and programming, and 23% favoring a new option for this survey for investments in amenities that specifically encourage employees to return to in-office work. This shows a sizeable segment of tenants looking for landlords to go beyond the conventional to address this specific need.
- Organizations are changing their behaviors and programming in an effort to entice more in-office work, with more than half of decision-makers reporting strong consideration of more professional development events, travel and commute stipends and working with property managers to brainstorm ways to make buildings more welcoming for, and better utilized by, tenant employees.

“This study confirms and expands on three key concepts as we see acute COVID-19 impacts decline, and the broader after-effects emerge,” said Robert Teel, senior vice president of global solutions at Yardi. “First, that decision-makers themselves are comfortable returning to offices; second, that their peers and colleagues share that level of comfort; and third, there is considerable desire and demand for investments in technology and infrastructure that keep employees safe, and also facilitate culture, collaboration and connections.”

“We hope this study will help office owners and operators and their tenants look over the horizon when it comes to post-COVID-19 decision-making,” said Michael Broder, CEO of Brightline Strategies. “There’s an opportunity for creative organizations to partner with tenants to foster environments employees want to come back to, but also support them on some of the macro-economic challenges we’re seeing affect them, like inflation and supply chain issues.”

The 2022 BOMA International COVID-19 Commercial Real Estate Impact Study was underwritten by a grant from Yardi and developed by Brightline Strategies. This is the third in a series and was fielded May through June 2022 among 1,267 office space decision-makers and high-level influencers from across the United States, with respondent oversampling in the top-20 U.S. markets. The data were segmented and analyzed by industry, company size and stage of growth, office square footage, rent rate, renewal date, asset class, location and other key demographic and psychographic tenant characteristics.

The executive summary of this nationwide study can be found at boma.org/covidimpact. To request a full copy of the report, please contact covidstudy@brightlinestrategies.com.

BOMA INTERNATIONAL DEEP DIVES

Fasten your snorkel and get ready for an in-depth exploration of the issues important to today's commercial real estate industry. BOMA International's Deep Dive series offers the expert insights and context you need to navigate the ever-evolving commercial real estate landscape. Consider this your personal invitation to go beyond the surface and discover answers to questions you didn't even know you had.

Deep Dive No. 3 (2022)

Across the United States, employees are gradually returning to the office—and to downtowns—as employers increasingly embrace hybrid work schedules and property professionals seek ways to ensure their buildings are healthy, modern and inviting. *A Time of Reinvention for Offices and Cities*, the third in our 2022 series of BOMA Deep Dives, explores the role property professionals are taking in this time of major transformation and how commercial real estate is evolving during this latest stage of the pandemic recovery and beyond.

Watch Now: A Deeper Dive with BOMA

Care to dive a little deeper? Check out this bonus video interview between John Salustri, the author of *A Time of Reinvention for Offices and Cities*, and two industry experts who contributed to the piece: Dr. Deborah L. Birx, who served on the White House Coronavirus Task Force from 2020 to 2021, and Amy Carenza of ActivePure Technologies. Go to www.boma.org/DeepDives.



MEMBER HIGHLIGHT

Diane Charron is one of three commercial property managers with Cushman & Wakefield in the Dayton market. She has been in the industry for 15 years; employed with Cushman & Wakefield for years. Diane's current clients are Premier Health and Caresource. She loves all aspects of the business; including meeting people, seeing capital projects to completion and financial analysis.

Diane lives in Miamisburg with her husband of ten years, Josh. They have two sons, Ethan who is 10 and Leon who is 2. In her free time, she enjoys volunteering at her son's school through the Parent-Teacher Organization, as well as other volunteer commitments. Their family recently adopted a German Shepard-Rottweiler mix puppy, Archer. Archer joins their other 10 year old dog, Mavis and 4 year old cat, Hoss. Diane enjoys spending time with her family; especially watching her son shoot archery. Her other passions include swimming, traveling, and reading.



