

DAYTON BOMA

BUILDING OWNERS & MANAGERS ASSOCIATION

FROM THE PRESIDENT

MAY 2024



By Jennifer Blair
President
Dayton BOMA

Spring, or should I say Summer, is upon us! We have had some beautiful days so far, hopefully you've been able to enjoy some of them. The Dayton area has some wonderful local restaurants with amazing patios to enjoy. Centerville's Taco Trail kicked off May 1st as part of their BusinessFirst! Program and runs through the end of the month. I'm always up for a good taco! The area summer festival season has also kicked off which is always a great opportunity to find new and upcoming artists, enjoy your favorite food truck and some great music in the park.

Dust off your golf clubs and practice your putting, Dayton BOMA's 39th Annual Golf Outing will be held Monday, July 22nd at Walnut Grove Country Club. Slots are still open for your foursome along with several sponsorship opportunities. This is a great opportunity to thank your customers or employees, by treating them to a round of golf! Prizes will be awarded to first and second place teams, men and women's closest to the pin and longest drive. Be sure to bring some extra cash for our 50/50 drawing, putting contest and door prize basket tickets. Maybe someone will finally get that hole-in-one!

I will be attending this year's BOMA International Conference & Expo July 13 – 16 in Philadelphia, PA. I'm

looking forward to the new education sessions that will be offered. I plan to participate in a Building Tour of the East Market, a 4.34 acre property occupying a full city block at 12th & Market Streets. The property boasts mixed-use office building, retail, dining and residential. During the Expo, attendees will be assembling snack packs for chemotherapy patients to be donated to The Unforgotten Haven, a Philadelphia-based charity. Donations for supplies are still being accepted through The Unforgotten Haven's website at www.theunforgottenhaven.org.

Over the past several years, Dayton BOMA members have donated food and volunteered their time once a year at The Dayton Foodbank. This has become a popular lunch time activity for us. Through our work at The Foodbank, we're helping to support families and individuals in need. For some, this is their primary source of food. Because of the 999,000 pounds of shelf stable food donations received from groups like ours, grocery stores and monetary donations, The Foodbank was able to provide 15,159,018 pounds of food to more than 650,000 neighbors during the 2022 fiscal year. Thank you for helping us do our part to fight hunger in our area.

OUR VISION

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



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.

May 14th – Dayton BOMA membership luncheon to be held at The Dayton Foodbank. We'll be volunteering our time as well as donating nonperishable food items to The Foodbank.

May 29th – Breakfast & Learn Session to be held at the Montgomery County Business Solutions Center from 8:30 until 10am. Our topic this month will be Elevator Technology presented by Vivi Saenz, Kathy Schibi and Brock Jones with Schindler.

June 5th – After Hours Event to be held from 4-6pm at Milano's on SR 741 in Miamisburg. Rod Hale and Aegis Protective Services will be our sponsors. Please note the time change for this event.

June 11th – Dayton BOMA Membership Luncheon to be held at the Kohler Center in Kettering. Katie Meyers and Chris Lewis with the Downtown Dayton Partnership will be updating us on what's going on downtown. Rod Hale and Aegis Protective Services will be our sponsors for this luncheon.

July 22nd – Dayton BOMA 39th Annual Golf Outing to be held at Walnut Grove Country Club. 9am shotgun start.

August 13th – Dayton BOMA membership luncheon to be held at the Kohler Center in Kettering. Julianne Dunn with the Federal Reserve Bank of Cleveland, Cincinnati Branch, will be our guest speaker this month.

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BOMA INTERNATIONAL EARNS 2024 ENERGY STAR® PARTNER OF THE YEAR AWARD

BOMA International is proud to announce that it has received the 2024 ENERGY STAR Partner of the Year Award from the U.S. Environmental Protection Agency.

“BOMA International is thrilled to be an ENERGY STAR Partner of the Year recipient for the 17th year in a row. Our commitment to a sustainable and energy efficient commercial real estate industry remains strong,” said Robert M. Six, BOMA International Chair and CEO. “The BOMA International Carbon Reduction Challenge was a massive part of our efforts to help our industry meet net-zero goals and mandates, and we hope the program only continues to grow. Many thanks to the ENERGY STAR team for the continued support and recognition.”

Each year, the ENERGY STAR program honors a select group of businesses and organizations that have made outstanding contributions to energy efficiency and the transition to a clean energy economy. ENERGY STAR award winners lead their industries in the production, sale, and adoption of energy-efficient products, homes, buildings, services, and strategies. These efforts have saved more than 5 trillion kilowatt-hours of electricity over the past 30 years.

“President Biden’s Investing in America agenda creates unprecedented opportunity to build a clean energy economy, and private sector partners through programs like ENERGY STAR are leading the way,” said EPA Administrator Michael S. Regan. “I congratulate this year’s ENERGY STAR award winners for their innovation and leadership, in delivering cost-effective energy efficient solutions that create jobs, address climate change, and contribute to a healthier environment for all.”

