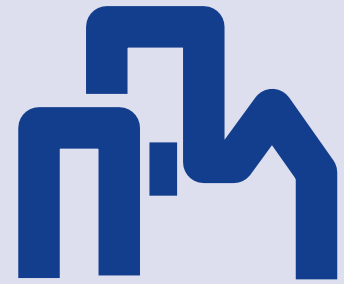


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Building Owners & Managers Association



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- Assoc. Director** – Ryan Zeman

From The President



I believe spring has finally arrived. It's so refreshing to see flowers in bloom, leaves coming back on the trees, and even the smell of fresh mowed grass.

I'd like to say "Thank You" to all of you who are sending in articles and/or advertising in our newsletter. Your contributions make our newsletter very newsworthy. Continue to share the news about BOMA and let's bring on some additional Principal members.

As soon as we do that, we can bring on some Associate members who have been waiting in the wings.

BOMA Ohio Advocacy Day was held on Tuesday, April 29th, in Columbus. We had two members from our Local, Sheri Simpson and myself attend this event on behalf of BOMA Ohio. We had the opportunity to meet with six of our Senators, Representatives and/or Aides, for this area. Thanks Sheri, for joining me. While we were at the Statehouse there was a special commemoration of the repose of President Lincoln being held in the Ohio Statehouse Rotunda.

We will be holding a mini trade show in place of our June

membership luncheon this year. If you're an Associate member and are interested in setting up a display, be sure to let Nancy know. In an effort to give back to our Associate members there will be no charge for this event. Watch for more details from Nancy. Of course, the next big event will be our annual golf outing on Monday, July 28th. Be sure to mark your calendar for both of these upcoming events.

I would like to thank Amy Berner for hosting our first "Breakfast and Learn" series on life safety systems. Those who attended thought it to be worthwhile. We look forward to holding more

of these whether it be first thing in the morning or during lunch time. Please let Nancy know if you would like to host one; perhaps at your office where those who attend may also get to tour your facility.

Are you interested in becoming more involved? We're currently looking for someone to chair the Building Awards

& Recognition Committee. How about joining a committee?

Enjoy the Spring season!

Sharon Rislund



Points of Interest:

- Upcoming Events & Speakers 2
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2014 Committee Chairs:

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fbullock@mound.com

Government Affairs
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Community/Membership Interaction
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Building Awards & Recognition Chair Position – Open

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

May 13th – Michael Schweller CPA, Director Brady Ware & Company will join us to talk about Cost Segregation.

June 10th – Dayton BOMA Trade Show for BOMA members and a guest. 11:30am–1pm at the Presidential Banquet Center.

July 28th – Dayton BOMA's 29th Annual Golf Outing, Walnut Grove Country Club, 9am shotgun start.

After Hours Networking Event

Be sure to mark you calendar for our next After Hours Event to be held on Thursday, May 22nd from 5-7pm at BJ's Restaurant & Brewhouse located at Austin Landing. Our sponsors this month will be Jim Forbes and Murphy Elevator Co..

July 17th – 5–7pm at Murphy's Irish Pub & Grill on Wilmington Pike. Sharon Rislund, Sheri Simpson, Jane Curtis and Karen Basista with Miller Valentine GEM Real Estate Group will be our sponsors.

September 25th – 5–7pm at Milano's on St. Rt. 725. Bill Mangus, Chuck Baker and Securitas Security will be our sponsors.

