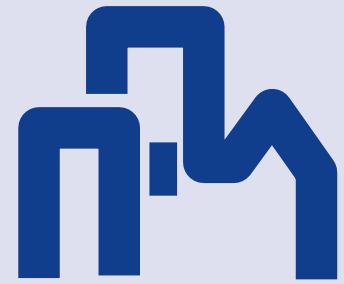


Dayton BOMA

Building Owners & Managers Association



BOMA Board Members:

- President** – Sharon Rislund
- Vice President** – Frank Bullock
- Past President** – Dave Wallace
- Secretary** – Leslie Schuller
- Treasurer** – Sean Turner
- Principal Director** – Tony Pinto
- Principal Director** – Sheri Simpson
- Assoc. Director** – Amy Berner
- Assoc. Director** – Becky Edgren
- Assoc. Director** – Ryan Zeman

From the President



Recently, a group of us attended BOMA Ohio Advocacy Day in Columbus. We had the opportunity to meet with several of the Congressmen and Senators

(and/or their aides) for Montgomery and Greene counties. It was well worth the visit to get BOMA out in front of each of them. Prior to all the BOMA locals heading to Columbus, we learned that the House Finance Committee stripped the proposed 5% sales tax expansion from the Budget Bill. This was great news! We also brought to their attention that BOMA encourages the increased funding for the Board of Tax Appeals (BTA) and the continued support of the Historical Preservation Tax Credits. As you may know, the BTA provided real property owners with a non-partisan forum to resolve tax disputes. There are many cases still remaining due to lack of significant support. We (BOMA) believe that with State support, it will help to streamline the BTA process.

Did you know that BOMA Ohio is a federation of six local associations throughout Ohio? These associations are located in Akron, Cincinnati, Cleveland, Columbus, Dayton, and Toledo.

All of us represent interest for the commercial real estate owners & managers in many areas; including, advocacy, education, and research.

BOMA offers many webinars. Recently, I have had the opportunity to "sit in" on a couple of them which I found to be of interest. They are usually no more than one hour long. Many other courses are provided.

Our after hour events continue and are well-attended. You get to meet with many of your colleagues and learn of their endeavors, experiences and achievements that have come their way. You may even find an answer to something that you've been trying to solve.

As a side note, I'm glad Spring is here. I'm looking forward to taking some time off, enjoying my family and especially taking my grandson for walks. He's not two yet, but has taught me a lot. Although he struggles with some things, he doesn't let anything stop him from achieving what he wants to accomplish. I figure if he isn't afraid to try something and achieves it, then what's stopping me from accomplishing a goal as well.

So, Team – let's be a team that gets out there and makes things happen.

Sharon Rislund

Points of Interest:

- Upcoming Events & Speakers 2
- After Hours Networking Event 2
- BOMA Store 3
- Energy Star® Awards 5
- Lifting – A Daily Routine 6
- Investing in Water Efficiency 8
- BEEP® 8
- Dayton BOMA Trade Show 9
- BOMA Intl. Upcoming Events 10

2013 Committee Chairs:

Membership
Frank Bullock / (937) 865-4052
fbullock@mound.com

Government Affairs
Dave Wallace / (937) 865-7084
david.wallace@reedelsevier.com

Newsletter
Amy Berner / (937) 603-6745
aberner@simplexgrinnell.com

Programming & Education
Nancy Ferrara / (937) 299-2662
nancy.bae.boma@ameritech.net

Community/Membership Interaction
Nancy Ferrara / (937) 299-2662
nancy.bae.boma@ameritech.net

Building Awards & Recognition
Chair Position – Open

Would you like to get more involved in Dayton BOMA?

We are currently looking for someone to Chair the Building Awards and Recognition Committee. If you're interested and would like more information, please contact Nancy Ferrara at (937) 299-2662 or nancy.bae.boma@ameritech.net.

Upcoming Events and Speakers

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.

June 11th – BOMA membership luncheon at the Kohler Center. Our Speaker this month will be Scott Koorndyk, EVP of Economic Development & Operations, Dayton Development Coalition.