2023 MEDICAL OFFICE BUILDINGS + HEALTHCARE REAL ESTATE CONFERENCE

The 2023 BOMA International Medical Office Buildings + Healthcare Real Estate Conference will be held April 26-28 in Chicago, Illinois. The conference will take place at the Sheraton Grand Chicago Riverwalk, located in the heart of the River North district in downtown Chicago, amid iconic attractions.

Medical real estate has proven itself as a resilient, ever-growing asset class. Healthcare real estate is moving at full tilt, with the decentralization of health systems, increased demand for flexible spaces, and myriad other trends driving transformation across the sector. Discover how to capitalize on the possibilities brought about by today's trends—like the rise in demand for flexible spaces and nontraditional facilities, sustainable practices, and smart technologies—at the event trusted by professionals from all facets of the field. BOMA International's Medical Office Buildings + Healthcare Real Estate Conference delivers the connections, insights, and methodologies you can count on to fuel your success and future-proof your portfolio.

Over 1,400 professionals from all facets of healthcare real estate attend the Medical Real Estate Conference, including: Health System Executives, Developers, Investors, Lenders, Asset and Portfolio Managers, Property and Facility Managers, Architects and Design Professionals, Brokers and Leasing Agents, Physician Owners of Real Estate, Health Law and Real Estate Attorneys and many more!

For more information go to www.boma.org and click on Education & Events. Questions? Please contact BOMA at meetings@boma.org or call 202-326-6331, Monday - Friday, 8:30 am–4:30 pm ET.

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ASK ABOUT OUR PREVENTATIVE MAINTENANCE PROGRAM!

EMERGENCY ACTION PLANNING TIPS – WINTER PREPAREDNESS

With winter weather fast approaching, now is a great time to review some basic winter tips to ensure you, your employees, tenants, and properties stay safe during the cold, unpredictable months.

- Check your insurance and your lease agreements to ensure you are adequately protected for winter hazards
- Develop a procedure for restoring electrical services on an item-by-item basis
- It's not too late to schedule general maintenance such as furnace tune-ups, filter changes, gutter cleaning and repairs, roof inspections, etc. and don't forget to remove outside hoses from hose bibs and to winterize lawn sprinkler systems
- Rock salt, sand, snow shovels and ice scrappers should be in company vehicles as well as in the building; ensure you have current contracts in place for snow removal including cleaning walkways
- Ensure outdoor lighting is appropriate
- If frozen pipes are a concern, assess short-term solutions until major repairs can be completed in the spring
- Have emergency, after-hours phone numbers on hand for insurance agent, burst pipes (plumbers and restoration specialists), loss of heat, generator rental and snow removal
- Maintain/inspect automatic sprinkler systems in idle buildings; "dry systems" should also be inspected
- Review your procedure for notifying employees if the building will be closed and review the procedure with current staff

Stay warm and stay safe!



BENEFITS OF YOUR 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.

Access Industry-Leading Education

BOMA's cutting-edge educational content—including webinars and online learning, 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.

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.

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, 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.

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, publications and the BOMA Knowledge Center. And check out BOMA's world-renowned measurement standards for office, industrial, mixed-use and more. Visit our bookstore to shop now.

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.

DECARBONIZATION SYMPOSIUM AND LEGISLATIVE FLY-IN

Join us March 14-15 at the St. Regis Hotel in Washington, DC for a unique event focused on the latest decarbonization information and strategies.

Day 1, Tuesday, March 14, will feature education sessions led by industry experts, a speaker from the Biden administration, and a networking reception on Capitol Hill. You'll learn about the tools needed to implement carbon reduction strategies that will reduce building emissions and improve building performance, while ensuring economic viability. Day one is open to anyone interested in decarbonization strategies for the built environment.