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



BOMA'S MISSION

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



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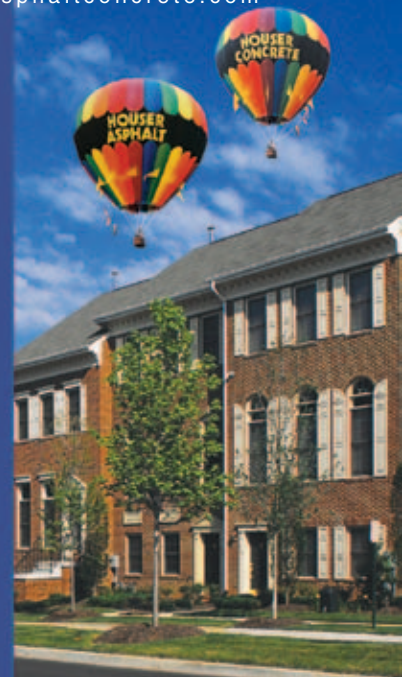
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Fire Sprinkler Incentive Act

BOMA POSITION

BOMA International fully supports tax incentives to promote the installation of fire sprinklers in existing buildings. BOMA also supports a reduced depreciation schedule for the installation of these systems.

BACKGROUND

Fire safety is a critical building performance issue for BOMA International, its members and their tenants. Providing an incentive to accelerate the depreciation for fire sprinkler systems is a useful tool for encouraging the installation of fire sprinklers in many buildings and will assist in reducing the number of fires in which there is loss of life and property.

The economics of building management are complex. This is true for all buildings no matter what their age. Older structures do have the disadvantage of being designed and constructed under different requirements. Therefore, in older buildings, installation of a fire sprinkler system may not have been included in the initial building specifications. Due to financial obligations, many of which are competing, property owners are often unable to install sprinklers within these older structures. By providing a tax incentive, Congress would make a very positive impact on the places that our tenants and employees work, shop, dine, and relax. This tax incentive would also act as an economic stimulus since it would provide much needed investment in real property and jobs for those who install the sprinkler systems.

According to the National Fire Sprinkler Association (NFSA), fire sprinkler retrofit is very labor-intensive — on average about 65 percent of the total cost of retrofit. NFSA also estimates that the average cost of retrofitting a fire sprinkler system in an existing high-rise can range from approximately \$2.00 per square foot to \$3.00 per square foot. In some parts of the country, some estimates are as high as \$10.00 per square foot. A tax incentive would provide some encouragement to overcome this cost impediment.

In the 111th Congress, Rep. James Langevin (D-R.I.) introduced the Fire Sprinkler Incentive Act of 2009 (H.R. 1194) in the House, and Sen. Tom Carper (D-Del.) introduced companion legislation (S. 2947) in the Senate. Legislation that would reduce the depreciation schedule for automated fire sprinklers from 39 years to 5 years was introduced in both chambers. Unfortunately neither bill received significant attention. In the 112th Congress, the Fire Sprinkler Incentive Act has been introduced in both the House and Senate. The bills would allow building owners to choose whether to take a section 179 tax deduction or to depreciate over 15 years newly installed automated sprinkle systems. No action has been taken on either bill thus far.

BOMA will continue to urge Congress to pass this very important tax incentive.



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Security and Emergency Preparedness Position Statement

BOMA POSITION

Building owners and managers must develop or update a comprehensive emergency preparedness plan for each building based on reasonable threat analyses to prepare for future emergencies and to provide a safe working environment for their tenants. Industry guidelines and any federal, state or local regulations must recognize that emergency preparedness plans for individual buildings will differ and that a "one-size-fits-all" approach is unworkable and ill-advised.

BACKGROUND

BOMA International has been actively involved in developing best practices in emergency and security preparedness throughout its history. Office building security and emergency preparedness has always been a top concern, and since 9/11 we have shifted considerable resources to meet the increased security needs of buildings. BOMA has published tools for property managers to evaluate security preparedness, create evacuation plans, and perform risk assessments on their properties.

BOMA and its members have responded aggressively locally, regionally, and nationally to further prepare the nation's office buildings for any future emergencies. This has been a cooperative effort between the public and private sector to the benefit of all. This effort will continue as new procedures and tools are developed to defend our

critical infrastructures.