July 25th – Dayton BOMA After Hours from 5–7pm at The Pub, located at The Greene. Kristin Vandivier and Rieck Services will be sponsoring this month's event.

July 29th – Dayton BOMA Golf Outing at Walnut Grove Country Club. 9:00am Shotgun Start.

August 13th – Our monthly luncheon meeting will be held at Hospice of Dayton from 11:30am until 1:00pm. Hospice CEO and President, Kent Anderson, will be speaking.

August 18th – BOMA Afternoon Out at the Dayton Dragons, 2:00pm. More details to follow soon.

After Hours Networking Event

A huge THANK YOU goes out to Tony Newport and Brickman Group for sponsoring our After Hours Event in March and to Bill Mangus, Chuck Baker and Securitas Security for sponsoring our Event in May.

If you missed either of the above Events, be sure to mark your calendar for our next After Hours Event to be held on Thursday, July 25th from 5–7pm at The Pub, located at The Greene.

If you're interested in sponsoring an After Hours Event, please contact Nancy Ferrara at (937) 299-2662 or nancy.bae.boma@ameritech.net.

Who Will Be Our Next Star?

Congratulations to our February Membership Star winner, **Barb Saville with Debra-Kuempel** and our April winner **Leslie Schuller with US Bank**. Barb has served on the BOMA Board of Directors for the past four years in addition to being active on the Newsletter Committee. Leslie has been involved in BOMA since she joined us in 2009. She has been on the Board for three years now as well as being involved with the Newsletter Committee. The Board acknowledged Barb at our January membership luncheon and Leslie at our April luncheon.

Barb and Leslie both received a certificate of appreciation and a gift card for a cup of coffee at Starbucks. A special THANK YOU to Becky Edgren and PuroClean Emergency Services for their starring role as our Membership Star sponsor in 2013!

Member Highlight - Maureen Bereda Turner Property Services Group

Maureen was born and raised in Dayton and graduated from Carroll High School. After high school she began working for Systran Corporation and attended Wright State University. Maureen earned her bachelor's degree in Accounting from Wright State University and began working in the Corporate Accounting Department for NCR. In 1997 Maureen started as a Senior Financial Analyst for The IAMS Company and in 2000 completed a Master of Business Administration from the University of Dayton. In 2001 she began her property management career working for American Management as Director of Operations. In October, 2012 she accepted the position with Turner Property Services as an Executive Property Manager working on the suburban portfolio.

Maureen and her husband Mike live in Bellbrook with their two kids, Cassidy age 13, Zach age 10, and their Australian Shepherd "Dingo".

The family spends most of their time running between soccer, baseball, basketball and football and love every minute of it.



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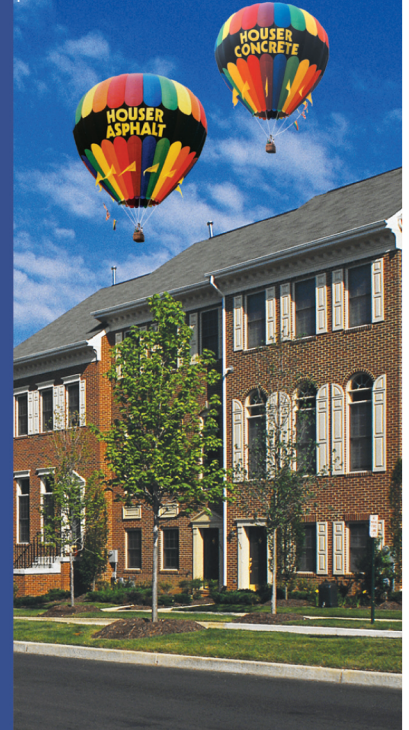
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BOMA Store

Gain A Better Understanding of Building Operations

Need to know the difference between a Bus Bar and a Bus Duct? How about a Traction Elevator versus a Hydraulic Elevator? BOMA's newest publication, **Building Systems Desk Reference**, defines the terms associated with various building systems, including electrical, elevators, fire and life safety, HVAC and plumbing.

