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- Associate Director – Ryan Klopp
- Associate Director – Kathy Schibi

From The President



WOW – 2015 ALREADY!

Is it already 2015? What an exciting time! As we start a new year, let's take a minute to look back at 2014. Much thanks

to Sharon Rislund for her leadership as President over the past two years plus. Thanks to Becky Edgren and Ryan Zeman for their service as Associate Directors on our Board of Directors in 2013 and 2014. Thanks to our sponsors who hosted our After Hour Events as well as our Breakfast and Learn Sessions.

After Hours Events

- Mark Ross and Becker Electric
- Jim Forbes and Murphy Elevator
- Sharon Rislund, Sheri Simpson, Jane Curtis, Karen Basista and Miller Valentine GEM Real Estate Group
- Bill Mangus, Chuck Baker and Securitas Security
- Sean Turner, Maureen Bereda and Turner Property Services Group

Breakfast & Learn Sessions

- Amy Berner with SimplexGrinnell, who sponsored and hosted a hands-on learning session of life safety systems.
- Becky Edgren and PuroClean Emergency Services, who sponsored and hosted a session with Brower Insurance as our speaker.

Thanks to Ryan Klopp and Kathy Schibi for their willingness to step up and serve on the Board this year.

I'm looking forward to working with each member of our Board in 2015 to serve our members.

As we start 2015, what are your goals, both professional and personal? On the professional side could it be to:

- Increase your productivity at work
- Increase your value to your company
- Become more knowledgeable about some phase of your company and its operations
- Develop better relationships with your clients

On a personal level could it be:

- Spend more quality time with family
- Take a special vacation
- Celebrate a special event with someone
- Lose those extra few pounds we gained over the winter

I'd like to challenge you, if you've not already done so, to take a couple minutes and think about these things. Then think about what Dayton BOMA can do to help you achieve your goals. Could it be the programs we have at our monthly meetings? What about a special topic for a Breakfast and Learn?

The Board and I are here to help and to serve you. Please drop one of our Board Members, Nancy or myself a note if you have a topic or speaker that you'd like to hear. I'm looking forward to a great 2015 and having you all as part of our Dayton BOMA group this year.

— Frank Bullock

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2015 Committee Chairs:

Membership

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Community/Membership Interaction

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Building Awards & Recognition Chair

Amy Berner / (937) 603-6745
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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

February 10th – Theresa Busher with the Social Security Administration will be our guest speaker. We will also be collecting non-perishable food items for The Foodbank at this luncheon.

March 10th – We will be touring Hollywood Gaming at this month's luncheon. Please be sure to arrive no later than 11:30am, as we will be touring the facility before lunch.

March 12th – Breakfast & Learn Session from 8:30–10am. "Mechanical-Electrical Systems Optimization for Commercial Buildings" hosted by Ryan Hoffman and Heapy Engineering. We will meet at Heapy Engineering located at 1400 W. Dorothy Lane.

March 12th – After Hours Event from 5-7pm at Firebirds Wood Fired Grill, located at Austin Landing. Becky Edgren and PuroClean Emergency Services are sponsoring this Event.

April 14th – Lt. Kenneth Beall, Central Patrol Operations Division, Dayton Police Department will be our guest speaker.

May 21st – After Hours Event from 5-7pm at Dominique's Bistro, located on the first floor of the 2600 Far Hills Building in Oakwood. Chris Ross and Sixfold, LLC are sponsoring this event.

June 9th – The Dayton BOMA Trade Show will be held at the Presidential Banquet Center from 11:30 until 1pm.

July 27th – Dayton BOMA 30th Annual Golf Outing to be held at Walnut Grove Country Club, 9am shotgun start!

Membership Luncheon Sponsorship Opportunity!

We're excited to announce a new sponsorship opportunity for our membership. For \$250 a Membership Luncheon Sponsor may take up to five minutes, at one of our membership luncheons, to introduce themselves and their company. They're also welcome to bring a guest at no charge. In addition, a Membership Luncheon Sponsor can set up a tabletop display as well as place information about their company on our lunch tables. Our Luncheon Sponsors will also be recognized in our quarterly newsletter.

Please be sure to contact Nancy to take advantage of this new opportunity and schedule your luncheon today!



