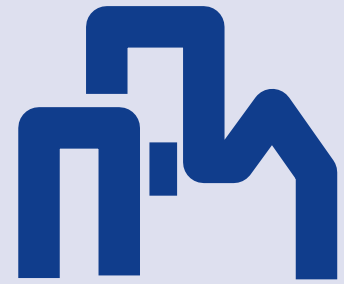


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From the President



Wow, what a great day for a golf outing! If you missed this year's event, you missed a beautiful day and a fun day for all. We were fortunate to have one of the less humid days this summer and

for that we're grateful. It looks like I'm going to have to start recruiting a couple of ringers for my team for next year in order to get back into contention...or maybe I'm the problem.

We're very appreciative of all the companies that helped sponsor our 25th Annual Golf Outing. I would like to say a special THANK YOU to all the volunteers the day of the outing and to those on the committee.

Looking forward, we have an exciting

schedule for the rest of the year starting with Steve Stanley with the Montgomery County Transportation Improvement District. Steve is joining us in August to discuss the Austin Boulevard project and new interchange. In September we'll be touring the new "Kroc Center" which is a show place for the Salvation Army here in Dayton. They are quite proud of their new facility and excited to show it off to the community at every opportunity.

We also have our next "After Hours" on Thursday, August 19th at TGI Friday's by the Dayton Mall. This event is being sponsored by Bill Mangus with Securitas Security. If you haven't been able to join us for one of our evening events, you're missing a great opportunity to get to know your fellow BOMA peers on a more personal level. Good Food, Good Laughs and Good Friends.

Thanks again to all those who support Dayton BOMA.
Dave Wallace

Experience Exchange Report for 2010

BOMA's 2010 EER is now available online at www.bomaeer.com. Use the EER to review office building income and expense data for 2010, as well as reports that analyze both local markets and national markets that reflect on the overall financial performance of office buildings. If you manage an office building, corporate facility or medical office building, use the EER to better your building's performance in the coming year, because we all know that performance matters.

The benefits of using the EER speak for itself: build better budgets, evaluate and refine operations strategies, allow you to market your building better and much more. Using the EER benefits all users as well as BOMA, because it cements the importance of this data in improving the performance of office buildings. Experience the power of the network with the 2010 BOMA EER, the easy and fast way to benchmark and improve asset performance.

Bureau Worker's Compensation 10-Step Business Plan for Safety

The Bureau of Workers' Compensation 10-Step Business Plan for Safety can prevent claims from occurring and minimize the costs of those that do. The steps are:

1. Visible active senior management leadership.
2. Employee involvement and recognition.
3. Medical treatment and return to work practices.
4. Communications.
5. Timely notification of claims.
6. Safety and health process coordination and employer education.
7. A written orientation and employee training plan.
8. Written and communicated safe work practices.
9. Written safety and health statement or philosophy.
10. Record keeping and data analysis.

Details can be found on BWC's website (ohiobwc.com). Protect your employees and control your workers' compensation costs by putting these safety steps in place today.

Points of Interest:

Upcoming Events	2
New Boma Member	2
Member Spotlight	3
New Boma Member	5
Golf Outing	6 & 7
Bureau Workers Compensation	8
EPA's Energy STAR Program	9
Boma Tradeshow	10
Salvation Army	11

2010 Committee Chairs:

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beverly.campanaro@otis.com

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Nancy Ferrara,
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nancy.bae.boma@ameritech.net

Community/Membership Interaction
Nancy Ferrara,
Interim Chair / 937-299-2662
nancy.bae.boma@ameritech.net

Upcoming Speakers and Events

Just a reminder, our membership luncheons are on the second Tuesday of each month.

If anyone would like to recommend a future speaker or topic, please contact Nancy Ferrara at (937) 299-2662 or nancy.bae.boma@ameritech.net.

August 10th - Steve Stanley, Executive Director, Montgomery County Transportation Improvement District

September 13th - Lunch and Tour of The Salvation Army Ray & Joan Kroc Corps Community Center.

Please note this luncheon is scheduled for a Monday to accommodate the facility tour schedule.

October 12th - Speaker to be announced.

November 9th - Robert Chelle, Lecturer, University of Dayton.

We will also be collecting for the Marine Corps Reserve Toys for Tots Program.

December 7th- Stivers School For The Arts, Ringing Tigers will entertain us.

Please note this luncheon is scheduled for the first Tuesday in December.