Day 2, Wednesday, March 15, will provide BOMA members with the opportunity to take commercial real estate's message to lawmakers on Capitol Hill in a unified fashion. The day will begin with a legislative briefing and overview to prepare you for your appointments with your elected representatives in the U.S. Congress.

Registration for the Decarbonization Symposium includes access to all education sessions, meals and receptions on Tuesday, March 14. It also includes optional participation in the Wednesday legislative event and Capitol Hill visits.

Registration for the Legislative Fly-In only includes the Wednesday morning legislative briefing and breakfast and visits with lawmakers on Capitol Hill. Legislative Fly-In only registrants may participate in the Tuesday evening Networking Reception, but the Tuesday Decarbonization Symposium is not included.

For more information and to register, go to www.boma.org and click on Education and Events.

ESTIMATING PAYROLL FOR WORKERS' COMPENSATION PREMIUM

The Bureau of Workers' Compensation (BWC) has begun installment billings for Private Employers for the July 1, 2022 rate year. Your premium payments for the rate year are based on the installment schedule that you selected. In July of 2023, you will receive your annual Payroll True Up Report from the BWC, where you will report your actual payroll for the July 1, 2022 rate year. If your actual payroll was lower than the BWC's estimate of your payroll, you will receive a refund on your premium. If your actual payroll was higher than the BWC's estimate of your payroll, you will pay additional premium based on your higher payroll.

To determine your estimated payroll for the July 1, 2022 rate year, the BWC is using the payroll that you reported for the July 1, 2020 through June 30, 2021 period. For many businesses, the July 1, 2020 through June 30, 2021 payroll is much different than today's payroll. Due to that, you could see a larger than expected billing when the BWC sends the annual True Up Report in July of 2023.

You have the ability to review the estimated payroll that the BWC is using for your business, and request a change to your estimated payroll, if needed. In doing so, the BWC will adjust future Premium Installment Payments to reflect the new estimated payroll. This could help limit any surprises that may occur when you receive your annual Payroll True Up Report in July of 2023. If you have more than one active policy with the Ohio BWC, you will want to review all estimated payroll amounts for each policy.

To review your payroll, you can log in to your BWC account at www.bwc.ohio.gov or by calling the BWC at 800.644.6292.

If you have any questions, contact our Sedgwick program manager, Julia Bowling at julia.bowling@sedgwick.com or phone 513-218-4062.

MEMBER HIGHLIGHT

Sean Ellis was born in Vincennes Indiana but grew up in Hazleton Indiana. He picked up the love for baseball at age 3 and played every year, through age 31. Sean has been



writing since age 15, has a few published writings, self-taught piano by tone only and is still not able to read music. He loves to laugh, his friends would tell you he should be a stand-up comedian.

Sean started with Scherzinger in February of 2020 as a residential/commercial technician. What started out as just a position to stay afloat, rapidly turned into a passion. As a technician he was given the opportunity to listen to every concern a homeowner had and be able to tailor a solution that is specific to their unique needs, giving them peace-of-mind.

He was promoted to the role of Commercial Solutions Representative in October of 2021, where he now has the ability to solely focus on helping businesses, property managers, as well as home owners, focus on what matter to them the most.

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MEMBER HIGHLIGHT

Doug Van Dyke is Co-founder and Chairman of Board of Emerge Recovery and Trade Initiative. He



is heavily involved in the local recovery community due to his life experience and the impact addiction has had on him and his family.

Doug and two other local business owners started Emerge out of a sense of giving back to others and to make a difference. He's had a lot of success and feels it's his obligation to give back what he's been so freely given.

Located in the former Greene County Career Center, the Emerge campus will consist of transformational recovery housing for men and women as well as foster children aging out of the system. Emerge clients will have access to trade schools, internships and apprenticeship opportunities, life skill education and GED classes, as well as individual and group counseling services.

Doug was born and raised in Dayton. He's been married to his wife Maria for 21 years and has two daughters, Cameron 23 and Ava 16 along with two dogs and a cat. Doug enjoys spending time with his family and traveling where it's warm, near the ocean.

