

May 2016

Dayton BOMA

Building Owners & Managers Association



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From The President



At the end of January I attended the BOMA Winter Business Meeting & National Issues Conference in Washington D.C. The

conference was well attended and had some really great seminars on Disaster Preparedness, Membership Development, BAE Association Executive meetings, Keynote Luncheon with David Wasserman (who is the political analyst equivalent of an NCAA Basketball bracketologist) and workshops on how to lobby, that I was able to attend. I joined up with BOMA Cincinnati, Cleveland and Akron to meet with aides for both Senator Sherrod Brown and Senator Rob Portman. During these meetings we covered three main topics:

- **Energy efficiency tax credits:** pushing for tax credits for improving energy efficiency in buildings;
- **ADA notice and compliance:** we support ADA but want to get rid of “drive by” lawsuits for noncompliance with no cure period;
- **Fire sprinkler tax incentives:** request support for reducing the depreciation period from 39 years to 15 years for retrofitting fire sprinkler systems in existing buildings.

Since returning, Sharon Rislund and I attended the BOMA Ohio

meeting in February where we spent much of the meeting planning for BOMA Ohio Advocacy Day. Advocacy Day was on April 13th in Columbus, and I was able to meet with the Aide for Representative Jim Butler (R) District 41, Representative Niraj Antani (R) District 42, Representative Jeffery (R) District 43 and Senator Bill Beagle from District 5. During these meetings we didn’t have a specific “ask”, but wanted to remind them of what BOMA is about, what BOMA accomplishes and our impact on commercial real estate and the many functions that support it. However, we did have talking points and a leave behind packet regarding tax issues, energy use



and energy efficiency, and tax incentives for energy efficiency. BOMA International’s advocacy efforts are an often overlooked value to being a member of BOMA. In 2015, BOMA International’s lobbying efforts resulted in some major victories for commercial real estate. Highlights include the passage of the Protecting Americans from Tax Hikes (PATH)

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Act of 2015 which had a provision for a permanent extension of the 15-year depreciation on leasehold improvements. Another major win included the two-year extension of the energy efficiency deduction for commercial buildings. I urge you to get involved, be a part of the activism, and attend the 2017 BOMA Ohio Advocacy Day.

We've got some great events coming up... Breakfast and Learn Session, After Hours Event, and as always our informative Membership Luncheons. I look forward to seeing you at the next event!

— Sean Turner

BOMA'S MISSION

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

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 nancy.bae.boma@ameritech.net or by calling (937) 299-2662.

May 10th – Dayton BOMA Membership Luncheon to be held at the Sinclair Community College UAS Training and Certification Center in Building 13.

May 19th – After Hours Event from 5-7pm at Milano's on St. Rt. 741 in Miamisburg. Our sponsors for this event are Lin Behnken and CertaPro Painters.


May 20th – Breakfast and Learn Session to be held at Heapy Engineering, located at 1400 W. Dorothy Lane. This session is titled "Greening Existing Buildings" and is being sponsored by Ryan Hoffman and Heapy Engineering.

June 14th – Dayton BOMA Trade Show to be held at the Presidential Banquet Center from 11:30am-1pm.

July 25th – 31st Annual Dayton BOMA Golf Outing. Walnut Grove Country Club. 9am Shotgun Start.

August 9th – Officer Chris Pawelski with the Dayton Police Department will be joining us for our August membership luncheon. Officer Pawelski's presentation will be based off of the Department of Homeland Security's video "Run, Hide, Fight!"

September 22nd – Our September After Hours Event will be sponsored by Alan Denny and Modern Entrance Systems. Location TBA.



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The History of Memorial Day

Originally called Decoration Day, from the early tradition of decorating graves with flowers, wreaths and flags, Memorial Day is a day for remembrance of those who have died in service to our country. It was first widely observed on May 30, 1868 to commemorate the sacrifices of Civil War soldiers, by proclamation of Gen. John A. Logan of the Grand Army of the Republic, an organization of former Union sailors and soldiers.

During that first national celebration, former Union Gen. and sitting Ohio Congressman James Garfield made a speech at Arlington National Cemetery, after which 5,000 participants helped to decorate the graves of the more than 20,000 Union and Confederate soldiers who were buried there.

“WE DO NOT KNOW ONE PROMISE THESE MEN MADE, ONE PLEDGE THEY GAVE, ONE WORD THEY SPOKE; BUT WE DO KNOW THEY SUMMED UP AND PERFECTED, BY ONE SUPREME ACT, THE HIGHEST VIRTUES OF MEN AND CITIZENS. FOR LOVE OF COUNTRY THEY ACCEPTED DEATH, AND THUS RESOLVED ALL DOUBTS, AND MADE IMMORTAL THEIR PATRIOTISM AND THEIR VIRTUE.”

This event was inspired by local observances of the day that had taken place in several towns throughout America in the three years after the Civil War. In 1873, New York was the first state to designate

Memorial Day as a legal holiday. By the late 1800s, many more cities and communities observed Memorial Day, and several states had declared it a legal holiday. After World War I, it became an occasion for honoring those who died in all of America's wars and was then more widely established as a national holiday throughout the United States.

