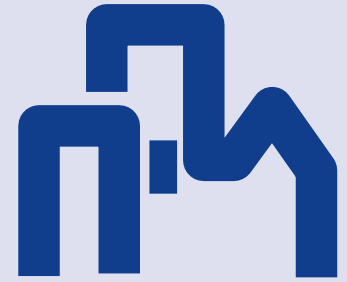


# Dayton BOMA

Building Owners & Managers Association



## BOMA Board Members::

- President – Jim Houpt
- Vice President – Beverly Campanaro
- Past President – Karen Basista
- Treasurer – Tony Newport
- Secretary – Dave Wallace
- BAE – Nancy Ferrara
- Principal Director – Sharon Rislund
- Principal Director – Verity Snyder
- Principal Director – Tracy Ryan Edwards
- Assoc. Director – Kelley Allison



## Points of Interest::

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## From the President



Believe it or not 2008 is already here. I am so excited for this coming year especially after our January luncheon. When I walked into the meeting, instead of my normal chatter, I took a moment to just look over the room. It was such a pleasure for me to see everyone shaking hands and even some sharing a hug while wishing each other a very Happy New Year! The warmth and genuine kindness that we all share with each other made me proud to say I am President of Dayton

BOMA. I wish everyone a very Happy New Year and I hope you enjoy your experience at BOMA over the next year. I encourage you to get involved, even if you just help a committee with a project. The more you give, the more you will get. I also encourage you to share your thoughts and ideas with me. I promise to address any and all issues with the Board, after all, this is your group. You can reach me at 937-256-9373 or email me at [jhoupt@merchantssecurity.com](mailto:jhoupt@merchantssecurity.com).

Sincerely,  
Jim Houpt

## From the Executive Board

The Executive Board would like to thank Karen Basista for her commitment as President of our organization for the past two years. Karen's loyalty to BOMA both locally and on the national level has been evident for many years. During her term she represented us well with her professionalism and enthusiasm.

*Thanks Karen, for doing a wonderful job as our President.*

## 2008 Committee Chairs:

**Membership**  
Beverly Campanaro / 937-222-4669  
[beverly.campanaro@otis.com](mailto:beverly.campanaro@otis.com)

**Government Affairs**  
Karen Basista / 937-293-0900  
[karen.basista@mvg.com](mailto:karen.basista@mvg.com)

**Newsletter**  
Tracey Keith  
[tracey.keith@cbre.com](mailto:tracey.keith@cbre.com)

**Programming & Education**  
Open at this time

**Community/Membership Interaction**  
Open at this time

# Monthly Membership Meetings

Guest speakers and musical talent for the fourth quarter of 2007 were both informative and entertaining. We greatly appreciate their time in joining us for our monthly membership meetings. Just to recap the final quarter of 2007, here's a brief summary of each event.

**September** – David Zoba, COO and James Thompson, Director of Office Leasing from Steiner & Associates talked about the Greene in Beavercreek and their plans for phase II.

**October** – “Bomafest” Mary Chidester played German music on the Button Box while we enjoyed a delicious lunch of German cuisine.

**November** – Eric Collins, Manager of Economic Development for Montgomery County and Mike Davis, President of the I70/75 Association and

Business First discussed their efforts to support the Dayton economy.

**December** – Our Christmas program was presented by Xenia's High School Vocal Ensemble. A special congratulations to two of our members for receiving the honors of Principal Member of the Year, presented to Karen Basista of Miller-Valentine Group and Associate Member of the Year, presented to Mike Houser of Houser Asphalt & Concrete.

Our 2008 membership meetings started the year off with an informative discussion on environmental issues with Pete Scudder and Doug Bledsoe from Perma-Fix Environmental Services at the January meeting.

Upcoming Guest Speakers for first quarter 2008 include:

**February** – Steve Stanley from Montgomery County Transportation Improvement District. Mr. Stanley will update us on the Austin Road Interchange project.

**March** – Theresa Busher, Public Affairs Specialist for the Social Security Administration. Mrs. Busher will dispel the myths about the social security system and focus on the benefits available now.

*Mark your calendars for the 23rd Annual BOMA Golf Outing to be held on Monday, July 21st at Walnut Grove Country Club starting at 9:00 a.m., shotgun start.*



**Associate Member of the Year, presented to Mike Houser & Principal Member of the Year, presented to Karen Basista**

## Committee Chairs Open

We still have two open committee chairs if anyone is interested in volunteering. The available chairs are Programming & Education and Community/Membership Interaction. Please contact Nancy Ferrara at (937)299-2662 to volunteer or for more information.