Check it out online: 

<http://store.boma.org/products/building-systems-desk-reference>

Don't forget: The new BOMA store has innovative features and user-friendly upgrades, including easier navigation, instantaneous access to eBook purchases and a print-on-demand option for customers who wish to own a physical copy of a publication. Customers are able to view their eBooks on up to 6 devices – PCs, tablets and smartphones. Bundled pricing is also available when you purchase both an eBook and print-on-demand copy. Plus, standard ground shipping is free.

Life Lessons Learned From Golf

I'm not saying my golf game went bad, but if I grew tomatoes, they'd come up sliced.

~Attributed to both Miller Barber & Lee Trevino

Duffers who consistently shank their balls are urged to buy and study Shanks - No Thanks by R.K. Hoffman, or in extreme cases, M.S. Howard's excellent Tennis for Beginners.

~Henry Beard, Golfing, 1985

Golf is life. If you can't take golf, you can't take life.

~Author Unknown

In baseball you hit your home run over the right-field fence, the left-field fence, the center-field fence. Nobody cares. In golf everything has got to be right over second base.

~Ken Harrelson

If I can hit a curve ball, why can't I hit a ball that is standing still on a course?

~Larry Nelson



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Member Highlight - Nancy Reed Dayton Sweeping Service



Nancy Reed joined DSS Sweeping Service in October as an Account Manager. She is responsible for maintaining existing business as well as making new contacts. She has been involved in sales for many years but is new to this industry and enjoys the wide variety of businesses

she is involved with. She most recently had her own business specializing in personal assistance.

Nancy is a single mother of three children. Her oldest son recently graduated from Ohio State with a degree in finance and has started his career in Columbus. Her second son is going into his junior year at UD, majoring in Mechanical Engineering and is a cadet in the Army ROTC program. Her daughter will be a freshman, also majoring in Mechanical Engineering at UD.

In her free time, Nancy enjoys biking, hiking, gardening and travel. She spent many years volunteering in different capacities for her children's schools and sports teams and is now looking forward to new pursuits in her life as an "empty-nester".



WHIO-TV news anchor James Brown with Sharon Rislund at the March 2013 Membership Luncheon at the Presidential Banquet Center.

New to BOMA's Annual Conference: Industrial Day

If you own or manage industrial properties, mark your calendar for Tuesday, June 25, and the debut of the new Industrial Day at the 2013 Every Building Conference & Expo in San Diego. The schedule of events includes:

The Industrial Asset: More Than Just Property Inspections: At this educational session, learn why industrial properties are a good investment opportunity and why some owners are moving toward less office and more industrial in their portfolios; hear what industrial tenants really want; and discuss unique challenges with this type of property.

Industrial Roundtable: Join BOMA's new Industrial Committee in a small group networking session. Discuss trends, challenges and best practices for managing industrial properties, and learn about new products and services BOMA is developing for managers of industrial properties.

Tour of a State-of-the-Art Industrial Building: Tour a LEED® Gold Certified industrial building, owned and managed by Hamann Construction, one of the most active build-to-suit developers in San Diego. This modern, efficient property is a fully-occupied, state-of-the-art refrigeration building. Attendees will be treated to a guided tour and Q&A session. Sign up on site at BOMA's Registration Desk at the San Diego Convention Center.

If industrial properties are your business, or if you're interested in the next "big thing" in commercial real estate, register now for the 2013 Every Building Conference & Expo and plan to attend the inaugural Industrial Day!