The real estate industry also successfully lobbied to have the federal government's definition of critical infrastructure expanded to include real estate so it could develop direct ties with the Department of Homeland Security (DHS). The result was the creation of the Real Estate Information Sharing and Analysis Center (REISAC), a public-private partnership for the purpose of exchanging information on terrorist threats and response planning. BOMA also partners with the U. S. Department of Homeland Security as the only commercial real estate association to participate in the formation of regional security networks out of Dallas/Fort Worth, Atlanta, Indianapolis, and Seattle. These Homeland Security Information Networks for Critical Infrastructure will expand the industry's communications network, as well as develop systems to work even more cooperatively with local law enforcement to protect our communities.

Since 9/11, the office building industry has more than doubled its expenditures in providing a safe and prepared office environment, according to BOMA's Experience Exchange Report (EER). BOMA continues to hold nationwide audio conferences, seminars, and workshops on emergency preparedness topics to get information into the right hands. And in every jurisdiction in this country, communications are being coordinated far better among buildings, agencies,

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and tenants to ensure a quick response should any threat materialize. Building evacuation drills continue to be practiced throughout the country so that building owners and managers, as well as tenants know what to do in case of emergency.

ACTION REQUESTED

BOMA International members should develop comprehensive emergency preparedness plans for each building they own or manage. If these comprehensive plans are already provided, they must be updated on a regular basis to reflect changing perils and threats. BOMA International also urges its members to participate in the development of effective communication networks so that the real estate industry can receive timely information to assist in responding to all types of emergencies. BOMA members should cooperate with government officials at the federal, state, and local level so that these officials recognize that emergency planning for buildings must be tailored to each unique situation.

Member Highlight - Ryan Klopp Otis Elevator Company

Ryan Klopp is originally from Lima, Ohio. He graduated from Ohio University in 2007 where he played soccer and graduated with a Bachelor of Science degree in Communication. Since graduating from Ohio University, Ryan has held sales and account management roles for a multitude of

companies and industries, including communications, customer service and the green industry.

Ryan became the sole Account Manager & Sales Representative for Otis Elevator Co. in Dayton in May of 2013. Ryan is responsible for providing unparalleled customer service and solutions from

contracts, new equipment, modernization and capital improvements for all dealings with Otis Elevator Co. and it's customers. He has established his place in the Dayton elevator market for the leading elevator company in the world and is always available to help his company and community build an even stronger partnership.

He looks forward to continuing the building of the Otis Elevator Co. partnership with the many new and old customers while providing solutions to the elevator demands and needs of the community. He



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is anxious to build on the rich history of Otis Elevator in the Dayton market with the help of the largest and most talented elevator mechanic crew in the Dayton territory.

Ryan resides in Piqua, Ohio with his wife Kelsey as they expect their first child in May of 2014. He is the Assistant Varsity Soccer Coach for Piqua High School and can be found on many of the regions golf courses "perfecting" his passion for golf. He has been a member of BOMA for almost a year now and will pursue the opportunity to serve on the board eventually. Ryan looks forward to a lifetime of becoming a prominent, productive and valuable resource to the Dayton region.

BOMA State and Local Associations Honored for Advocacy Excellence

During its 2014 Winter Business Meeting in early February, BOMA International recognized three BOMA local and state associations for their excellence in grassroots and issues advocacy through the Government Affairs Awards of Recognition Program, popularly known as the "Govies." The entries continue to highlight the creative initiatives designed to strengthen commercial real estate's voice at the state and local level.

BOMA/Metro Detroit was recognized in the category of **Outstanding Single Government Issue** for its great work in defending the constitutionality of a Michigan state law passed in 2012 that protects commercial real estate loans. In a unanimous decision, the three-judge Michigan Court of Appeals in April 2012 ruled that a lender can only recover the real estate that was mortgaged if a loan goes into default, and may not seek to recover a borrower's personal assets. The decision in this important case has very significant national ramifications with billions of dollars at stake for the commercial real estate industry around the country.