After Hours Networking Event

Our June 17th "After Hours Event" was sponsored by Fred Lageman with Goodwill Easter Seals Miami Valley. A great time was had by all those in attendance!

Our next Event scheduled for August 19th is being sponsored by Bill Mangus with Securitas Security Services. We'll be meeting at T.G.I. Friday's on SR 725 in Centerville from 5-7p.m.

If you're interested in sponsoring our October 21st Event, please contact Nancy at 299-2662 or nancy.bae.boma@ameritech.net , for details.

"Golf is so popular simply because it is the best game in the world at which to be bad." ~ A.A. Milne

Welcome New BOMA Member! Dan Shuler, Dayton Power & Light



Dan Shuler has worked for Dayton Power & Light for nearly 12 years in various roles...all involving service operations. He has supervised meter reading departments, managed line clearance and storm restoration efforts, and was a Residential & Commercial Account Manager for new construction projects. Most recently, he joined the Energy Programs area as

a Business Program Manager. He helps develop, market, and administer the DP&L business rebate program.

The DP&L business rebate program began in April of 2009. Since that time, DP&L has processed over 800 applications and rebated or reserved nearly \$3.3 million dollars to commercial/industrial customers. These customers are installing new energy-efficient technologies such as lighting, HVAC, chillers, motors, drives, and compressed air systems.

Dan is a Certified Energy Manager (CEM). He lives in Springboro with his wife Michelle and their two boys, Zachary and Adam. Dan is involved in his church, and also stays busy by coaching his sons' baseball teams in the spring, summer, and fall.

People who say it cannot be done should not interrupt those who are doing it.

- Chinese proverb

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Spotlight: Julie Sullivan, Director of Business Development, Downtown Dayton Partnership



Julie Sullivan is Director of Business Development for the Downtown Dayton Partnership, a non-profit organization funded primarily through a Special Improvement District (SID). The SID contracts with the Partnership to provide a variety of services including business development, strategic planning, advocacy and marketing. The Partnership is dedicated to making downtown

Dayton a better place to live, work and visit, focusing efforts in five key areas:

- Grow downtown jobs
- Expand cultural, recreation and entertainment amenities
- Add more housing units
- Maintain an environment that is clean, safe and inviting
- Advocate for downtown Dayton, its property owners and its businesses

As Director of Business Development, Julie supports more than 700 existing businesses and over 200 property owners in the downtown community, as well as businesses that desire to relocate to downtown Dayton. Business services offered by the Downtown Dayton Partnership include:

- Site Seeker Program for those in search of an office location. In partnership with the 60+ property contacts within downtown, Julie keeps an inventory of all available office and retail space in order to present the most appropriate opportunities to prospects that contact the Partnership.
- Business Retention & Expansion Visits to build strong on-going relationships with downtown businesses and support their continued growth. Julie and her team at the Partnership visit approximately 150 businesses each year and touch an additional 35% through advocacy and problem-solving.
- Resource Referrals to secure necessary financing, explore available incentives, and position each organization for success. The Partnership has access to a broad network of resource partners that can assist an organization in taking their business to the next level, most of which offer their services for free.

Prior to joining the Downtown Dayton Partnership, Julie spent 10 years with a marketing communications firm, focused on market research and business development.

Julie holds a Bachelor of Science in Marketing from the University of Dayton. Not only is she a member of BOMA, but also the Downtown Priority Board, and a board member for NAIOP of Dayton. Julie is married with two children, Isaac and Nicholas, three years old and one year old respectively. She enjoys spending time with her family and friends, biking, and music of all kinds.

The less you talk, the more you're listened to.

- Abigail Van Buren



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Welcome New BOMA Member! Misty Sirch, RG Properties



Misty Sirch will be celebrating two years of employment with RG Properties in August of this year. She is the Property Manager for all of their retail centers, and handles day-to-day facilities maintenance, as well as client relations and lease renewals.

After graduating from Milton-Union High School she had the tremendous fortune to be able to travel throughout the world. Her first job was as a tour guide at a NATO base in Bavaria, Germany. She was able to visit most of Western Europe, taking National Guard and Reservists on tours during their down time. Eventually, she returned to the U.S. and managed the transportation office at Wright Patterson Air Force Base.

After her daughter, Skye, was born Misty decided to take some time to be with her, and slowly began taking classes towards her degree. Working at Clear Channel Radio in Dayton fostered her passion for non-profit work, and she currently volunteers and sits on committees with many of the outstanding charities in the area, such as the American Heart Association and the Epilepsy Foundation of Western Ohio.