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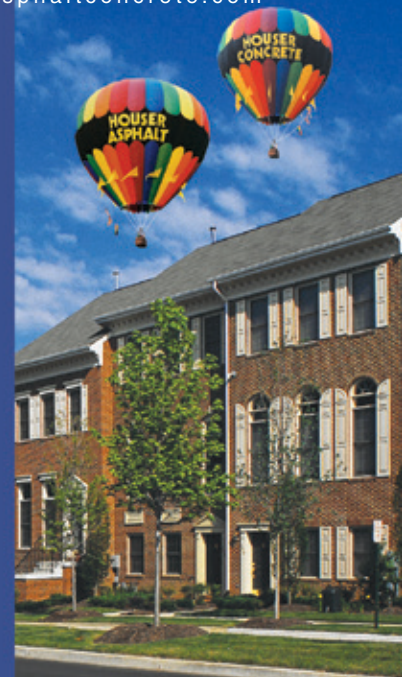
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After Hours Networking Events



A big **THANK YOU** goes out to Sean Turner, Maureen Bereda and Turner Property Services Group for sponsoring our After Hours Event in November. Everyone who attended had a great time!

We'd also like to recognize Nancy Reed and DSS Sweeping Service for sponsoring our After Hours Event in January of this year. **THANK YOU** Nancy and DSS Sweeping Service for your continued support!

If you weren't able to attend either of these events, be sure to mark your calendar for our next After Hours Event to be held on Thursday, March 12th from 5-7pm. This event is being sponsored by Becky Edgren and PuroClean Emergency Services at Firebirds Wood Fired Grill at Austin Landing.

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

January Membership Luncheon Sponsor, Becky Edgren & PuroClean Emergency Services

The Dayton BOMA Board would like to thank Becky Edgren and PuroClean Emergency Services for sponsoring our January membership luncheon.

PuroClean is family owned and operated and specializes in emergency water, fire, mold and biohazard clean up and restoration. Owner Becky Edgren understands how important it is to get her clients "back to business" as soon as possible, in an efficient and cost effective manner. No job is too big or too small. They are happy to work with your maintenance department to determine the best plan of action.

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BOMA Applauds Congress for Reauthorizing TRIA

Terrorism Risk Insurance Act Extended Six Years

The Building Owners and Managers Association (BOMA) International applauds Congress for its passage of the Terrorism Risk Insurance Program Reauthorization Act of 2015, which will allow the U.S. federal government to provide an insurance backstop for claims related to terrorism for an additional six years. The long-term extension of the Terrorism Risk Insurance Act (TRIA) provides certainty to the real estate industry and its transactions nationwide, as terrorism continues to be a serious threat and its actuarial risk cannot be calculated.

"The extension of TRIA was a priority issue for BOMA International and the commercial real estate industry, and we are pleased that Congress took quick action to pass this critical legislation to help insure our nation's buildings against terrorism," said BOMA International Chair John G. Oliver, BOMA Fellow, managing principal for Oliver & Company. "Mitigating financial risk is an essential step in maintaining the economic momentum of the commercial real estate industry as it continues to recover."

TRIA was first put into place during the immediate aftermath of 9/11, when many building owners were advised that their policies would not be renewed or that their new policies would exclude terror or war

risks. Thirteen years into the government program, it still appears that the insurance and reinsurance industry cannot accurately underwrite and assume the risk. The renewal of TRIA is a huge victory for BOMA International and its partners in the Coalition to Insure Against Terrorism who have diligently worked to ensure the continuation of this essential program.

The program has been extended and revised twice before (in 2005 and 2007) since its initial passage in 2002. In 2013, Congress began reexamining the issue, and Sen. Charles Schumer (D-N.Y.) introduced the new renewal legislation in July of 2014. After failing to pass in the Senate during the most recent lame-duck session due to objections to added riders, TRIA expired on December 31, 2014. However, as soon as the 114th Congress convened this week, both chambers made it a priority to quickly put up for vote H.R. 26, the Terrorism Risk Insurance Program Reauthorization Act of 2015. Yesterday afternoon, the Senate passed H.R. 26 by a vote of 93-4, following the House's passage of the same legislation earlier this week by an equally overwhelming majority of 416-5.

The new legislation will gradually increase the loss threshold that triggers federal assistance under the program from \$100 million to \$200 million, which will

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further protect taxpayers from any financial burden—though no federal funds provided by the backstop have ever been used. As neither insurance providers nor policyholders can possess conclusive information on possible terrorist threats in order to calculate or mitigate risk, the federal government’s role is critical in guarding against unexpected losses.