Winners are selected from a network of thousands of ENERGY STAR partners. For a complete list of 2024 winners and more information about ENERGY STAR’s awards program, visit energystar.gov/awardwinners.

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.



BOMA INTERNATIONAL RELEASES NEWEST FLOOR MEASUREMENT STANDARD FOR OFFICE BUILDINGS

BOMA 2024 for Office Buildings – ANSI/BOMA Z65.1-2024 is now available for purchase!

The BOMA 2024 Office Standard includes many new features and enhancements. It’s intended exclusively for office buildings, including commercial, medical, institutional, and life science uses.

Suitable for calculating rentable area in new, existing, and proposed office buildings, it can be used for single tenant, multi-tenant, or multi-building configurations.

Property owners, tenants, appraisers, architects, space planners, and building measurement professionals rely on this powerful resource.

Go to boma.org and click on BOMA Standards for more information and to purchase your copy.



HOW BOMA MEMBERS CAN HELP RE-IGNITE OFFICE ATTENDANCE

Logan Gradison, Director – Workplace Strategy, Transwestern Real Estate Services

As building owners and managers, you're well aware that offices have changed dramatically since 2020. What exactly has changed and why is relatively self-evident. Office attendance is low and working from home remains the preference amongst most office workers. How long these changes will last and what will drive meaningful change for the better remains to be seen.

As advisors to office occupiers, we're at the forefront of this conversation. Since 2021, we have surveyed thousands of end users, interviewed dozens of C-Suite members, and worked with over 50 organizations across the United States, all for a single purpose, to determine the value proposition that will increase office attendance and make going to the office worth the commute.

For one Washington, DC-based trade association, that value proposition was casual interaction. While its staff felt technically productive working from home, many also felt isolated from the organization, its mission, and their colleagues. By fostering casual interactions through hybrid policy, architecture, and design, the association brought back the "fly-by" interactions that once infused their workdays with feelings of camaraderie and shared purpose.

In-person attendance is at the heart of a meaningful in-office experience. In fact, without a critical mass of people, offices are much like concert halls without performers and audiences, merely empty venues. But getting folks into the office is difficult.

So what? What's the role of building owners and managers in all of this? How can you improve the office experience and increase its value? After all, you've already upgraded fitness centers, built state-of-the-art conference centers, constructed rooftop decks, and updated restrooms throughout your properties.

There are two opportunities for landlords. First, make any remaining improvements needed for a seamless in-office experience (additional details below). Second, offer tenants workplace strategy as a service, so they can maximize the in-office experience for their staff, based on their unique situation and organizational priorities.

We have identified the following areas as those with the greatest concern amongst end users and the greatest ability to improve from the owner / manager side:

1. Attendance policies and anchor days are essential for an effective hybrid workplace.
2. The in-office experience must be better than working from home.
3. In-office Wi-Fi and tech must function reliably and seamlessly.
4. Leaders and managers must model ideal behaviors – from casual "water cooler" conversations, to using the latest tech, to following attendance policies.

Simply put, the in-office experience must be seamless. This manifests itself in countless areas, from the responsiveness of building management to the cleanliness and upkeep of restrooms, to the ease of use of shared amenities.

Another important factor in making the office prove its value is simply including end-users in the job-defining process. Collaboration equals investment, and investment in the office promotes attendance.

The collaborative effort may include Workplace Strategy, formal or informal focus groups, discussions or surveys about organizational priorities and balancing those needs with employee preferences.

Workplace Strategy identifies opportunities to align organizational culture, collaboration, and communication. It results in a range of recommendations to gain efficiencies and build consensus, including process improvement and changes to the physical office environment.

The office has a lot to prove before attendance becomes perfunctory again. And that's why organizations are asking their offices to step up and be indispensable.

As building owners and managers, you have an opportunity to support this movement. Ask what jobs your tenants have tasked their offices with, and you'll discover how you can make your building equally as indispensable.

Re-examining the examples above, areas where building owners can add value include:

- Better than home," experience
- Ultra-fast and reliable Wi-Fi
- High-quality fitness centers
- Easy-to-reserve and use amenities
- Environmentally responsible practices
- Friendly and approachable building staff

By expecting more out of the office, office occupiers are asking their offices, buildings, management, and landlords to step up and prove their value unlike ever before. This is an opportunity for building owners and managers to stand out and actively help to improve office attendance.

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NOW IS THE TIME TO UPGRADE CLASS B OFFICE SPACE

By Kurt von Koch

Take advantage of the Class A shortage by making strategic investments in Class B buildings.

The last few years have presented significant challenges for office real estate stakeholders, and the near term outlook remains daunting. Despite many companies experiencing in-office utilization rates closer to pre-pandemic levels, overall office **vacancy rates** hit a record high of 19.6% in the fourth quarter of 2023, according to Moody's Analytics, and are expected to peak at almost **21% later in 2024**. That's putting downward pressure on rents at the same time many building owners are having to refinance maturing mortgages at much higher interest rates.