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## *Tips for late winter and early spring:*

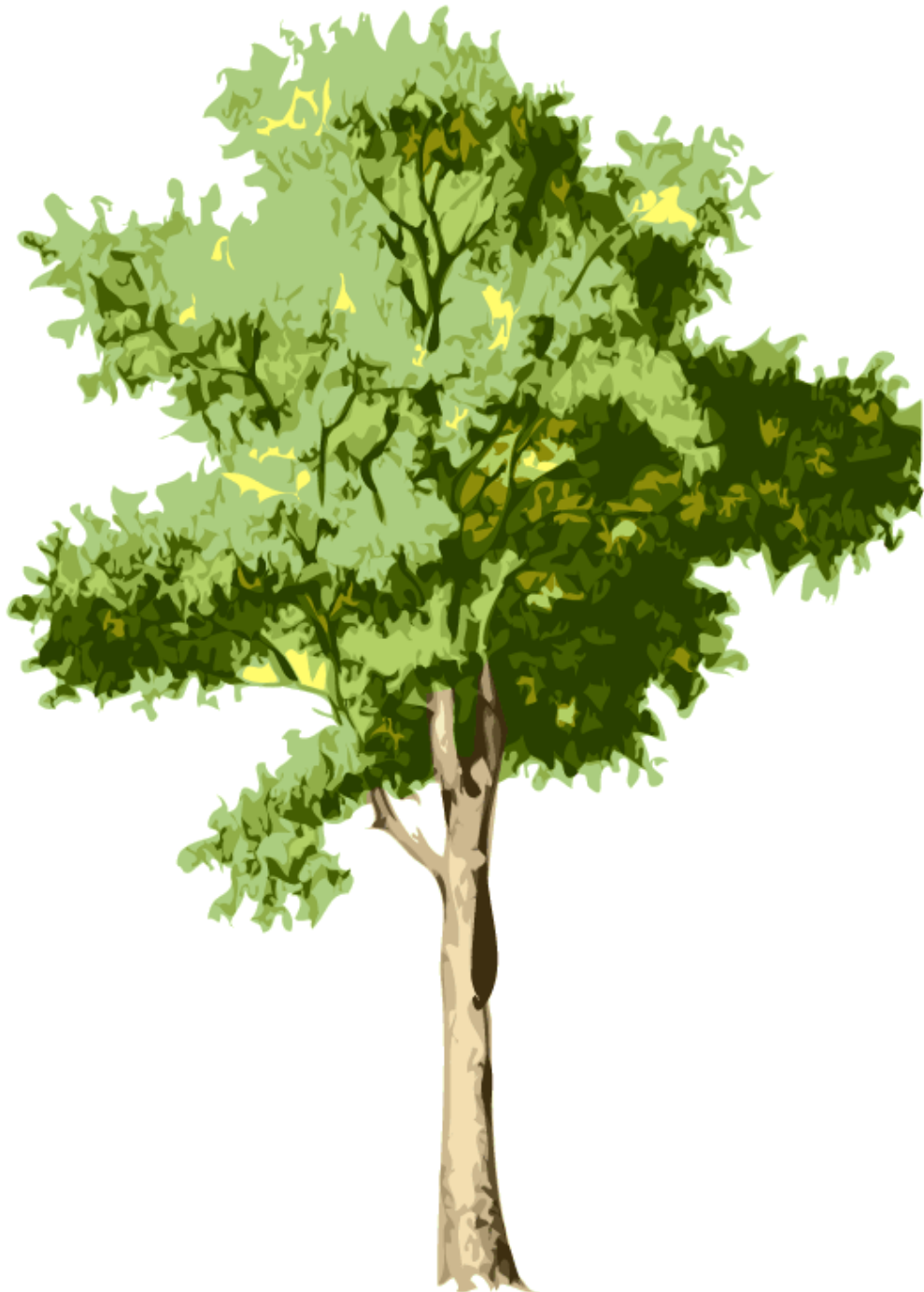
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Hopefully all the leaves were removed from your lawn by either you or the wind. If not, dry weather in between snow falls would be a good time to rake them up. Be sure to take care not to damage the lawn or plant material holding the leaves in place. Spring will allow the turf to come back better than ever.

This time of year is confusing to some plants. You may see some plants budding early when the weather turns warm for a few days. As you might recall from last year, this can cause irreversible damage to some plants like Japanese Maples and other fair weather specimen plantings subjected to the typical ups and downs of our winters. Consider covering them during cold snaps.