She has her Associate's Degree in Marketing from Edison State Community College, received her Real Estate License last spring and is completing her Bachelor's Degree in Marketing at the University of Dayton.

In her spare time she and her husband, Tony, coach their daughter's softball team, enjoy riding their motorcycle and traveling as much as possible.

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BOMA Golf Outing 2010

Dayton BOMA's 25th Annual Golf outing was held Monday, July 26th at Walnut Grove Country Club. We were fortunate to have another gorgeous day for our 65 golfers to play and enjoy a round of golf.

Congratulations to this year's winners!!

1st Place

Sam Caras
Sue Zickefoose
Steve Naas
Jonathon Beck



2nd Place

Scott Pederson
Jeffrey Russell
Shane Smith
Bill Russell



Closest to the Pin

Kristin Vandivier
Ed Thompson

Longest Drive

Marcia Tolliver
Cliff Brooks

Thank you to all our sponsors, your support is greatly appreciated!!!

Thanks to Solid Blend Technologies for grilling hot dogs and brats again this year.

This event could not take place without the hard work, and dedication of our volunteers.

Thank You!!!



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Beverly Campanaro, Otis Elevator
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Kristin Vandivier, Rieck Services
Dave Wallace, Chapel Electric
Alan Denny, Modern Entrance Systems
Tom Mastbaum, Solid Blend Technologies

We would also like to thank Nancy Ferrara for organizing this golf event and for all her dedication to Dayton BOMA!!



Thank you to all our sponsors, your support is greatly appreciated!!!

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Bureau Workers Compensation Required 2 Hour Safety Training

The Bureau of Workers' Compensation (BWC) Board of Directors passed a rule that requires that all employers in the July 1, 2010 Group Rating Program or Group Retrospective Rating Program, who had a claim within the two preceding calendar years, are required to attend two hours of safety training between July 1, 2010 and June 30, 2011.

If your company had one or more claims during calendar years 2008 or 2009, and your company is participating in the July 1, 2010 Group Rating or Group Retrospective Rating Program, the BWC has indicated that you must meet the safety training requirement. Therefore, impacted companies must attend and document two hours of safety training to meet the requirement by June 30, 2011.

The Association and Frank Gates will be contacting those members who are required to attend and indicate the training options that are available to you. If you any questions regarding this information please contact Frank Gates/Avizent at 1-800-777-4283 or by email at RMS@frankgates.com.



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Making the EPA's ENERGY STAR Program Work for You

The Environmental Protection Agency's (EPA) ENERGY STAR program is a great way for building managers to save money while helping to protect the environment. The program encourages the adoption of energy-efficient products to measure current energy performance. ENERGY STAR-certified buildings receive significant tax benefits, and typically increase in value by an average of 16 percent – not to mention that certification makes a statement about the building owner's and/or manager's support for environmentally friendly facilities.

Unfortunately, gathering data for ENERGY STAR certification can be a lengthy and difficult procedure. The process of collecting, submitting and validating energy usage data can quickly turn into an administrative headache, particularly for multi-tenant commercial buildings.

That's where software management tools can help. Such tools facilitate the submission of building-wide energy usage data to the ENERGY STAR program, and they can radically simplify the process of categorizing, analyzing, managing and submitting energy usage data.

Building managers should look for software that connects back-end utility data systems with ENERGY STAR's online Portfolio Manager, and provides automated submission of energy usage reports to comply with the EPA's monthly reporting requirements. Usability is also important, so features such as dashboard interfaces and ease of deployment are key. Software tools should also include the ability to:

- protect confidential customer data,
- quantify the impact of energy efficiency projects on energy usage, and
- provide automated access to building-wide energy usage data.



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2010 BOMA International Trade Show June 26-29 2010 - Long Beach, CA

The 2010 BOMA International Trade Show was quite an eye-opener for me and the other first time attendees. The camaraderie between business competitors was inspiring. I have seen this with our Dayton group but to see it on an international level was impressive. The principal members were very appreciative of the associate members that were very involved in the trade show side of the convention.

Gathering together the top individuals from every facet of the commercial real estate industry, in one location, made the BOMA conference a priceless networking opportunity. I came away feeling encouraged, recharged and full of new ideas for managing property efficiently and successfully in these challenging times.