In the final category of **Outstanding Government Affairs Program or Seminar, Ohio BOMA** was



judged the winner for its leadership in making a very convincing case against a massive expansion of the state sales tax on services that was included in the Governor's budget proposal for FY 2013-2014. This tax would have had an extremely detrimental impact on three services that are vital to Ohio BOMA members: commercial rent, real estate management fees, and parking fees. Through such means as a Call-To-Action e-mail campaign, a well-organized and well-planned schedule to meet with key state legislators, a sample script and talking points for these meetings, and very good leave-behind materials, Ohio BOMA members achieved a great victory, and the proposed sales tax increase on services was stripped from the governor's proposal.

BOMA/Houston was honored in the category of **Outstanding Government Affairs Committee** for its Legislative Advocacy Council (LAC), which has a very diverse group of representatives from a good cross-section of their

membership. With a clearly defined mission, the LAC has been able to focus on key legislative issues of priority importance to their members, and Council members have been able to take on several issues



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simultaneously. It has been noted that the LAC has done a great job of raising awareness of the value and impact commercial real estate has on the local economy in the greater Houston area.

Many thanks to the judges for putting in the time and effort involved in reviewing and judging all of the marvelous entries that were submitted in each of the categories. And, congratulations and a job well done to all the entrants; there was a lot of good and intense competition among some cutting-edge programs, which can only serve to benefit all BOMA members and the commercial real estate community.

The applications for the winning entries for the Government Affairs Awards of Recognition can be accessed on the State and Local Issues page of the BOMA International website.

Tire Dumping Considered a Felony Offense

Sheri Simpson had an incident where 31 tires were dumped behind one of her industrial properties located in the City of Dayton. They were fortunate enough to have cameras at the rear of the building that caught the crime as it was happening. She showed the film to the police and they were able to catch the individuals who did it. This is considered a felony offense.

Sheri found two options on how to dispose of the tires. One thought was the Montgomery County Transfer Station. She found that they would accept 10 tires per year from Montgomery County residents. The other option was to take them to a local company who accepted them for \$2 per tire.

Since they caught the individuals who dumped the tires, Sheri found out that they could get restitution for their expenses (cost of getting rid of the tires and maintenance personnel's time for meeting with the police two times at the property). Deputy Victoria Dengee of the Montgomery County Sheriff's Department handles environmental crimes and dumping in the county... this is her job.

The County Prosecutor's Office has a Diversion Program for first time felons. You can get restitution of your costs through this program. The people who are prosecuted have a set amount of community service hours, need to repay the victim, pay fines and report back in lieu of having a felony on their record. This way everybody wins!

If you have a similar dumping issue, be sure to follow through. Not only will you get restitution of your out-of-pocket costs, but will probably deter future dumping crimes at your property. Deputy Victoria Dengee of the Montgomery County Sheriff's Department can be reached at (937) 496-6796. If you have an experience you'd like to share, please be sure to forward it to Amy Berner, Newsletter Chair at aberner@simplexgrinnell.com.

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BOMA North Central Region Announces 2013-14 TOBY Award Winners

The **North Central Region** of the **Building Owners and Managers Association** (BOMA) announce 10 properties won the regional level competition of **The Outstanding Building of the Year (TOBY) Award**. The North Central Region includes Illinois, Indiana, Michigan, Ohio and Kentucky.

The **TOBY Awards** program is a management award, not a “beauty contest,” and the most prestigious and comprehensive program of its kind in the commercial real estate industry. Winners are selected by a team of judges for the effectiveness of their overall management in 11 categories including community impact, tenant relations, energy management, emergency preparedness, and training for personnel.

Twenty-two distinguished properties participated in the regional competition, having first won at their local level from within the five state region. These regional winners will now proceed to the final, international level of competition. All regional winners will be honored, and international winners announced live, at the TOBY Banquet on June 24, 2014 during the BOMA International Every Building Show and EXPO® in Orlando, Florida.