The odd weather of last year will have lasting effects on our trees and shrubs. When you notice a mature tree or shrub dying this year or next it could be caused by the stress of 2007. Now would be a good time to prepare to feed trees and shrubs with spikes and deep root fertilizing.

Have you noticed the cars with the "Moving firewood bugs me" bumper stickers? It is an effort to stop the spread of Emerald Ash Borer or "EAB". As the name implies it affects Ash trees. It started in Michigan supposedly from a freighter docked in Lake Michigan unloading freight from China. Crates or pallets were infested with the larvae of the Emerald Ash Borer and they started eating ash trees of all sizes. If you look at a map you will see the path into Ohio is along I-75. There is a treatment (Merit injection) but it's expensive and not 100% effective. Another option is to plant a variety of trees in between your Ash trees and by the time they trees succumb to the insect the new trees will be large enough to minimize the effect of the removed trees.





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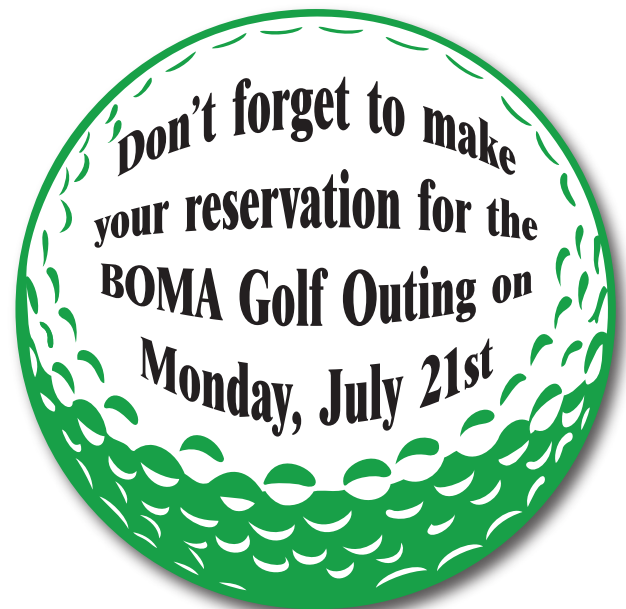
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## ***Member Spotlight: Mike Thuenen, Richard Flagel Realty***



Mike Thuenen is a Facilities Manager for Richard Flagel Realty, Inc. and is responsible for maintaining and enhancing the value of the commercial real estate asset portfolio. While overseeing the commercial properties, Mike acts as a liaison between the tenants and owners, manages and supervises maintenance staff and contractors, and prepares annual budgets. As a member of BOMA, he is able to apply the knowledge he learns to stay abreast of new technologies, systems, and procedures related to property management.

Prior to joining Richard Flagel Realty, Inc., Mike received his BS from Arizona State University graduating with honors – summa cum laude. He has received numerous scholastic

awards: National Hispanic Scholar Award, Scholar/Athlete Award, Presidential Academic Scholarship, and a 1999 Recipient of the ASU Star Award. Additionally, he has authored and published material on Education Law in the Educational Law Journals and Casebooks regarding state constitutional language.

Mike moved to Ohio to attend The University of Dayton School of Law where he was presented with several distinctive honors, the CALI Award, signifying highest academic achievement. He is a member of the Dayton Bar Association and the American Bar Association. During his law career, Mike worked for the Dayton City School District law department, as a legal research assistant for the University of Dayton School of Law, as a law clerk for the law firm of Faruki, Ireland & Cox and for the Honorable Judge Mary Katherine Huffman of the Montgomery County Common Pleas Court.

Mike is no stranger to the real estate field. In addition to helping his father maintain several residential and commercial properties, Mike spent several years managing,

developing, and owning nightclubs in Scottsdale, Arizona. He was responsible for property acquisitions and development including market feasibility studies, financing, and construction.

Established in 1975, Richard Flagel Realty, Inc., a full-service commercial real estate firm, has seen a large amount of growth over the past year boasting an increase of 30% of total sales revenue. The property management division currently manages over 680,000 square feet of space in shopping centers, office buildings, and research and development centers throughout the Dayton, Ohio area. Mike's educational background in real estate, business, and the law, has been an implemental part of the success of Richard Flagel Realty, Inc.

On a personal level, Mike is married to his wife of three years, Staci, and has a two-year old son, Aiden.