At least **one industry leader** has predicted that this perfect storm of higher costs and lower revenue will end up eliminating a third of the supply of office space. However, a **recent CoStar study** indicates that this dire prediction may not uniformly apply to every type of office building.

Office buildings are categorized into three classes, based on certain characteristics, including appearance, equipment and technology:

- **Class C**, the lowest tier, includes older buildings with outdated technology that are in need of extensive renovations.
- **Class B** office buildings tend to be 10 to 20 years old, with many on the older end of that scale showing their age in terms of appearance, equipment and technology.
- **Class A** office buildings are newer structures in prime locations with top-notch management and cutting-edge technology.

It's this last category of buildings that is bucking the conventional wisdom. The reason?

Construction of Class A properties has slowed to record lows, while demand continues to rise. The CoStar study found that buildings aged 0-3 years represent 2.4% of office inventory in the U.S., in line with pre-pandemic averages. However, last year was the slowest period for Class A construction starts since 2011, putting these premier facilities on track to make up only about 1% of inventory by 2027.

As the availability of Class A office space shrinks, owners and operators of Class B spaces can tap into the high demand by introducing features that typically attract tenants to these premium properties. Here are four straightforward and cost-effective changes property owners can make to get their Class B or C offices punching above their weight.

1. Put Sustainability in the Spotlight

The number of U.S. jurisdictions adopting building performance standards has nearly doubled since 2020, according to a **report** by the American Council for an Energy-Efficient Economy (ACEEE). As these climate-related regulations proliferate, organizations are being forced to get more serious about their carbon footprint. In fact, 57% of respondents to FM:Systems' 2023 Inside the Workplace **survey** said that sustainability will be a higher priority this year than it was in the past. This is adding to the appeal of Class A spaces, which are typically more energy-efficient.

Class B spaces can enhance their sustainability bona fides by integrating technology solutions that facilitate greenhouse gas emissions reporting and enable occupants to monitor and manage sustainability performance. Furthermore, while sustainability initiatives are increasingly becoming compulsory, there remains considerable marketing and brand-enhancement value in setting and achieving sustainability goals.

2. Consider High-Impact Equipment Upgrades

One of the appeals for tenants moving into a higher-end office space is they won't be dealing with flickering fluorescent tubes, inoperative elevators, or loud, rickety HVAC systems. Investing in high-impact equipment upgrades, such as workplace occupancy sensors and digital twins, can enhance tenant experiences, increase rent potential, and minimize unplanned outages and costly repairs.

Additionally, many advanced workplace technologies that were once viewed as "nice to haves," like indoor air quality (IAQ) sensors and utilization sensors, are now more affordable, making them more accessible for organizations to integrate into their offices. Even improvements in battery life performance and the ability for smart devices to easily connect to different workplace management solutions means more organizations can leverage data-driven insights about building performance and utilization in order to identify major cost-reduction opportunities.

3. Demonstrate Your High IAQ

Poor indoor air quality (IAQ) has been linked to low productivity, increased stress and diminished cognitive function in employees. That's a big reason Class A buildings tout





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state-of-the-art HVAC systems with advanced filtration systems and other features. Class B facility managers can follow suit by upgrading their ventilation systems and combining environmental and occupancy sensors with dashboards that provide real-time information about IAQ in specific areas of the office or floors within a building.

Sensors can also be used in conjunction with workplace management systems to track and control other factors that can impact employee comfort and wellbeing, like temperature, humidity and light. These solutions present the added value of being useful for increasing operational efficiency and reducing energy consumption.

4. Don't Skimp on Security

Class A buildings often feature top-of-the-line solutions to keep occupants safe and secure. Fortunately, many of these features can be replicated in older buildings through the use of devices such as access sensors, surveillance cameras, visitor management systems and access control systems. Integrating these solutions into a robust workplace management system allows for real-time monitoring and can help enable a quick response to potential threats. These smart building solutions can also detect hazards like smoke, fire, gas leaks or suspicious activity and automatically notify authorities.

Despite the uncertainties ahead for office real estate stakeholders, recent trends suggest that the worst-case scenarios may not materialize. For example, half of respondents to the FM:Systems survey reported that employees are spending more time in the office than they were a year ago, and 60% of business leaders want employees in the office full time. Recently, household names like UPS, Boeing and JPMorganChase joined a growing list of companies that have announced plans to require their employees to return to the office full time. With more employees returning to the office, the shortage of Class A space is expected to intensify, presenting a greater opportunity for Class B owners and operators to elevate their buildings above the rest of the pack.

Kurt von Koch is the CEO of FM:Systems, the all-in-one workplace management platform used by the world's largest organizations to access, manage, and measure every aspect of their real estate portfolio. He is an established leader in the IWMS and CAFM enterprise software markets, with more than 20 years of experience in high-tech software solutions.

