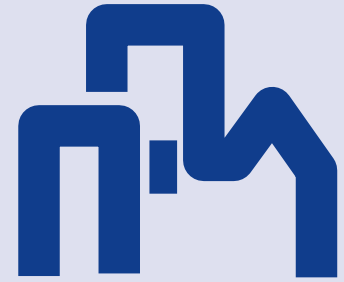


# Dayton BOMA

Building Owners & Managers Association



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**BAE** – Nancy Ferrara

## From the President



of the school year.

Where has the time gone? It seems like just yesterday I was at BOMA convention in Seattle, and now over a month has passed, and even the annual golf tournament is just a memory as we look toward the start

Seattle was a wonderful host to the International Convention. Robert Gates spoke to us about the need to find common ground with the people you work with and the importance of keeping your staff motivated. Barb Saville with Debra-Kuempel and Steve Farahay with Cassidy Turley were also able to attend the Convention and benefited from the many educational offerings. BOMA once again offered a free admission to an engineer, with a fully paid Property Manager registration. Steve will be planning a future seminar for the benefit of our BOMA group based on what he learned in Seattle. I hope more of our members will plan to join me at next year's conference in San Diego.

Our golf tournament was a huge success, and I personally want to

thank all that participated. We increased both our sponsors and participants over the 2011 outing, which is a fantastic accomplishment and a testament to everyone's efforts in getting the word out that our tournament is the one to play. This tournament is a major fundraiser for our local organization, and helps to keep our dues from increasing at the same rate as International. And yes, BOMA International is raising dues again, so the Board of Directors will be working to see how we can best offset the higher fees. Look for an announcement on that issue in the next newsletter. We know how difficult it is to absorb increases in dues, and we will make every effort to absorb these fees.

How can you help? Buy from BOMA vendors. Their continued and additional sponsorships make it possible for the local to absorb any increases in fees and costs of hosting meetings. These vendors support our industry, so it is in our best interest to support them.

Regards,  
Tracy

PS—for those that haven't heard, I am now the Commercial Property Manager at Oberer Realty Services and can be reached at [tredwards@oberer.com](mailto:tredwards@oberer.com).

## Points of Interest:

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## 2012 Committee Chairs:

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**Government Affairs**  
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**Programming & Education**  
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**Community/Membership Interaction**  
 Nancy Ferrara / 937-299-2662  
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**Building Recognition & Awards**  
 Tracy Ryan Edwards / 937-531-5513  
[tredwards@oberer.com](mailto:tredwards@oberer.com)

## Dayton BOMA Giving Back to the Community

Our July "Giving Back to the Community Campaign" was a HUGE success! We collected (9) tablets of colored paper, (11) boxes of colored pencils, (14) packs of loose-leaf paper, (1) pack of post it notes, (30) rulers, (16) bottles of glue, (19) boxes of pencils, (9) pairs of scissors, (19) notebooks, (2) Sharpie markers, (7) packages of pens, (60) glue sticks, (16) boxes of colored markers, (49) boxes of crayons and (56) folders. This amounts to \$598.98 worth of school supplies that we collected at our annual golf outing this year, for Crayons to Classrooms!

Dayton Crayons to Classrooms (DC2C) is a free store for teachers from under-funded K-12 schools that serve children living in poverty in Ohio's Miami Valley.

In partnership with local businesses and organizations, individual donors and community volunteers, DC2C lifts at-risk children's level and love of learning by collecting and distributing donated supplies and surplus products for use in the classroom.

Teachers from eligible schools are invited to "shop" for what they need in the Crayons to Classrooms free store located in the Goodwill Easter Seals Miami Valley building on Kuntz Road in Dayton.

## After Hours Networking Event

A big THANK YOU goes out to Bill Mangus and Chuck Baker with Securitas Security for sponsoring our June after hours event and Beverly Campanaro with Murphy Elevator Company for sponsoring our July event. A good time was had by all!