The North Central Region TOBY Award winners are:

BOMA/Chicago
Over 1 Million Square Feet Category
Building name: **300 South Riverside Plaza**
Chicago, Illinois
Management Company: **Jones Lang LaSalle**
Owner: South Riverside Building, LLC

BOMA/Columbus
Corporate Facility Category
Building name: **Nationwide**
Columbus, Ohio
Management Company: **Nationwide Corporate Real Estate**
Owner: Nationwide Insurance

BOMA/Chicago
500,000–1 Million Square Feet Category
Building name: **77 West Wacker Drive**
Chicago, Illinois
Management Company: **Jones Lang LaSalle**
Owner: 77 West Wacker Drive, LLC

BOMA/Chicago
Earth Award Category
Building name: **300 North LaSalle**
Chicago, Illinois
Management Company: **Hines Interests**
Owner: KBS Realty

BOMA/Suburban Chicago
250,000–499,999 Square Feet Category
Building name: **Atrium Corporate Center**
Rolling Meadows, Illinois
Management Company: **CBRE**
Owner: Spear Street Capital, LLC

BOMA/Metro Detroit
Historical Building Category
Building name: **Coleman A. Young Municipal Center**
Detroit, Michigan
Management Company: **Hines**
Owner: Detroit-Wayne Joint Building Authority

BOMA/Chicago
100,000–249,999 Square Feet Category
Building name: **250 South Wacker Drive**
Chicago, Illinois
Management Company: **CBRE**
Owner: Credit Suisse

BOMA/Metro Detroit
Renovated Building Category
Building name: **Chrysler House**
Detroit, Michigan
Management Company: **Bedrock Real Estate Services**
Owner: 719 Griswold Associates, LLC

BOMA/Metro Detroit
Under 100,000 Square Feet Category
Building name: **Madison**
Detroit, Michigan
Management Company: **Bedrock Real Estate Services**
Owner: Madison Theatre Building, LLC

BOMA/Indianapolis
Suburban Office Park, Low-Rise Category
Building name: **Castleton Park**
Indianapolis, Indiana
Management Company: **Cassidy Turley**
Owner: NRFC Castleton Park Holdings, LLC



Birth Announcement!



Congratulations!

Jeff Kaltenstein and his wife Kristen welcomed their first child into the world! Bernadette "Berdie" Jane Kaltenstein was born at 11:07am on March 25th at Kettering Memorial Hospital. She was 5lbs, 9oz and 19.75". Jeff is with Oberer Thompson Company.



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Member Highlight - Susie Dichito DeBra-Kuempel

Susie started her career in Property Management over thirty years ago in Cincinnati working for Corporex, Hunt Development and LaSalle Partners.

She started her sales career in HVAC maintenance sales in 1987. Susie has been selling in the Cincinnati, Northern Kentucky and Dayton market for 27 years now. She's been with DeBra-Kuempel for 19½ of those years recently transferring to their Dayton Office to continue her career in sales of HVAC, plumbing, electrical piping and mechanical sales.

Susie has been an active member of Cincinnati BOMA for almost thirty years and is very excited to join the Dayton BOMA group.

Susie has been married to her husband Jim for 10 years. They enjoy boating, water skiing, kayaking, swimming and walking. Susie loves animals and has volunteered at animal shelters and encourages adoption of pets. She has one "spoiled rotten" Boston Terrier Zeus, who keeps them walking twice a day rain or shine! She loves to cook, entertain and bake.

Electric Vehicle Charging Stations

BOMA POSITION

BOMA International fully supports energy efficient alternatives in transportation. With a growing number of electric vehicles (EV) on the road, a marketplace need is developing for EV charging stations. BOMA supports the rights of property owners to decide whether or not to install EV charging stations at parking facilities and opposes any mandates for the provision of EV charging stations or "EV-ready" infrastructure. BOMA believes the free market will meet the growing demand.

BACKGROUND

It has been estimated that more than 100,000 electric vehicles are now on the road in the United States, and this is only expected to grow. As plug-in cars have become more visible on the nation's highways and local streets, there has also been a corresponding need for electric vehicle charging stations. This emerging need is creating a marketplace demand. Many building owners have installed EV charging stations and have successfully used it as a profit center as well as an amenity to attract new business and/or new tenants. Others are reluctant to take on the cost (installation cost, lost revenue from lost parking spaces, etc.), ongoing maintenance and management responsibilities, and liability. Where building owners are able to balance the benefits and potential draw backs, and where it makes economic sense, property owners will move forward to meet the need, without federal, state or local mandates.