CNN AND SIRIUSXM'S MICHAEL SMERCONISH HEADLINES 2024 BOMA INTERNATIONAL CONFERENCE AND EXPO



BOMA International is proud to announce the Sunday Opening Keynote will be delivered by CNN and SiriusXM's Michael Smerconish.

Michael Smerconish is a SiriusXM radio host, CNN television host, author, and public speaker. Smerconish has extensive experience speaking to live audiences and his remarks usually touch upon the political issues of the day. A registered Independent and passionate centrist, Smerconish has the rare ability to address audiences of all political persuasion without alienating anyone in the room. Smerconish hosts a daily radio program on SiriusXM's POTUS Channel, 124, from 9a.m. to Noon ET. His eponymous CNN program airs internationally at 9:00 am ET on Saturday mornings, and he offers opinion and analysis on CNN programming throughout the week. Prior to joining CNN, Smerconish was an MSNBC contributor who served as guest-host for Hardball with Chris Matthews, and he guest-hosted the Radio Factor for Bill O'Reilly. His presentations provide audiences with a balanced, thought-provoking and entertaining analysis of the political arena.

Join us to hear his speech, "It's Time to Change the Channel," where Smerconish, a celebrated radio host, television personality, and bestselling author, will bring a refreshing independent and balanced perspective to the world of political commentary and current affairs. With his perfect blend of analysis and humor, Smerconish will deliver an engaging, thought-provoking, and balanced presentation on today's political arena, the 2024 election, and the long-term implications of the polarization in politics. The BOMA International Conference and Expo will be held July 13-16 in Philadelphia. Register by going to [boma.org](https://www.boma.org) and clicking on Education & Events.

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Follow along as we give Portfolio Manager its largest update in a decade! The upgrade is a multi-year process where we'll be refreshing the user interface, enhancing current functionality, and adding brand-new features. When it's done, you'll be able to do more than ever, easier than ever.

This upgrade is supported by funding from the Inflation Reduction Act of 2022 to advance the goal of reducing greenhouse gas emissions from commercial and residential buildings.

Planned Enhancements

A wide variety of enhancements are being planned, including but not limited to:

- Modernized and refreshed user interface
- Expanded emissions tracking functionality.
- Ability to track building performance standard (BPS) applicability and progress toward achieving targets.
- Refrigerant tracking.
- RECs tracking.
- Spanish-language option.

Project Phases and Timing

There will be three phases:

- 1. Gathering input from stakeholders.** We start with collecting feedback on the tool's existing features, followed by gathering input to guide the development of new features. **Timing:** Fall 2023–Spring 2024. To participate, visit our subscription center to ensure you're subscribed to receive "Portfolio Manager Updates."
- 2. Development.** We will develop new features on a rolling basis over the next couple years. **Timing:** Winter 2023-TBD.

CHICAGO TRANSFER TAX REJECTED BY VOTERS

Primary Election Day in Chicago delivered a stunning victory for the commercial real estate industry, as a voter referendum on a new real estate transfer tax went down in defeat.

Thanks to the incredible work of BOMA/Chicago, the "No" vote won 52%-48%, delivering an upset victory against the proposed tax and a momentous win for BOMA. The referendum, known as "Bring Chicago Home," proposed to significantly raise transfer taxes on properties that sell for more than \$1 million, while lowering the rate on properties that sell for less, with the added revenue used to fund homelessness programs.

BOMA/Chicago led the opposition effort, expressing concerns on the potential effects on the CRE market and the city, while offering to participate in a more comprehensive effort to address homelessness. With support from the BOMA International Industry Defense Fund, BOMA/Chicago and a coalition of organizations successfully challenged the referendum in court, only to be overturned at the last minute by the state supreme court. But the messaging clearly resonated with the voters, and this result represents a significant reversal in the momentum toward transfer taxes nationwide.

Many thanks to BAE Farzin Parang and everyone at BOMA/Chicago for leading the fight.

- 3. Testing of new features.** After we develop each new feature, we will be looking for volunteers to test them out. **Timing:** Winter 2023-TBD. If you'd like to add yourself to our list of potential volunteers, please contact us at www.energystar.gov/buildingshelp. This is neither a guarantee that you'll be asked to perform testing, nor a commitment from you.

We expect the first new enhancements to release on a rolling basis* starting in early 2024 and continuing for the next couple years.

**Note for Web Service Providers: Enhancements that impact Web Services will continue to be batched into biannual releases every February and August.*

Project Communications

We will send emails to subscribers of "Portfolio Manager Updates" with regular updates on our progress, including the release of new features and opportunities to provide input.

Visit our subscription center to ensure you're subscribed to receive "Portfolio Manager Updates." We will also continue updating this web page.

Latest Updates

Update: October 16, 2023

In early October, we solicited feedback on Portfolio Manager's existing features. The voluntary, 5-minute user satisfaction survey asked about how *important* Portfolio Manager's existing features are to users, as well as how *satisfied* they are with these features.