If you weren't able to join us in June or July, please be sure to mark your calendar for our next "After Hours Event" to be held on Thursday, September 13th at NCR Country Club. Jim Houpt with Merchants Security Service will be our sponsor.



## Member Highlight - Greg Davis



Greg was born and raised in Kettering. He attended The Ohio State University through the frustrating John Cooper years and is happy to see Urban Meyer finally come home. While in Columbus he interned at Seibenthaler's Nursery here in Beavercreek and worked for several landscape companies to pay the bills along the way. He graduated with a B.S. in Landscape Horticulture in 2000 and immediately went to work selling and installing

residential landscapes, patios, and ponds.

In 2003 he partnered up with a long time colleague and started a company importing granite statuary from China incorporating it into their landscape designs. During this time he met his wife Emily a fellow Daytonian, at a little mulch store called Mr. Mulch. The business partnership landed a contract with Home Depot At-Home-Services installing landscapes and pavers for all the stores from Dayton to Cleveland.

Like a lot of partnership's, the granite importing business disbanded and Greg took the Home Depot contract and went to work for New Leaf Landscape in Dublin. During this time Greg and his wife got an opportunity on a house and moved back to start a family and be close to relatives.

Greg is currently an Account Manager for The Brickman Group in Dayton. He has been with them for 6 years and worked his way up from supervisor. He has a daughter, Lucy, and a baby boy due mid-September.

## Upcoming Speakers and Events

Just a reminder, our membership luncheons are held 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](mailto:nancy.bae.boma@ameritech.net).

**September 11th** – Our speaker this month will be joining us from the University of Dayton Center for Leadership and Executive Development.

**October 9th** – Tim O'Connell, Senior Associate Director of Athletics/Facilities & Executive Director, UD Arena will be talking with us about the NCAA tournament.

**November 13th** - State Representative, Jim Butler will be joining us in November. Representative Butler is currently serving his first term as a member of the Ohio House of Representatives. He represents the 37th House District, which includes portions of Montgomery County.

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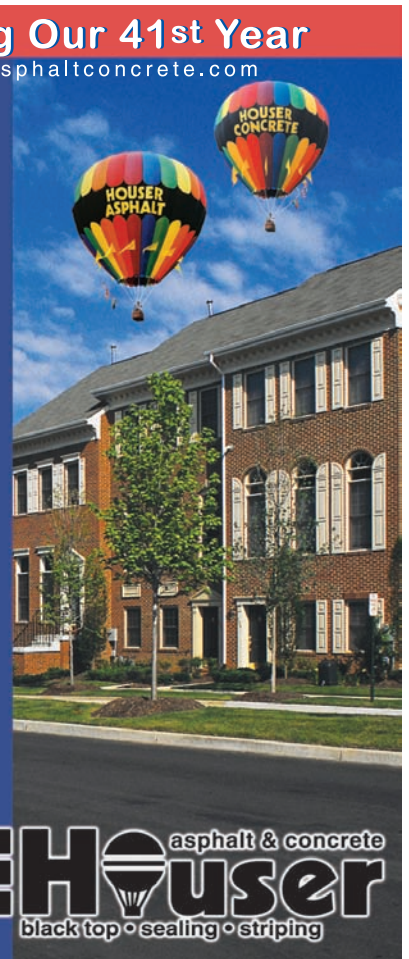
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## ***Misty Sirch named Director of Retail Portfolio Management for RG Properties, achieves CSM Designation***

RG Properties has promoted Misty Sirch to Director of Retail Portfolio Management. Simultaneously, Sirch earned designation with the International Council of Shopping Centers as a Certified Shopping Center Manager (CSM).

"Misty has never shied away from a challenge," said Bo Gunlock, vice president of asset management. "No task has proven to be too difficult or too mundane. She pitches in wherever needed and is a true 'team player'."

Sirch has worked toward achieving her CSM designation throughout the past two years through the John T. Riordan School of Professional Development. Only a small percentage of industry professionals achieve this designation, which requires a qualifying level of active, full-time work experience with substantial shopping center responsibilities, as well completion of substantial coursework and study at the institute. The certification gives recognition to those who demonstrate the highest level of competency in their specialty. Just 56 people received the CSM internationally in 2011.