TRIA not only protects businesses and construction projects that create thousands of jobs, but it is essential to the economic security of the country overall, as the financial implications from inadequately insured businesses would only add to the devastation of a terrorist attack. To ensure business continuity, protect taxpayers and policyholders and provide a mechanism for the orderly payout of claims in the event of a terrorist attack, it was important for the terrorism risk insurance program to be renewed.

BOMA’S MISSION

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

Thank You Fusion!

We would like to thank “Fusion” from Kettering Fairmont High School for providing entertainment at our holiday luncheon in December.

Fusion is under the direction of Mr. Matthew Kohler.



Guest Speaker Recap: Rip Hale

Richard “Rip” Hale joined us in November as our guest speaker. Rip made the top two percent of all wealth managers in the country on *Barron Magazine’s* list for the tenth year in a row.

Rip is the Managing Director for Morgan Stanley Smith Barney.



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Member Benefit Programs

BOMA International has negotiated exclusive discounts and rebates for BOMA members with the following national companies. Go to boma.org/about/joinboma/benefit-programs and start saving today on purchases of building supplies, office supplies, express shipping, merchant services and more. The savings are substantial, the benefits are endless and just one more reason why BOMA membership is all about value.

Hertz

Hertz offers BOMA members year-round discounts on daily, weekly, weekend and monthly rentals for business or pleasure; traveling in the U.S. or worldwide.

Hewlett Packard

HP offers BOMA members special pricing on a wide range of HP business products including printers, notebooks, desktops, tablets, servers, storage, networking and much more. Plus, HP offers valuable services, tips and tools, like easy financing, drivers & downloads, free online classes, support and recycling with HP Total Care. Take advantage of the HP Trade-In Program and get cash back for the current value of your aging technology when you upgrade to new HP products.

The Home Depot

The Home Depot offers BOMA members an exclusive

annual rebate incentive program. Receive a 2 percent annual rebate on all qualifying pre-tax purchases (a qualifying purchase is any pre-tax purchase on a registered account). There is no cost to enroll. Beginning March 1, 2014, annual purchases must total a minimum of \$10,000 to qualify for the rebate.

Lenovo

BOMA members are eligible to receive discounts of up to 20 percent off the everyday public web price on a wide range of Lenovo products, including all laptops, tablets, desktops, all-in-ones, workstations, servers and accessories. This includes savings on a variety of top products, including the award winning ThinkPad notebooks. BOMA members also receive free ground shipping on all web orders and monthly eCoupons offering special limited-time savings.

OfficeMax

You will enjoy substantial savings from 31 percent to 88 percent off of manufacturers' list price on your most frequently purchased items. You will also receive a 5 percent discount on over 12,000 products in the net priced catalog (excludes all paper products) in addition to discounts on certain ImPress® print and document services. Whether you order online, via phone, fax or visit an OfficeMax Store, your exclusive BOMA member discounts apply.



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Personnel Survey and Research Group

Current economic conditions and increasing competition make selecting and retaining highly effective management, sales and other key personnel more important than ever. To help BOMA members avoid the high cost of hiring and promoting the wrong people, BOMA has partnered with Personnel Survey and Research Group (PSR) to offer a 20 percent discount on their employee testing service. Established in 1965, PSR has tested more than 300,000 applicants and employees for a full range of jobs and companies and has assisted companies in selecting and evaluating managers and personnel.

ReisReports

For over 30 years, Reis has been the nation's most trusted provider of commercial real estate market data, research and analytics covering 275 metros and more than 6,800 market segments across the office, industrial, retail, self-storage and apartment sectors. Now, BOMA International has teamed up with Reis to offer our members access to this expert data at a bargain price with a deep discount on an annual subscription to ReisReports.

TSYS Merchant Solutions

BOMA International and TSYS Merchant Solutions are now offering a discounted credit card acceptance program exclusively for BOMA International members. TSYS is one of the top 10 payment processors with more than 55 years of experience.

UPS

Let BOMA International help improve your bottom line with some of the most competitive rates available on shipping services with UPS®. Save up to 35% on a broad portfolio of shipping services including air, international, ground and freight services. You can receive these discounts even if you already have a UPS account. Plus, the more you ship, the more you can save with UPS. Put the power of logistics to work for you.