PREMISES LIABILITY REFORM GAINS MOMENTUM IN GEORGIA

BOMA/Georgia has been a leading voice calling on the Georgia General Assembly to pass legislation that sets a reasonable standard of liability when an unrelated third party commits an act against a person on the landowner's property. An important first step in lawsuit reform passed in the recently concluded legislative session, directing the state's Insurance Commissioner to collect data from insurers regarding the impact of tort lawsuits and the assessment of tort-related risks.

The issue came to a head in June 2023, when the Georgia Supreme Court affirmed a jury's \$45 million verdict awarded to a man shot in the parking lot of an Atlanta drugstore, and held that CVS failed to provide sufficient security and was apportioned 95% of the blame.

Georgia's premises liability law dates back to 1895, and allows accident victims to hold the owner or occupier of property liable for injuries sustained on the property. Traditionally, Georgia's courts applied the law to incidents caused by a hazardous physical condition of the property, but over the last several decades the courts have gradually relaxed the standards of liability.

BOMA/Georgia will continue to work with the Governor's Office and legislative allies to advance meaningful premises liability reform in the 2025 session.

GET TECH READY

Technology has made it easier than ever to prepare for emergencies, but it can be unreliable in an emergency if you haven't kept your gadgets protected and powered up. Here are some tips to make sure you are tech ready:

Be Informed

- Download the FEMA app. Get weather alerts from the National Weather Service for up to five different locations anywhere in the United States.
- Sign up for FEMA text messages to get updates from FEMA (standard message and data rates apply).

Here are basic commands to get started:

- To sign up to get preparedness tips: text PREPARE to 43362.
- To search for open shelters (for disaster survivors): text SHELTER and a ZIP code to 43362.
- To get a list of all keywords you can subscribe to: text LIST to 43362.
- To unsubscribe (at any time): text STOP to 43362.
- Before a disaster, follow local government on social media to stay up-to-date with official information before, during and after a disaster. Sign up for Twitter alerts from trusted government agencies to get notified when critical information goes out.

Make A Plan

Use text messages, social media and email to connect with friends and family during emergencies.

- Mobile networks can become overwhelmed during emergencies, making it hard to make and get phone calls. Text messages require less bandwidth, which means they are able to be transmitted more reliably during situations when many people are trying to use their mobile phones at the same time.
- Social media channels such as Facebook and Twitter can also be an effective way to update family and friends during emergencies. Facebook's Safety Check feature allows users to easily post a status update indicating that they are safe during a time of disaster.

Register with American Red Cross' Safe & Well site to let family and friends know you're okay. Concerned family and friends can search this list to find their loved one's name, an "as of" date and a message from you.

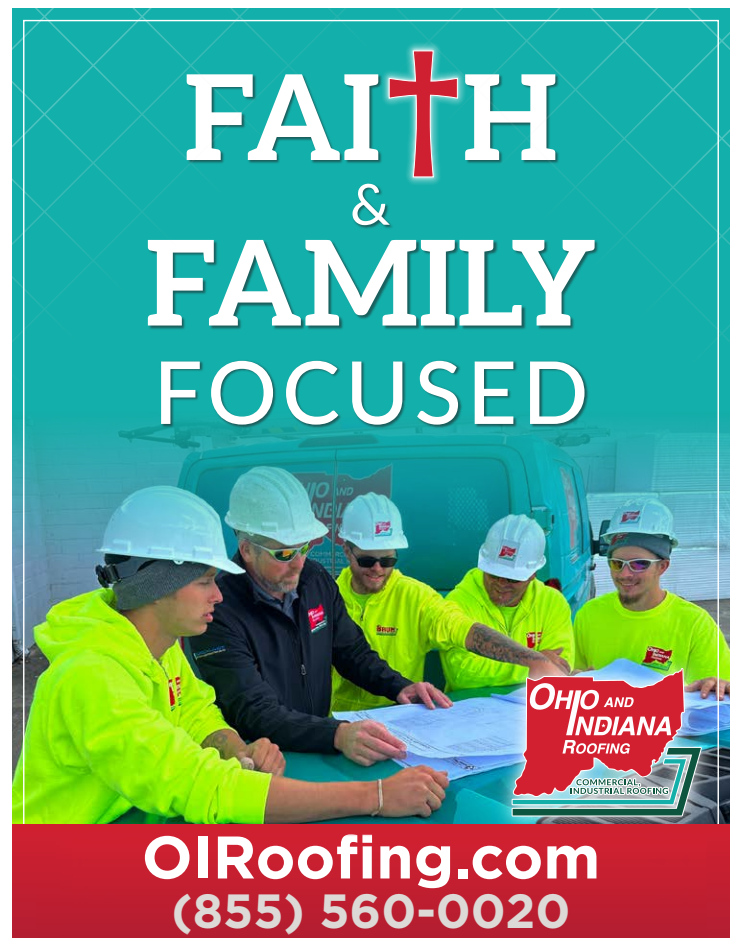
Have an emergency charging option for your phone and other mobile devices. Smartphones have become a vital tool to get emergency alerts and warnings so it's important to make sure you can keep them powered up in an emergency.