In her new role as Director of Retail Portfolio Management, Sirch will oversee the overall operational activities of the RG-owned shopping center portfolio. She also will continue as property manager for her current portfolio of properties.

Sirch has a background of almost 20 years of experience in marketing. She has achieved national recognition for her sales campaigns and dedication to customer service. Sirch graduated with honors from Edison State Community College with an associate's degree in sales/marketing and anticipates completing her bachelor's degree in marketing at the University of Dayton next summer. She received her real estate license in 2009.

"As the most experienced field property manager at RG Properties, she has not only done an excellent job of servicing our clients and retailers needs, she also has done an outstanding job mentoring and teaching others," Gunlock said. "We look forward to seeing her excel in her new role."

***"It took me 17 years to get 3,000 hits in baseball. I did it in one afternoon on the golf course." Hank Aaron***



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## CONGRATULATIONS goes out to our new Dayton BOMA Professional Member, Ryan Hoffman.

Heapy Engineering is proud to announce that Ryan Hoffman has passed the Principles and Practice of Engineering (PE) exam. Ryan is now a Licensed Professional Engineer in the State of Ohio.

As Manager of Heapy Engineering's LEED & Energy Services Group, Ryan has full responsibility for the technical aspects as well as the planning, scheduling and delivery of our LEED and Energy Services projects. His broad range of sustainability experience provides a strong foundation in an array of project types.

Ryan is a frequent lecturer on LEED and Green Building concepts and is also a Board Member of the West Central Ohio Association of Energy Engineers.

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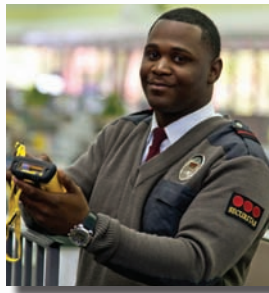


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**For more information, please contact:**

Bill Mangus | [bill.mangus@securitasinc.com](mailto:bill.mangus@securitasinc.com)

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# Dayton BOMA 27th Annual Golf Outing

**Congratulations to this year's winners!**

## 1st Place

Mike Ausburger  
Greg Davis  
Tony Lehman  
Mike Shaw

## 2nd Place

Bob Gallinis  
Bret Golden  
Greg Hahn  
Brian Planicka

## Closest to the Pin

Caroline Wilson  
Kelly Euler

## Longest Drive

Marnie Castleberry  
Robert Brown

**Thank you to all our sponsors,  
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This event could not take place  
without the hard work and dedication  
of our volunteers.

**Thank You!!!**

## VOLUNTEERS

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Tony Pinto, Huber Management Corp.  
Ryan Zeman,, Sonshine Commercial Cleaning  
Dave Wallace, Reed Elsevier  
Barb Saville, Debra Kuempel Mechanical  
Dana Incenolge, Debra-Kuempel Mechanical  
Amy Berner, SimplexGrinnell  
Tracy Edwards, Oberer Realty, Inc.  
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Jane Curtis, Miller Valentine GEM Real Estate Group  
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Kevin Kroeger, DSS Sweeping Service  
Colin Kroeger, DSS Sweeping Service  
Kari Wedemeyer, Otis Elevator  
Gayle Shiveley, Otis Elevator  
Marnie Castleberry, Cassidy Turley  
Colleen Gaitan, Cassidy Turley  
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## CONGRATULATIONS Dayton BOMA Associate Member, Amy Berner.

SimplexGrinnell would like to announce that Amy Berner has received her NICET I certification. NICET stands for the National Institute for Certification in Engineering Technologies.

This certificate issued by NICET serves as a portable credential for certified technicians and technologists who seek to maximize their skills and knowledge and advance in their professions. By employing those workers who have demonstrated their technical mastery, employers can provide their customers higher quality goods and services. And, ultimately, the public enjoys a higher degree of safety and protection.