Who Will Be Our Next Star?

Our Membership Star winner for December was recognized for all his years on the Dayton BOMA Board. While his term as Past President was up in 2014, he has stepped up to fill one of the Principal Director positions we have open. He has also been the Committee Chair for both the Government Affairs Committee and the Emergency Preparedness Committee for quite some time now. **Join us in congratulating Dave Wallace with Reed Elsevier on receiving our Membership Star Award in December!**

A special **THANK YOU** to **Bill Mangus** and **Securitas Security** for their starring role as our Membership Star Sponsor!

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BOMA International Celebrates Launch of New International Property Measurement Standard (IPMS) for Office Buildings

A new standard that will bring transparency and consistency to global real estate markets has been launched today. The International Property Measurement Standard for Office Buildings (IPMS for Office Buildings) is the result of a global effort to create a uniform method for measuring property and is set to replace dozens of existing standards currently in use around the world.

In 2013, commercial property market transactions were estimated to be more than \$1 trillion worldwide according to Real Capital Analytics, with investors and corporate occupiers increasingly operating across international borders. Despite this, many of the standards used within the industry are local market specific, making consistency and comparability a significant challenge.

IPMS for Office Buildings will lead to increased transparency and consistency across real estate markets that will benefit the way property assets are managed and, ultimately, how investors, corporate occupiers, buyers and sellers make financial decisions.

Historically, property has been measured differently throughout the world. According to research by global property firm JLL, depending on the standard used the area quoted in different markets for an equivalent building could vary by as much as 24 percent.

These inconsistencies have led to confusion in markets, and even led businesses to develop their own costly processes for measuring and benchmarking property assets. Investors too, including pension funds, have had to factor in variation in quoted property size when making decisions about acquiring new property.

The work to create this new global measurement standard has been spearheaded by a Coalition of more than 50 professional organizations, including BOMA International, and has been produced following global consultation by a team of 18 independent industry experts. The new standard will define which areas are included when measuring a property and which are not.

The response from industry has been overwhelmingly supportive and governments too are expected to support the adoption of IPMS as means of promoting transparency and international best practice. The Dubai Government has already announced plans to make IPMS mandatory in response to a growing international investor base moving into Dubai's commercial property sector. More than 100 businesses have already signaled their intention to request or use IPMS measurements within their organizations by signing up as partners of the IPMS initiative.

"With investors, corporate occupiers and third-party management firms expanding their businesses globally, there is an increasing need for consistency in the methodology to measure and compare real property," said BOMA International Chair-Elect Kent Gibson, CPM, BOMA Fellow, president of Capstone

Property Management, LC, and member of the IPMSC Standard Setting Committee. "This is why BOMA International, as a founding member of the IPMS Coalition, is pleased to have been a part of the creation of the new International Property Measurement Standard for Office Buildings. The IPMS for Office Buildings allows the measurement of office buildings to be consistently applied anywhere in the world, creating cross-border transparency and the ability to accurately benchmark operations."

The IPMS Coalition (IPMSC) was formed at a meeting hosted by the World Bank in May of 2013. IPMS for Office Buildings are the first in a series of international property measurement standards to be created by the Coalition that will include IPMS for Residential property, IPMS for Industrial property and IPMS for Retail property. All Coalition organizations have committed to implementing the new standards through their own guidance to professional practitioners.

Toys for Tots Campaign Success



Gy. Sgt. Antonio Kitchens would like to thank Dayton BOMA for their support of the 2014 Marine Corps Reserve, Toys for Tots Campaign. There were 14,628 kids who received toys during this year's campaign.

Toys Distributed:	49,842
Books Distributed:	1,286
Stocking Stuffers Distributed:	31,104
Funds Donated at Events:	\$22,317 (record high)
Funds Donated via Website:	\$3,355 (record high)



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2015 Dayton BOMA Board of Directors



Members of the Year



PRINCIPAL MEMBER OF THE YEAR: **Tony Pinto with Huber Management**

Congratulations to Tony Pinto on receiving our Principal Member of the Year award for 2014. Tony currently serves on the BOMA Board and has allowed us to hold our Board meetings at his office. He's also given us several leads for

possible Principal members. **Tony, THANK YOU for your continued support of Dayton BOMA!**

ASSOCIATE MEMBER OF THE YEAR: **Becky Edgren with PuroClean Emergency Services**

Congratulations to Becky Edgren on receiving our Associate Member of the Year award for 2014. Becky has served on the Dayton BOMA Board for the past two years. She stepped up to be our second Membership Star Award sponsor and has recently held our second Breakfast & Learn session. Becky will be our After Hours sponsor in March of this year. **Becky, THANK YOU for your continued support of Dayton BOMA!**



Earth Day: History of a Movement

Each year, Earth Day (April 22) marks the anniversary of what many consider the birth of the modern environmental movement in 1970.