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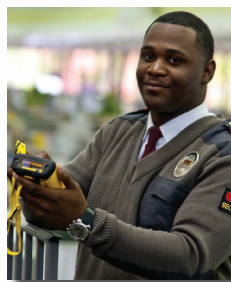
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EPA Recognizes BOMA International and BOMA Member Companies with ENERGY STAR® Awards

The U.S. Environmental Protection Agency (EPA) recognized the Building Owners and Managers Association (BOMA) International and 13 BOMA member companies with ENERGY STAR® Awards during an awards gala March 26th in Washington, D.C. Six BOMA member companies received the 2013 ENERGY STAR® Partner of the Year award:

- Beacon Capital Partners, LLC
- Brandywine Realty Trust
- Cassidy Turley
- Liberty Property Trust
- Vornado Realty Trust
- Wells Real Estate Funds and Columbia Property Trust

Receiving the 2013 ENERGY STAR® Sustained Excellence Awards were seven BOMA member companies:

- Bentall Kennedy
- CBRE
- Hines
- Jones Lang LaSalle
- TIAA-CREF
- Transwestern
- USAA Real Estate Company

"We couldn't be more proud of the numerous BOMA member companies that were honored with ENERGY STAR® Awards," noted BOMA International Chair Joe Markling, managing director of Strategic Accounts with CBRE. "It demonstrates the importance of energy efficiency and sustainability throughout the commercial real estate industry and showcases the power of the volunteer marketplace across all areas of energy management. Congratulations to all the winners!"

BOMA International was presented with the Sustained Excellence Award, its sixth ENERGY STAR®



award, recognizing its long-term commitment to energy efficiency through programs such as the 7 Point Challenge, sustainability education programs, publications, the BOMA 360 Performance Program® and its advocacy efforts on data access issues to drive energy benchmarking. BOMA

International remains the only commercial real estate association to have received an ENERGY STAR® award.

The 2013 Partner of the Year Sustained Excellence Awards are given to a select group of organizations that have exhibited outstanding leadership year after year. These winners have reduced greenhouse gas emissions by setting and achieving aggressive goals, and employing innovative energy efficiency approaches. These awards recognize ongoing leadership across the ENERGY STAR® program, including energy-efficient products, services, new homes and buildings in the commercial, industrial

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These member ads help support the production of this newsletter as well as Dayton BOMA.

and public sectors. Award winners are selected from the nearly 20,000 organizations that participate in the ENERGY STAR® program.

About ENERGY STAR®

ENERGY STAR® was introduced by the U.S. Environmental Protection Agency in 1992 as a voluntary market-based partnership to reduce greenhouse gas emissions through increased energy efficiency. Today, ENERGY STAR® offers businesses and consumers energy-efficient solutions to save energy, money, and help protect the environment for future generations. Nearly 20,000 organizations are ENERGY STAR® partners committed to improving the energy efficiency of products, homes and buildings. For more information about ENERGY STAR®, visit www.energystar.gov or call toll-free 1-888-STAR-YES (1-888-782-7937).

Lifting: A Daily Routine

Whether you're at work or conducting daily activities at home, the potential exists for injuries to occur as a result of lifting. Lifting principles applied before, during and after working hours should lower the risk of back strains and sprains, the most common ailments that humans experience.

How big is the problem?

According to the National Safety Council, 60 percent to 80 percent of all workers will experience a back problem at some time during their working careers. Back strains and sprains are the largest source of workplace claims. Conditions in the workplace which, increase the likelihood of back pain, are called risk factors. Back pain risk factors associated with lifting include:

- Lifting heavy loads;
- Carrying bulky loads or loads far away from the body;
- Frequent lifting;
- Bending the body's trunk, as when picking items up off the floor;
- Twisting the body's trunk;
- Static loading (for example, holding objects for long periods of time).

If we reduce or eliminate exposure to these risk factors, we also reduce the chance of experiencing back pain:

- Limiting exposure by providing mechanical assistance, such as conveyor systems, two- and four-wheel carts, and hoists; or by lightening the load to be lifted;
- Engineering means, such as elevating the starting point of the lift, to reduce worker exposure to awkward postures;
- Training (a safer way to lift should be considered when none of the previous methods are feasible);
- Administrative controls (if the lifting is frequent, rotate the work with other workers).

Lifting techniques

If you must lift, you should select the safest way to lift – one that is free from the potential for injury. However, we can lessen our exposure by using an approach that encompasses best practices that have come about through research and application.