*To contact Mike Thuenen, please email [mthuenen@flagelrealty.com](mailto:mthuenen@flagelrealty.com) or call directly at (937) 272-3459.*

## ***Welcome New BOMA Members!***

***We are happy to introduce to you the newest members of Dayton BOMA.***

*Joe Krein, Turner Property Services Group • Deron Hayden, Richard Flagel Realty, Inc. • Mike Thuenen, Richard Flagel Realty, Inc.*

### ***Deron Hayden, Facilities Manager***

Deron Hayden has been with Richard Flagel Realty, Inc. for over four years. Deron started with the company working in the maintenance department. After working with the maintenance department for several years, Deron transitioned into his current position as Facilities Manager. This new position as Facilities Manager requires Deron to oversee the maintenance of the brokerage's managed properties, maintain good tenant and contractor relations as well as to stay abreast of new technologies, systems and procedures related to property management; this is where being a BOMA member is valuable! Deron became involved with BOMA after attending one of the monthly meetings, shortly after becoming Facilities Manager. He takes the knowledge he learns from BOMA recommendations and uses them in his day-to-day work life.

### ***Joseph Krein, Assistant Property Manager***

Joseph Krein of Turner Property Services Group, his responsibilities include assisting the Senior Property Manager with various duties for a vast array of the portfolio including contract management, developing specifications, documentation, reporting, budgeting and customer service. He began his career serving our country in the United States Marine Corps and recently joined TPSG after six years as a residential Real Estate Agent in the Dayton Market. He is working toward his RPA designation and has held an Ohio Real Estate License since 2001.

## ***Experience Exchange Report 2008***

You are invited to participate in BOMA International's 2008 Experience Exchange Report. Now in its 87th year, this report continues to be the most comprehensive and reputable source for operating income and expense data for the office building industry. Please take the time to submit the quick and easy online survey here: [www.boma.org/2008EERsurvey](http://www.boma.org/2008EERsurvey), or download a copy of the PDF survey form.



# BOMA International Membership Highlights

## BOMA International Dues Dollars at Work

### What Have We Saved For You Lately?

Your investment in BOMA International saves you and your company money every year. BOMA's advocacy staff works to pass legislation, regulations and codes and standards changes favorable to the commercial real estate industry. In addition, much of what BOMA International accomplishes on your behalf is to prevent onerous proposals from becoming law.

#### Codes Victories

##### **Hundreds of millions in savings to commercial**

BOMA International was successful in defeating a proposal to require redundant sprinkler risers in buildings higher than 420 feet. Several others were defeated including a proposal requiring carbon monoxide alarms in buildings; a proposal to require fixed ladders for ceiling installed appliances (equipment); and a proposal to require increased strength for egress stairwell enclosures in buildings higher than 420 feet. BOMA staff was also able to preserve the ability to use a horizontal line in window cleaning.

#### Energy Policy Victories

##### **Saving the industry \$380 million over 5 years**

After five years of debate on national energy policy, BOMA International was successful in persuading Congress to include tax incentives for energy efficient commercial buildings in the legislation signed into law by President Bush on August 8, 2005. Commercial buildings are eligible for a tax deduction of up to \$1.80 per square foot for upgrades to the lighting, HVAC and water systems, and building envelope that result in performance exceeding the ASHRAE 90.1 Standard by 50 percent for upgrades put into place between January 1, 2006, and December 31, 2008. A partial credit of up to 60 cents per square foot is also available for upgrades to any one of the building systems listed above.

#### Tax Victories

##### **\$1.8 billion in annual tax benefit to the industry**

BOMA International has been instrumental in gaining some needed tax changes. Legislation was successfully enacted into law extending the reduced 15 percent tax rate for capital gains and dividends through 2010, and the 15-year timeline for depreciating leasehold improvements through 2007.

#### Telecommunications - Preservation of Private Property Rights

##### **13 cents/sf or \$26,000 for a typical 200,000 sf building**

BOMA International continues to work with the Federal Communications Commission and Congress to preserve the viability of a free and effective telecommunications marketplace that respects private property.

#### Terrorism Insurance Victory

##### **Priceless. Terrorism Insurance is now available.**

Following September 11, terrorism insurance was only available at exorbitant prices, if at all. BOMA International worked with Congress to enact the Terrorism Risk Insurance Act of 2002, which ensured that insurers would offer terrorism coverage under the same terms and conditions as property and casualty insurance through the end of 2005. This has been extended through 2007, and BOMA's efforts are now focused on long-term solutions to ensure that coverage continues to be available far into the future.