We kicked off the convention with the Board of Governors meeting and received our report from BOMA chairman "Jim Peck" along with voting in of the new BOMA local associations from Huntsville, Alabama & Mainland China. Financial Reports were given and the discussion regarding increases in International dues of approximately \$6-8 as well as the need to collect the \$10.00 IDF (Industry Defense Fund) in 2011. Final dollars will be sent to each local association within the next few weeks. Committee reports were given and the new officers were confirmed.

The education sessions at the BOMA conference were very informative, particularly in the areas of delivering value with limited resources, valuing lease buyouts and financial management skills for increasing the bottom line. They provided ideas and skills to use every day to make management decisions in this tough economic climate.

Ben Stein was our keynote speaker on Monday and was a huge bright spot in the convention. Ben's sense of humor and amazing story telling had us all very well entertained. All of the speakers and seminar leaders did a great job and made the sessions entertaining as well as educational.

BOMA's 360 program and the "TOBY" awards were impressive. We'll have to work on getting some local representation in both of these arenas. There was only one 360 Performance building in the state of Ohio in addition to several "TOBY's". If you're interested, please see me for more information and assistance regarding these programs.

I see the BOMA Annual Conference as a multiplier. However good you were before you got there, you are going to be many times better when you leave. Simply put, it's a vast opportunity to meet and compare notes with people from all over the world in the commercial real estate community.

Thank you for the opportunity to attend. Please take a look at your schedule for next year. The 2011 International Convention will be held in Washington, DC the last weekend of June. I'm sure it will be of great benefit to all.

- **Dave Wallace**

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Stay Hydrated!

Everyone, regardless of their environment, should drink more water during the summer months, as the heat and extra time spent outside can result in greater liquid loss. Have you ever felt dehydrated?

Water is essential for your body to function properly. It flushes toxins out of your organs, carries nutrients throughout the body, and provides a moist environment for sensitive tissues and organs. When your body is not properly hydrated, it will begin to send signals to your brain and produce the following symptoms:

- Headache
- Thirst
- Dry mouth
- Muscle weakness
- Fatigue or Lethargy
- Dizziness
- Lightheadedness

While thirst is always a good indication of the need for water, you should not wait until you are thirsty to drink. A good rule of thumb is to drink AT LEAST a glass of h2o before every meal, with every meal, before, after and during your exercise routine and before you go to bed!

- **Amy Boeckmann**

The Salvation Army Ray & Joan Kroc Corps Community Center of Dayton

Please accept this as your personal invitation to have lunch and tour the Salvation Army – Ray and Joan Kroc Community Center in Dayton on Monday September 13th. This event was planned in place of our regularly scheduled September luncheon to offer BOMA members the opportunity to see one amazing example of how the Dayton community has been successful in a collaborative effort.

The Salvation Army was given an unprecedented gift from Joan Kroc of more than \$1.5 billion which allowed for state-of-the art community centers to be built in eight selected cities across the country. Based on a number of criteria including community collaboration, Dayton was selected as one of those very fortunate recipient cities by showing support of the facility and raising \$8.1M dollars locally which resulted in being awarded a generous \$69M to build the facility recently opened to the public at 1000 N. Keowee Street, located at the corner of Keowee near Webster Street.

I had the opportunity to take advantage of a personal tour given to me by Rachel Dufour, Director of Food Service and Events. I was stunned by the amount of services offered that could, and at one point or another will most likely, benefit everyone in the community.

The center is set in a campus style setting including four main buildings which surround a beautiful green space outside for community concerts, strolls or enjoyment. Housed in the main building are the theater which is currently open to the public for Friday night movies, Saturday matinees and classic films shown on Tuesdays; the banquet rooms of varying sizes, the music rooms which include a piano lab for children, the 400-seat sanctuary (perfect for wedding ceremonies), and the support offices. The second building houses the fitness center, dance studio, a 400-seat indoor basketball court and the concession stand complete with a full menu. A third building offers the amazing technology café which allows children as well as adults the opportunity to interact with a variety of technology resources and includes a learning lab and coffee shop. It also has a children drop off center for members. Yet the fourth building is a beautiful restored historical mansion of Katherine Kennedy Brown, which we will also be extended the opportunity to tour and should not be missed (only available for tours on Mondays).

Beyond mentioned here and beyond any doubt, I have left a number of items out. There are so many offerings available through this facility including state-of-art meeting rooms, camps, after school programs, fitness fundamentals and life skills classes, monthly seminars, as well as any number of membership benefits all housed in one beautiful facility.

What a rare and generous gift we have been given, Dayton!

- Leslie Schuller

The best thing about the future is that it comes only one day at a time.

- Abraham Lincoln

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