Here are some guidelines:

- Plan the lift from start to destination;
- Flex to loosen up your body before starting the lift;



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- Squat close to the load;
- Grip the load firmly with both hands, not just the fingers;
- Place hands on diagonally opposite corners so one hand pulls toward you and the other one lifts;
- Bring the load as close as possible to the body;
- Keep weight centered over your feet, with arms and elbows against your sides;
- Keep your back straight, use the power in your legs to push yourself and the object into a standing position;
- Avoid twisting by changing direction with your feet;
- Continue to your destination with the object as close to the body as possible.

Remember, relying only on lifting techniques to prevent back injuries still leaves us quite vulnerable to pain and suffering, which can affect our ability to perform our jobs and enjoy our free time with our family and friends. Examples in our daily lives that ease lifting include:

- Grocery carts to transport items to our car;
- Bags with handles;
- Snow shovels and other tools that have curved handles like scythes;
- The carrying of items in smaller amounts or shorter distances;
- Wagons to carry yard trimmings.

Article provided by the BWC Division of Safety & Hygiene.

Emergency Preparedness

Emergency Preparedness Guidebook: The Property Professional's Resource for Developing Emergency Plans for Natural and Human-Based Threats is the industry's most up-to-date guide to help property professionals prepare for and respond to a broad range of potential threats. The guidebook walks the user step-by-step through the four phases of emergency management – mitigation, preparedness, response and recovery – to help ensure tenant safety and building security during emergency situations.



Check it out online:



For more information go to www.boma.org

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This ground-breaking program has been developed by the BOMA Foundation in partnership with the U.S. Environmental Protection Agency ENERGY STAR® program and is supported in part by a grant from EPA.

BEEP Quick Facts

FACT: The commercial real estate industry spends approximately \$24 billion annually on energy and contributes 18% of US carbon dioxide emissions.

FACT: Energy represents the single largest controllable operating expense for office buildings, typically a third of variable expenses.

FACT: If only 2,000 buildings adopt BEEP's no- and low-cost best practices over the next three years, energy consumption and carbon emissions will be reduced by 10% which will result in \$400 million in energy savings and 6.6 billion pounds less carbon dioxide released in to the atmosphere.

To find out more, go to www.boma.org



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Incentives for Investing in Water Efficiency

BOMA Position

BOMA International supports incentives to promote investment in water efficient products for commercial buildings, such as toilets, urinals, faucets, showerheads, re-landscaping, site irrigation systems and applicable HVAC systems.

Background

According to the EPA, Americans now use an average of 100 gallons of water each day – enough to fill 1,600 drinking glasses. A recent government survey showed at least 36 states are anticipating local, regional, or statewide water shortages by 2013. By using water more efficiently, buildings can save money, help preserve water supplies for future generations, and protect the environment.

Rebates or other incentives for purchasing high efficiency products, such as toilets, faucets, showerheads and site irrigation systems, would help building owners to make the investment to conserve our nation's water supply.

Legislation has been introduced in past sessions of Congress to provide incentives for the purchase of certain water conservation products. Throughout the 113th Session of Congress, BOMA will continue to work to educate Congress on the need for legislation that provides meaningful incentives to retrofit with water efficient products.



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Dayton BOMA Trade Show - May 16, 2013

And our WINNERS are...

Marguerite Krein, Turner Property Services Group – Hot Air Balloon Ride *courtesy of House Asphalt & Concrete*

David Adkinson, Becker Electric Supply – 50/50 Raffle

Kathleen Nelms, Miller Valentine GEM Real Estate Group – BOMA Gift Basket

David Williams, Manfreda Construction – BOMA Gift Basket



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BOMA's Code Victories Help Save CRE Industry Billions

BOMA International remains on the front lines of defense in efforts to preserve save, achievable and cost-effective building codes against the growing influence of powerful groups lobbying for costly shifts in building regulations. BOMA continues to lead the opposition to a number of onerous and unnecessary code change proposals, which, in recent years, has saved the commercial real estate industry:

\$3.8 billion annually with the disapproval of changes to the structural, fire and egress codes proposed by NIST/World Trade Center.