AFTER HOURS NETWORKING EVENTS

Our thanks goes out to Wes Eversole and Rieck Services for sponsoring our after hours event in September at The Troll Pub at the Wheelhouse.

If you weren't able to join us in September, our next After Hours Event will be held Wednesday, November 9th at Dublin Pub on Wayne Avenue in the Oregon District. Padram Salajeghem with Talbott Tower will be our sponsors for this event. We hope you'll join us! It's a great time to get to know your fellow BOMA members.

If you're interested in sponsoring an event, please give Nancy a call at (937) 299-2662.

ANNUAL TRADE SHOW

Dayton BOMA members met in October for our annual trade show, just in time for budget season. The event was held at the Presidential Banquet Center in Kettering. Our Principal members were able to network with our industry professionals before sitting down for lunch where the conversations continued.



CODES WORK HEATS UP

BOMA has been active this summer supporting the development of codes and standards, and we've had significant impacts while supporting our members' interests. To provide a few highlights:

- We will help support a new International Association of Plumbing and Mechanical Officials (IAPMO) standard on water pipe sizing and private sewer disposal systems. IAPMO Uniform Plumbing and Mechanical codes are generally used in the western U.S., while other states use the International Code Council's plumbing and mechanical codes.
- BOMA has supported administrative and structural updates in the ICC's I-Codes for the 2024 editions, helping to ensure that the most up-to-date standards are referenced and that the chapters specifying the rights and responsibilities of stakeholders are fair and reasonable. Public comments on these updates will be debated at ICC hearings in September in Louisville, Kentucky.
- The update of ICC's accessibility standard (A117.1) and energy standard (IECC) have been at full throttle this year with several meetings taking place each month. BOMA has been monitoring potential expansion of the code to include mandatory EV charging and on-site renewable power generation. We also worked to help streamline the lighting and power requirements for existing buildings, which previously contained ambiguities resulting in inconsistent application.
- BOMA continues to support COVID-related task forces and ASHRAE standards updates, including the energy code, 90.1, and the green code, 189.1. BOMA was invited to participate in the subcommittee developing new commissioning standards on smoke control. The Covid taskforce is wrapping up its work, which will send numerous recommendations and some potential code changes to the ICC Board of Directors for its meeting in September.
- The ICC Codes and Standards Council reviewed two proposals that will join forces with IAPMO to jointly develop two standards. These will be a water pipe sizing standard, which has not been reviewed in nearly two decades, and a private sewer disposal standard.
- The BOMA Codes Committee meeting at BOMA International's recent annual conference in Nashville was well attended and included an agenda focused on energy code policy, along with updates of the Water Quality/Legionella Standard, the Biden administration's Clean Air Challenge, and a panel discussion on zero net carbon buildings. High interest in the panel has led to a decision to continue the discussion at BOMA's 2023 Winter Business Meeting in January.

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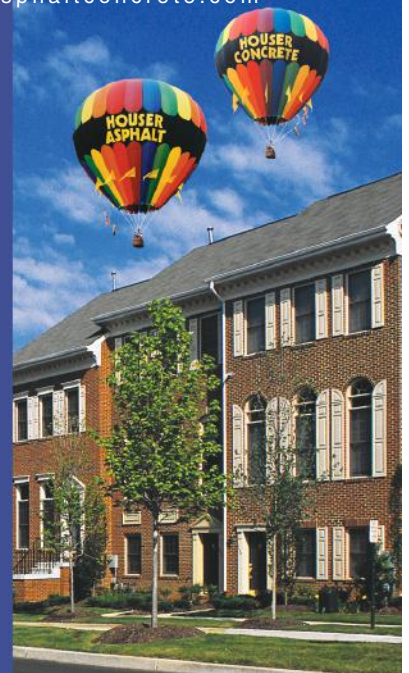
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