The height of hippie and flower-child culture in the United States, 1970 brought the death of Jimi Hendrix, the last Beatles album, and Simon & Garfunkel's "Bridge Over Troubled Water". Protest was the order of the day, but saving the planet was not the cause. War raged in Vietnam, and students nationwide increasingly opposed it.

At the time, Americans were slurping leaded gas through massive V8 sedans. Industry belched out smoke and sludge with little fear of legal consequences or bad press. Air pollution was commonly accepted as the smell of prosperity. "Environment" was a word that appeared more often in spelling bees than on the evening news. Although mainstream America remained oblivious to environmental concerns, the stage had been set for change by the publication of Rachel Carson's New York Times bestseller *Silent Spring* in 1962. The book represented a watershed moment for the modern environmental movement, selling more than 500,000 copies in 24 countries and up until that moment, more than any other person, Ms. Carson raised public awareness and concern for living organisms, the environment and public health.

Earth Day 1970 capitalized on the emerging consciousness, channeling the energy of the anti-war protest movement and putting environmental concerns front and center.

The Idea

The idea came to Earth Day founder Gaylord Nelson, then a U.S. Senator from Wisconsin, after witnessing the ravages of the 1969 massive oil spill in Santa Barbara, California. Inspired by the student anti-war movement, he realized that if he could infuse that energy with an emerging public consciousness about air and water pollution, it would force environmental protection onto the national political agenda. Senator Nelson announced the idea for a "national teach-in on the environment" to the national media; persuaded Pete McCloskey, a conservation-minded Republican Congressman, to serve as his co-chair; and recruited Denis Hayes as national coordinator. Hayes built a national staff of 85 to promote events across the land.

As a result, on the 22nd of April, 20 million Americans took to the streets, parks, and auditoriums to demonstrate for a healthy, sustainable environment in massive coast-to-coast rallies. Thousands of colleges and universities organized protests against the deterioration of the environment. Groups that had been fighting against oil spills, polluting factories and power plants, raw sewage, toxic dumps, pesticides, freeways, the loss of wilderness, and the extinction of wildlife suddenly realized they shared common values. Earth Day 1970 achieved a rare political alignment, enlisting support from Republicans and Democrats,

rich and poor, city slickers and farmers, tycoons and labor leaders. The first Earth Day led to the creation of the United States Environmental Protection Agency and the passage of the Clean Air, Clean Water, and Endangered Species Acts. "It was a gamble," Gaylord recalled, "but it worked."

As 1990 approached, a group of environmental leaders asked Denis Hayes to organize another big campaign. This time, Earth Day went global, mobilizing 200 million people in 141 countries and lifting environmental issues onto the world stage. Earth Day 1990 gave a huge boost to recycling efforts worldwide and helped pave the way for the 1992 United Nations Earth Summit in Rio de Janeiro. It also prompted President Bill Clinton to award Senator Nelson the Presidential Medal of Freedom (1995) – the highest honor given to civilians in the United States – for his role as Earth Day founder.

Earth Day Today

As the millennium approached, Hayes agreed to spearhead another campaign, this time focused on global warming and a push for clean energy. With 5,000 environmental groups in a record 184 countries reaching out to hundreds of millions of people, Earth Day 2000 combined the big-picture feistiness of the first Earth Day with the international grassroots activism of Earth Day 1990. It used the Internet to organize activists, but also featured a talking drum chain that traveled from village to village in Gabon, Africa, and hundreds of thousands of people gathered on the National Mall in Washington, DC.

Earth Day 2000 sent world leaders the loud and clear message that citizens around the world wanted quick and decisive action on clean energy.

Much like 1970, Earth Day 2010 came at a time of great challenge for the environmental community. Climate change deniers, well-funded oil lobbyists, reticent politicians, a disinterested public, and a divided environmental community all contributed to a strong narrative that overshadowed the cause of progress and change. In spite of the challenge, for its 40th anniversary, Earth Day Network reestablished Earth Day as a powerful focal point around which people could demonstrate their commitment.