\$990 million annually by successfully defeating a proposed 30 percent increase in stringency to the International Energy Conservation Code.

\$630 million annually in lost lease income avoided with the approval of BOMA's alternatives to NIST/World Trade Center proposals for additional elevators for tenant emergency egress and exclusive fire service use in the ICC Building Codes.

\$700,000 per building in annual construction costs avoided with BOMA's successful proposal of more cost-effective design options, eliminating onerous requirements for existing buildings and defeating retroactive code inspections one year following the sale or purchase of a building in the International Green Construction Code.

An additional **\$3.50 per square foot** of commercial real estate was saved with the disapproval of a number of smaller miscellaneous code changes.

Don't Forget!
Mark your calendar
for the Dayton BOMA
28th Annual Golf Outing!

Monday, July 29th, 2013
Walnut Grove Country Club
9am shotgun start

BOMA'S MISSION

To enhance the human, intellectual and physical assets of the commercial real estate industry through advocacy, education, research, standards and information.

BOMA Intl. - Upcoming Events

June 23 – June 25, 2013

2013 Every Building Conference and Expo

February 3 – February 6, 2014

2014 Winter Business Meeting and National Issues Conference

March 30 – April 1, 2014

2014 MAC Conference

April 30 – May 2, 2014

2014 BOMA Medical Office Buildings and Healthcare Facilities Conference

June 22 – June 24, 2014

2014 Every Building Conference and Expo

January 16 – January 19, 2015

2015 Winter Business Meeting and Leadership Conference

June 28 – June 30, 2015

2015 Every Building Conference and Expo

June 26 – June 28, 2016

2016 Every Building Conference and Expo

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BOMA International Joins Global Coalition on International Property Measurement Standards

BOMA International signed a declaration to become a member of the International Property Measurement Standards Coalition (IPMSC) at its organizational meeting, May 1-2, at the World Bank in Washington, D.C. The coalition is comprised of the leading professional and non-governmental organizations from around the world and is focused on developing a principle-based standard for the way buildings are measured globally.

At present, the way property assets – such as office buildings or shopping centers – are measured can vary enormously from country to country. With so many different methods of measurement in use, it makes it difficult for global investors and tenants to accurately compare space. With the implementation of global property measurement standards, properties will be consistently measured; creating a more transparent marketplace, greater public trust, stronger investor confidence and increased market stability.

“Since 1915, BOMA has been the secretariat of the ANSI-accredited standard for measuring floor space in office buildings,” remarked BOMA International Chair and Chief Executive Officer Joe Markling, managing director of Strategic Accounts with CBRE. “We are pleased to join with our colleagues from around the world to establish a consistent set of standards for the method of measuring real property no matter where that property is located. Through our work with the IPMSC, we can provide BOMA members and the commercial real estate industry at large with a true basis for cross-border comparison, and industry transparency and self-regulation.”

At the first meeting of the IPMSC, representatives of the organizations which have come together to address this problem signed a declaration to formally join the IPMSC and agreed to the next steps, which include the formation of an independent standards development committee and a program of wider industry and stakeholder engagement.

The following organizations joined BOMA in signing the declaration: Appraisal Institute, Australian Property Institute, Council of European Geodetic Surveyors, International Consortium of Real Estate Associations, International Monetary Fund and Royal Institution of Chartered Surveyors.

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David Mulligan's Do-Over

In the late 1920's, four golfers played fairly regularly at St. Lambert Country Club near Montreal. One of them had an automobile and it was his job to drive to the course with the other members of the group. The route included driving over a bridge with cross ties, constructed that way to take care of horse-drawn wagons.

They would rush to the tee upon arrival, but the driver, shaken by crossing the bridge, usually hit a poor shot. Since he was the only one with an automobile, it was a common practice to allow him to hit a second tee shot. After all, they didn't want to lose their transportation.

The golfer's name was David Mulligan, manager of the Windsor Hotel in Montreal, and the act of hitting a second shot off the 1st tee became known as a "hitting a Mulligan".





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