- At home: Prior to severe weather make sure that all of your electronic devices are fully charged. If the power goes out save battery power by minimizing device use. Keep a back-up power source on hand.
- In your car: Keep a portable phone charger in your car at all times and consider purchasing a back-up power supply to keep in your car as well.
- Change the settings on your phone to low power mode or place it on airplane mode to conserve energy.

Store important documents on a secure, password-protected jump drive or in the cloud.

- There are several apps for mobile devices that let you use your phone's camera as a scanning device. This lets you capture electronic versions of important documents such as insurance policies, identification documents and medical records. Don't forget to include your pet's information.
- Back-up your computer to protect photos and other important electronic documents.
- Scan old photos to protect them from loss.
- Keep your contacts updated and synced across all of your channels, including phone, email and social media. This will make it easy to reach out to the right people quickly to get information and give updates. Consider creating a group listserv of your top contacts.
- Create a group chat via a texting app or a thread for family/friends/coworkers to communicate quickly during a disaster.

Sign up for direct deposit and electronic banking through your financial institution so you can access your paycheck and make electronic payments wherever you are. Federal benefit recipients can sign up by calling 800-333-1795 or at [GoDirect.org](https://www.godirect.org).



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Members participated in a Speed Networking session at our February membership luncheon.



MEMBER HIGHLIGHT



Kyle Kempton is the Director of Operations at Integrity Lift Solutions (ILS Elevator).

Throughout his career he has always lived in the sales/operations arena. He spent many years at TK Elevator working as an Account Manager in the Dayton area and the Operations Manager for new installation in Cincinnati.

ILS Elevator, formerly PEAK Elevator, first opened its doors in May 2019 and currently works in 6 locals throughout Ohio, Northern KY and portions of Indiana. ILS is locally owned and operated.

Kyle currently lives in Bellbrook, Ohio with his wife Kelli and their two kids, Kenleigh (11) and Kolby (8). During the school year, their weekends are filled with coaching and watching their kids play sports. Football, cheerleading, basketball and lacrosse keep them running, but in their free time they enjoy spending as much time as possible at Lake Cumberland.



Paul Szawranskyj with the FBI joined us as our guest speaker in April. ServiceMaster by Angler was our sponsor for this luncheon.



Goeff Gantz with ServiceMaster by Angler

SUBMIT 2023 DATA FOR THE I/E IQ REPORT, RECEIVE A FREE BENCHMARK

The 2024 I/E IQ report is now open for submissions and with your help we can build a stronger and more comprehensive benchmarking tool. Through our partnership with IREM and NAA, the Income Expense IQ Report continues to be the leading benchmark for commercial real estate. Enter your multifamily, office, industrial, and other assets into the I/E IQ platform - in less than 5 minutes. Don't worry, if you and your team have more than 20 properties to submit, the Lobby CRE Success Team will upload your T12 reports for you—free of charge.

To learn more go to www.boma.org/BOMA/Research-Resources/IE_IQ_Report.

MEMBER HIGHLIGHT

Britni Hurst has been with PuroClean Emergency Services for the past 13 years. PuroClean is part of a franchise, but they're all independently owned and operated. She has the pleasure of working with her mother, Becky, and sisters, Lara and Megann.



Britni has been a resident of Washington Township for 12 years and loves it along with all the surrounding areas. She has 2 sons, Ronan (6) and Vance (4) who both share Britni's passion for the outdoors. Since everyone agrees on being outside, most days you can find them at the pool, a neighborhood park, fishing, or working on one of the many projects around the house.

They have a muppet of a dog, Posey Puppy, which sees the world as unicorns and rainbows. As the boys grow, the goal is to travel the United States and then go abroad once Posey makes them money as an online sensation.

MEMBER HIGHLIGHT

Vivi Saenz has recently joined the Dayton Area after moving from Los Angeles, CA. While she has spent the last 9 years on the West Coast, her roots brought her back as she is originally from Toledo, Ohio.



With 10 years of industry experience at Schindler, she has had the privilege of working in various roles, including finance and the Modernization Department, where she successfully led the largest modernization project on the West Coast at the time.

During her time in Los Angeles, Vivi had the honor of participating in Schindler's National Women in Leadership Program. She is currently the account manager for Schindler's Greater Dayton area portfolio for existing installations and maintenance. Vivi's expertise spans from financial analysis to project execution. She's dedicated to delivering exceptional service to her clients.

Vivi is currently married and shares a strong passion of traveling with her husband where they enjoy discovering new music and attempting to find the world's best cup of coffee.