Currently, the city of Los Angeles, CA; the city of Vancouver, WA; and the state of California all have "charger ready" building codes, which have been in effect for years. New York and 7 other states have signed a Memorandum of Understanding to increase electric vehicle adoption, and modified building codes are anticipated. New York City recently passed an ordinance requiring that a minimum of 20 percent of any parking spaces in new construction open lots (or older lots being upgraded) be readied for EV charging.

Successful Food Drive for The Foodbank



We collected 187 pounds of non-perishable food items for The Foodbank at our April membership luncheon! **THANK YOU** to all those who participated!

"Breakfast & Learn" with SimplexGrinnell

Our first "Breakfast and Learn" session was held on March 26th at Simplex Grinnell in West Chester where we met for some hands-on learning of fire alarm and sprinkler systems. **THANK YOU** to Amy Berner and SimplexGrinnell for hosting this event!



Federal Preparedness Resources

American Red Cross – www.redcross.org

Disaster and Safety Library

Department of Homeland Security – www.dhs.gov

*DHS Commercial Facilities Sector Training & Resources
Homeland Security Information Network (HSIN)*

"If You See Something, Say Something™" Campaign

Department of Justice – www.justice.gov

Department of State – www.state.gov

Overseas Security Advisory Council (OSAC)

FBI Tips and Public Leads – www.tips.fbi.gov

Federal Emergency Management Agency (FEMA)

www.fema.gov

Ready.gov

DisasterAssistance.gov

GSA Emergency Management and Security

www.gsa.gov

National Hurricane Center – www.nhc.noaa.gov

Real Estate Information Sharing and Analysis Center (REISAC) – www.reisac.org



Guest Speakers at BOMA Dayton's March Member Luncheon

Dave Hoeffel, State Government Relations Counsel for BOMA Ohio and Senator Bill Beagle were guest speakers at BOMA Dayton's March membership luncheon. They were in town to give an update on what's going on at the Statehouse in Columbus.



Did You Know?

In 1930, Al Wenrick, a prominent industrialist, had an idea... turn 150 acres of his farmland into a gorgeous golf course. Five years later, his dream became a reality, and members of the "Grove" have been enjoying the results ever since.

Walnut Grove was first known as Green-Mont Country Club. The property straddles the Greene and Montgomery county line. In 1935, articles of incorporation were filed and the new corporation officially became known as Walnut Grove Country Club. Since that beginning, Walnut Grove has become one of the premier country clubs in the Dayton, Ohio area.

Be sure and mark your calendar for the our 29th Annual Golf Outing to be held on Monday, July 28th at Walnut Grove Country Club, 9am shotgun start.

Fun Facts About May

- The birthstone of May, the emerald, symbolizes success and love.
- May in the Northern Hemisphere is similar to November in the Southern Hemisphere.
- May was once considered a bad luck month to get married. There is a poem that says "Marry in May and you'll rue the day".
- In Old English May is called the "month of three milkings" referring to a time when the cows could be milked three times a day.
- The Indianapolis 500 car race is held each year during this month. The Kentucky Derby, the world's most famous horse race, is also held on the second Saturday of this month.
- The last week of May is Library and Information Week.