Earth Day Network brought 225,000 people to the National Mall for a Climate Rally, amassed 40 million environmental service actions toward its 2012 goal of A Billion Acts of Green®, launched an international, 1-million tree planting initiative with Avatar director James Cameron and tripled its online base to over 900,000 community members.

The fight for a clean environment continues in

a climate of increasing urgency, as the ravages of climate change become more manifest every day. We invite you to be a part of Earth Day and help write many more victories and successes into our history. Discover energy you didn't even know you had. Feel it rumble through the grassroots under your feet and the technology at your fingertips. Channel it into building a clean, healthy, diverse world for generations to come.

When is Earth Day? Earth Day is honored around the world on April 22, although larger events such as festivals and rallies are often organized for the weekends before or after April 22. Many communities also observe Earth Week or Earth Month, organizing a series of environmental activities throughout the month of April.

Why do we need an Earth Day?

Because it works! Earth Day broadens the base of support for environmental programs, rekindles public commitment and builds community activism around the world through a broad range of events and activities. Earth Day is the largest civic event in the world, celebrated simultaneously around the globe by people of all backgrounds, faiths and nationalities. More than a billion people participate in our campaigns every year.

What can I do for Earth Day?

The possibilities for getting involved are endless! Volunteer. Go to a festival. Install solar panels on your roof. Organize an event in your community. Change a habit. Help launch a community garden.

Communicate your priorities to your elected representatives. Do something nice for the Earth, have fun, meet new people, and make a difference. But you needn't wait for April 22! Earth Day is Every Day. To build a better future, we all must commit to protect our environment year-round.

What is Earth Day Network? Founded by the organizers of the first Earth Day in 1970, Earth Day Network (EDN) promotes year-round environmental citizenship and action, worldwide. Earth Day Network is a driving force, steering environmental awareness around the world. Through Earth Day Network, activists connect, interact and impact their communities, and create positive change in local, national, and global policies. EDN's international network reaches over 22,000 organizations in 192 countries, while the domestic program assists over 30,000 educators, coordinating thousands of community development and environmental protection activities throughout the year.





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

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Congratulations!



Congratulations to Wes Eversole + Lacey Gonzalez on the birth of their second child, Knox Wesley Eversole!

Knox Wesley was born on Tuesday, November 11, 2014 at 6:11pm and weighed in at 8lbs, 2oz. and is 20.5" long
Knox has a big sister, 2 year old Ava Leigh.

Wes is with Rieck Services.