## SAVE THE DATE 2013

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## ***BOMA International Study: Buildings Operations Contribute \$205 Billion to GDP; Support 1.5 Million Jobs***

"Where America Goes to Work" Study Reveals GDP, Jobs and Personal Earnings figures for Office Building Industry

(Seattle—June 25, 2012) Today the Building Owners and Managers Association (BOMA) International announced the release of *Where America Goes to Work: The Contribution of Office Building Operations to the Economy, 2012*, which details the impact of commercial office space on the national and local economies. The report, first published in 2009, shows that the short- and long-term expenditures that sustain office building operations—management, maintenance, repairs, building services and utilities—generate significant, continuous and growing expenditures that support local businesses, create job demand and contribute significantly to U.S. gross domestic product (GDP).

The 2012 Study finds that the 9.9 billion square feet of commercial office space located within the 94 markets served by BOMA International's 93 local associations generated \$79.7 billion in direct operating expenditures in 2011 to the benefit of workers and businesses within their host jurisdictions— enough to build One World Trade Center 20 times over.

"It's a groundbreaking and eye-opening report," commented BOMA International Chair Boyd R. Zoccola, executive vice president, Hokanson Companies Inc. "The study reveals just how significant a role the commercial real estate industry, and office building operations in particular, has on the U.S. economy. The annual operating expenses associated with office buildings help support local economies by creating new jobs, generating personal income and contributing to the local tax base."

Other significant economic impacts uncovered by the study, include:

- For each dollar spent on office building operations, the national economy gained \$2.57, with the result that \$79.7 billion in annual operating expenditures contributed a total of \$205.1 billion to the gross domestic product (GDP) in 2011—equivalent to the state of California's annual budget;
- For each dollar spent on office building operations, workers in the United States realized an increase of \$0.76 in personal earnings, generating a total of \$61.0 billion in new earnings for workers residing within these 94 office market areas and respective state economies in 2011;
- For each \$1 million in expenditures for office building operations, 19.6 jobs were supported nationwide. As a result, \$79.7 billion in annual operating expenditures supported a total of 1.6 million indirect jobs across all sectors of the national economy in 2011—about the same number employed by McDonald's worldwide—in addition to an estimated 2.2 million more jobs directly related to the on-site management and operations of the buildings; and,
- The 9.9 billion square feet of commercial and government-owned office space located in the 94 markets served by BOMA's 93 local associations provided workspace for an estimated 44.3 million office jobs.

"When you also consider the secondary benefits resulting from how the money generated by building operations is spent and re-spent, the true impact to local, state and national economies is very significant," added the authors of the report, Stephen S. Fuller, Ph.D., Dwight Schar, faculty chair and University Professor; and director, Center for Regional Analysis, George Mason University. "Whether a tenant supports an in-building dry cleaner, hails a taxi, takes a business associate to lunch at a nearby restaurant, or grabs a soda from a sidewalk vendor, it all goes toward supporting significant job growth directly and indirectly, and helps generate new personal earnings that further stimulates the economy."

The analysis was limited to commercial office space in buildings with a minimum of 10,000 square feet and excluded buildings owned by their occupants (not available for leasing for general purpose office use), as well as government-owned office buildings. The report also drills into the economic impact of office space in each of the markets served by BOMA's 94 local associations.

For more information, download the report at [www.boma.org](http://www.boma.org).

## How Does Your Building Measure Up?

The 2012 EER is your recipe for a well-run asset. An online subscription to the EER means you can track income and expense performance of assets in hundreds of markets with just a few clicks. In previous years, custom search features allowed subscribers to examine specific types of assets—such as MOBs, corporate facilities, all electric buildings and building characteristics, including building age, height and tenant types. Now, you can do even more.

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**EER subscriptions are valid until the release of the next year's EER, which generally occurs in June. For example, if you subscribe to the EER in July of 2012, you will have access until June of 2013. If you subscribe in February of 2013, you will also have access until June of 2013.**



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