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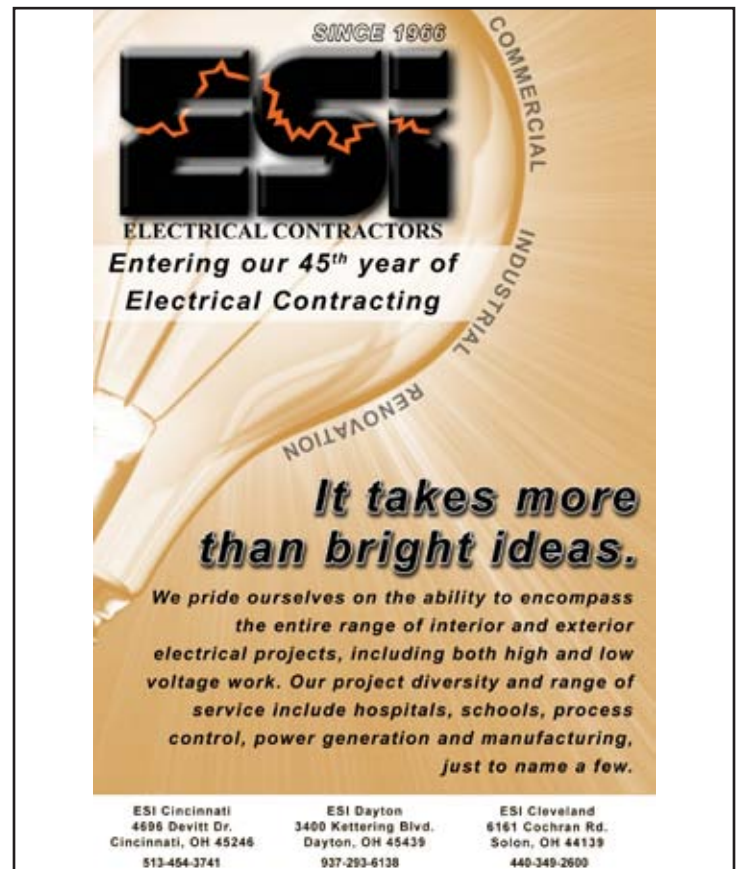
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IS YOUR BUSINESS A SAVINGS CHAMPION?

DP&L has an offensive playbook full of game-changing rebates for businesses and government. Our money-saving rebates include everything from lighting and HVAC to motors and air compressors, all so you can tackle energy costs with an outstanding defensive line-up of products and technology.



LIGHTING REBATES

Replacing old, inefficient lighting with new, super efficient lighting is one of the easiest and most cost effective ways for businesses to save energy and money. And, making the switch is easy.

- Lighting typically represents 25% of electricity use in commercial buildings.
- Earn 50% bonus rebates on lighting, now through June.

HVAC REBATES

If your business has an HVAC system that's 15 years old, it can use up to 25% more electricity than a newer, more efficient model - and it costs more to maintain.

- Selecting the right size system for your facility is important. An undersized system will work too hard, while a system that's too large means higher costs for purchasing, maintenance and operation.
- DP&L has an impressive line-up of rebates on air-source heat pumps, water-cooled chillers, ground water source heat pumps and much more.

COMPRESSED AIR SYSTEM REBATES

In many operations, air compressors use more electricity than any other type of equipment. That's why it's smart to make sure your facility has a properly

managed compressed air system. To help you save energy and money, DP&L is offering generous rebates on air compressors to reduce operating costs and save you even more.

- Energy savings for upgraded compressed air systems range from 20-50%. For many businesses, that means thousands of dollars in annual savings.

MOTOR REBATES

You might be surprised to know that, in many cases, the initial cost of purchasing an efficient motor can be less than the initial cost of a standard efficiency motor. And, when you take advantage of motor rebates from DP&L, you'll save even more.

- In one year, a fully loaded motor operating continuously can consume energy worth 10 times its initial cost.
- Adding a variable frequency drive to a motor can save energy by allowing you to control and match motor speed to varying load requirements.

It doesn't matter whether you're an existing business, constructing a new building or looking for a customized rebate package, DP&L's rebates help speed up your return on investment while saving additional energy and money along the way.

MAKE DP&L'S 50% BONUS REBATES PART OF YOUR GAME PLAN

PROMOTIONAL PERIOD	EQUIPMENT WITH BONUS REBATES
April - June	Lighting
July - September	Motors and Air Compressors
October - December	HVAC

LEARN MORE ABOUT HOW YOU AND YOUR BUSINESS CAN BE A SAVINGS CHAMPION AT SAVEWITHDPL.COM.

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