EMPLOYER HANDICAP REIMBURSEMENT PROGRAM NAME CHANGE

The Bureau of Workers' Compensation (BWC) Employer Handicap Reimbursement Program is designed to encourage employers to hire and retain employees with pre-existing medical conditions. In some circumstances the employer may be eligible for reimbursement of a percentage of claim charges if an employee with a pre-existing condition suffers a lost time industrial injury or occupational disease and documentation supports that the pre-existing condition delayed the employee's recovery.

The BWC has recently proposed terminology changes related to this program. Effective April 6, 2023, Ohio Revised Code 4123.343 was revised, and the term "handicapped employee" was replaced with "employee with a disability". To align with the 2023 change, the BWC is updating references from "handicap reimbursement" to "disability relief". These updates affect code terminology only and do not change program eligibility criteria.

To prepare for this upcoming terminology change, Sedgwick has begun updating correspondence materials to reflect the change from "handicap reimbursement" to "disability relief" and expect those updates to be completed soon. Although the program name is changing, Sedgwick cost containment services will continue to be best-in-class. Our dedicated team of experienced disability relief colleagues will continue to review eligible claims for relief opportunity, file disability relief applications, and achieve favorable outcomes on behalf of our clients.

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

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A photograph of a construction worker in a hard hat and safety vest holding a tablet, standing in a large industrial building under construction.

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A graphic of a broom head is positioned behind the list of services.

BOMA INTERNATIONAL RELEASES CARBON CHALLENGE RESULTS; U.S. COMMERCIAL REAL ESTATE SECTOR MAKING PROGRESS IN REDUCING EMISSIONS

The Building Owners and Managers Association (BOMA) International released the first results from the BOMA Carbon Reduction Challenge, revealing that the commercial real estate industry is making progress in reducing building emissions.

Hundreds of properties across the country are participating in the Challenge, and from 2022 to 2023, participating buildings experienced a year-over-year reduction in total emissions, emissions intensity, and total energy consumption. The take-away statistic: participating buildings in the U.S. reduced their total emissions by 3.84% in a single year.

BOMA International is committed to providing the global built environment with the tools needed to implement carbon reduction strategies that improve building performance, provide pathways to demonstrate building emission reductions, and ensure economic viability. The Carbon Challenge asks properties to benchmark their emissions in ENERGY STAR® Portfolio Manager®. The initiative includes an online decar-

bonization resource library that catalogs best practices from leading organizations and government agencies.

“This initiative is designed to allow building owners and operators the opportunity to determine what carbon reduction practices work best for their particular circumstances,” said Don Davis, BOMA International Vice President for Advocacy and Building Codes. “We want to support ongoing voluntary efforts and recognize the successes of the commercial real estate industry in reducing carbon emissions in the built environment.”

BOMA congratulates and thanks the properties participating in the Challenge for their demonstration of the commercial real estate industry’s commitment to reducing carbon emissions on a voluntary basis. Registration remains open for new participants, and properties can be located anywhere in the world. More information on the initiative can be found at <http://www.boma.org/carbon>.

PREPAREDNESS STARTS AT HOME

Ready.gov has resources to help keep you safe from disasters like hurricanes, floods and other natural and man-made hazards. But are you prepared for everyday injuries that can happen at home?

Every year, millions of people seek medical attention after they’re injured at home, so it’s important to know what to do to keep yourself and your loved ones safe.

Here are some common causes of injuries in the home:

- Falls
- Poisoning, including drug overdoses
- Burns

Taking the first steps

When an injury happens at home, it’s important to know what to do and have items on hand to help you understand how to react to injuries, stay safe, prevent further injury, and control pain in the injured individual.

Learn first aid:

Minor and life-threatening emergencies can happen fast, and emergency responders aren’t always nearby. You may be able to save a life by taking simple actions immediately. Take the free FEMA You Are the Help Until Help Arrives, a web-based training to learn how you can provide first care to potentially save a life.

First aid is a skill, so it’s important to be properly trained in the techniques used to prevent further injury, relieve pain and maybe even save a life. Beyond knowing how to perform basic first aid, skills like Cardiopulmonary Resuscitation (CPR), automated external defibrillator (AED), and how to administer Naloxone are important.

You can take a first aid class through organizations like the American Red Cross, local government groups, or places like the YMCA. Some programs are more expensive than others, so make sure you read course information carefully.

Build a first aid kit

In addition to your disaster supplies kit, having a well-stocked first aid kit on hand can help you manage minor injuries or help keep an injured person safe until they can get professional medical help.