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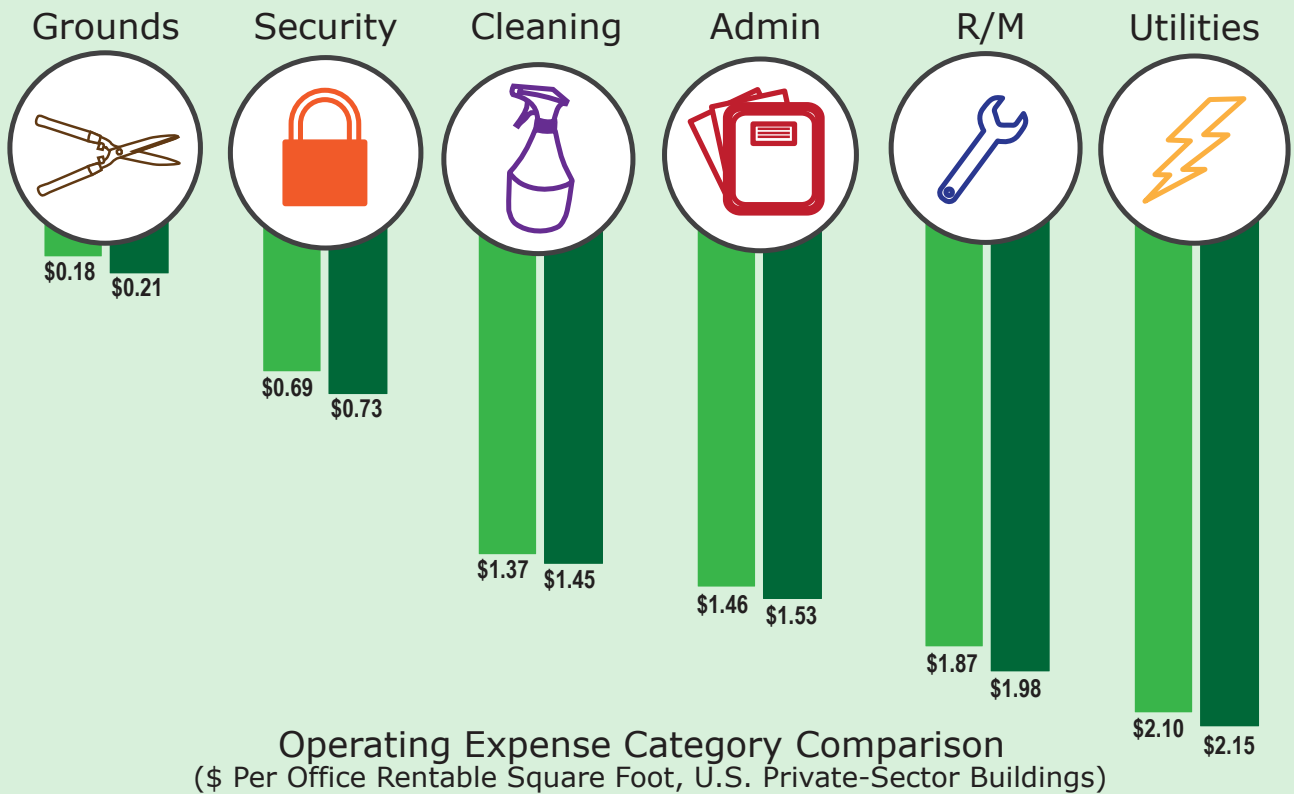
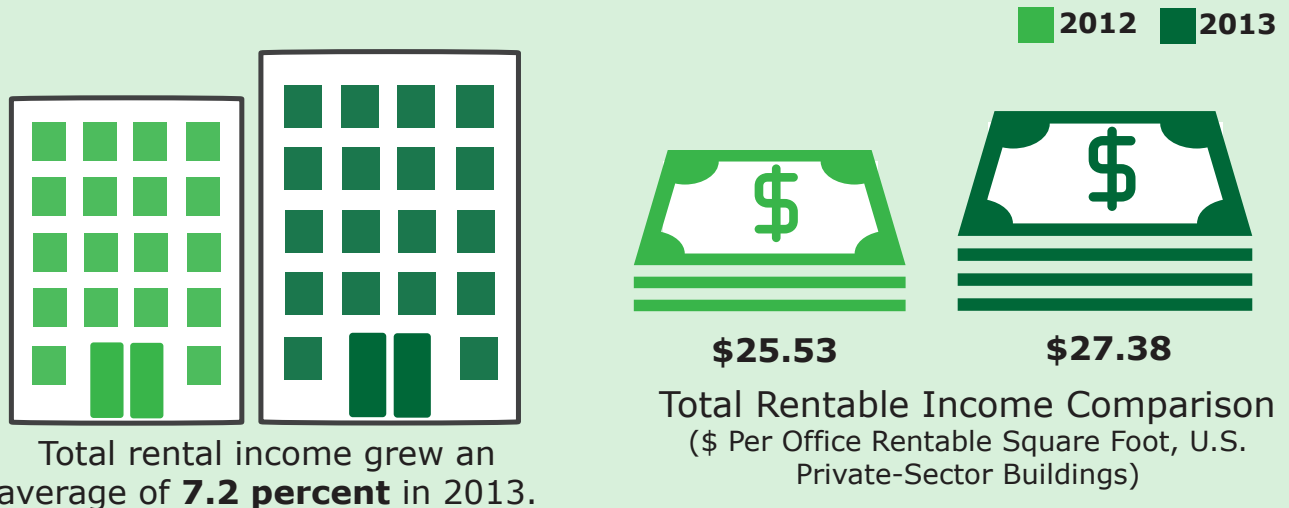
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Commercial Real Estate Income & Expenses Both on the Rise

Analysis of data from BOMA International's Experience Exchange Report (EER) shows a year-over-year increase in both income and expenses for commercial properties, which would seem to indicate post-recession industry growth. How do your building income and expense levels match up?



Source: BOMA International's 2014 Experience Exchange Report
Visit eer.boma.org to access the complete report.