The American Red Cross suggests that a first-aid kit for a family of four include the following items:

- A first-aid guide
- Two 5 x 9 inches absorbent compress dressings
- 25 assorted size adhesive bandages
- A 10 yards x 1 inch roll of adhesive cloth tape
- Five antibiotic ointment packets
- Five individual antiseptic wipe packets
- Two packets of 81 milligram aspirin
- An emergency blanket
- A breathing barrier with a one-way valve
- An instant cold compress
- Two pairs of large sized nonlatex gloves
- Two hydrocortisone ointment packets
- One 3-inch gauze roll (roller) bandage
- A 4-inch-wide roller bandage
- Five 3 x 3-inch sterile gauze pads
- Five 4 by 4-inch sterile gauze pads
- A thermometer (non-mercury/non-glass)
- Two triangular bandages
- Tweezers

Talk to your doctor or pharmacist about other items to keep on hand, including Naloxone.

You should customize your kit to fit your family’s needs. You or a family member might have severe allergies and require antihistamines or an epinephrine injector. If you or a family member is living with diabetes, include a juice box, glucose tablets and gels, and an emergency glucagon injection kit. Chewable, baby aspirin might help someone who has coronary artery disease, provided the person is not allergic to aspirin.

SAFETY SKILLS

Learn First Aid and CPR

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. Get more information about preparedness for a fire emergency.

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 sure 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.



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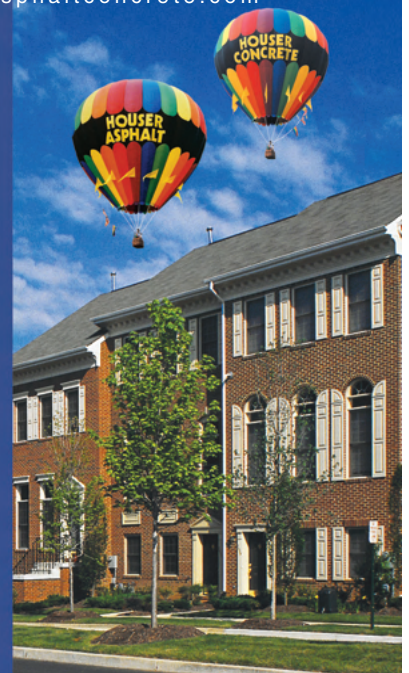
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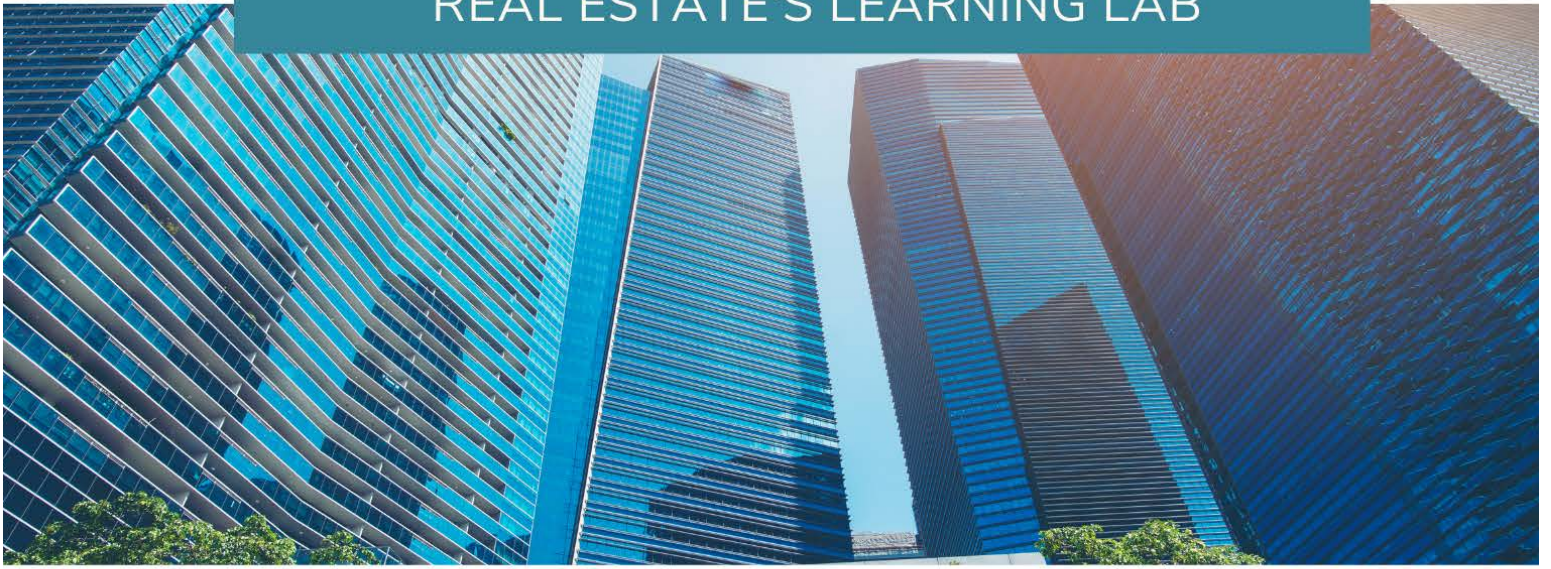
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