In 1971, Congress passed the Uniform Monday Holiday Act and established that Memorial Day was to be celebrated on the last Monday of May. Several southern states, however, officially celebrate an additional, separate day for honoring the Confederate war dead, sometimes referred to as a Confederate Memorial Day: January 19 in Texas; third Monday in Jan. in Arkansas; fourth Monday in Apr. in Alabama and Mississippi; April 26 in Florida and Georgia; May 10 in North and South Carolina; last Monday in May in Virginia; and June 3 in Louisiana and Tennessee. Memorial Day is celebrated at Arlington National Cemetery each year with a ceremony in which a small American flag is placed on each grave. Traditionally, the President or Vice President lays a wreath at the Tomb of the Unknown Soldier. About 5,000 people attend the ceremony annually.



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BOMA State and Local Associations Honored for Advocacy Excellence

During its 2016 Winter Business Meeting in early February, BOMA International recognized four 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/Miami-Dade was recognized in the category of **Outstanding Ongoing Advocacy Program—Small BOMA Local Association** for the creation and implementation of an Advocacy Speaker Series to educate, energize, inform and involve BOMA/Miami-Dade members in the political and legislative processes.

BOMA/Utah was honored in the category of **Outstanding Ongoing Advocacy Program—Medium BOMA Local Association** for developing in recent years a very active and influential government

affairs program with several important functions, such as legislative bill tracking and legislative town hall meetings.

BOMA/Georgia was chosen for **Outstanding Ongoing Advocacy Program—Large BOMA Local Association** for demonstrating an innovative use of technology to inform members of pertinent issues, making it easier to identify emerging issues and respond in a timely manner. As a result of the association's ongoing advocacy efforts, lasting

relationships have been developed with officials at all levels of government.

The final category for consideration at this year's GOVIES Awards was **Outstanding Single Government Affairs Issue—Large BOMA Local Association, and the GOVIE went to BOMA Ohio** for successfully saving the Ohio Historic



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Preservation Tax Credit (HTC) for property owners and developers who take on challenging historic preservation projects, the vast majority of those credits supporting renovation of historic vacant buildings that have gone a very long way toward improving and enhancing the quality of life in several urban and suburban municipalities in the State of Ohio. Since the inception of the HTC in 2006, there have been over \$1.4 billion in redevelopment projects across Ohio. However, in early June of 2015, the Ohio Senate's version of the operating budget essentially ended the HTC program. This was completely unexpected and was of very grave concern throughout the commercial real estate community. As a result, all six BOMA local associations in Ohio, which collectively make up BOMA Ohio's Board of Governors, joined a large and diverse coalition that successfully saved the Historic Preservation Tax Credit.

Thank You, Frank!



Frank Bullock, our 2015 Dayton BOMA president, was presented with a gift at our March membership luncheon by our current Vice President, Sheri Simpson!

Sponsorship Opportunity!

Be sure to take advantage of our Membership Luncheon Sponsorship opportunity. For \$250 a Dayton BOMA member may sponsor one of our monthly membership luncheons. A 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.

Be sure to contact Nancy to take advantage of this opportunity and schedule your luncheon today!

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Social Security 101, Version 2016: What You Need to Know

Contacting Social Security

Local offices open 9am–4pm weekdays except Wednesdays, 9am–12pm. Call 1-800-772-1213, 7am–7pm weekdays to make an appointment with a local office. Newest online update is mySocialSecurity: www.socialsecurity.gov/myaccount.

Not on benefits? Get personalized benefit estimate and annual W-2 amounts. On benefits already? Monitor your monthly benefit amount, change your address or direct deposit, print out instant benefit verification, get replacement 1099, etc.

Retirement Updates

- For 2016: 1 credit = \$1,260 of gross FICA earnings in 2016, 4 credits per year \$5,040.
- Benefit based on 35 highest years of average, indexed (inflated) earnings.
- Early benefit (age 62) vs. full age (age 66-67) vs. delayed (up to age 70).
- File online up to 3 months ahead: www.socialsecurity.gov/applyforbenefits

Bipartisan Budget Act (BBA) and Living Spouse Benefit

- At a minimum, you both must be age 62 for any possible spouse benefit. Ex-spouse? Need a 10+ year marriage and must be single: www.ssa.gov/retire2/yourdivspouse.htm

- Maximum living spouse benefit = approximately 50% of your spouse's full retirement age benefit. But, you receive the benefit that is higher—your own OR the 50% from your spouse.
- If you turned age 62 before 2016: if you wait until full retirement age to collect Social Security, you may be able to receive a spouse benefit while earning delayed credits on your own record. With BBA, not an option for those age 62 on or after 01/02/16.
- "File/Suspend" = at full retirement age, you could suspend ("activate") your record to allow a spouse and qualifying kids to draw from you while you delay your own benefit.
- But with BBA, after 04/30/16, you can still suspend at full retirement age but your dependents can only draw a benefit when YOU draw a benefit.
- More detailed spouse info at ssa.gov/planners/retire/ and ssa.gov/planners/retire/suspend.html



What about Medicare?

- Social Security enrolls you in A and B. Part A = no premium. Standard 2016 Part B premium = \$121.80/month.
- Age remains 65. Enrollment is automatic if receiving Social Security benefits. Part B premium is deducted from Social Security check. No appointment needed.
- Age 65 and not receiving Social Security? If retired (or on retiree insurance or Cobra), enroll in A and/or B three months before age 65 at ssa.gov/medicareonly.
- Age 65—still working and covered under a large group health plan (or spouse's)? You could delay Medicare. Once active work health insurance ends, enroll in Part B during the 8-month "Special Enrollment Period (SEP)". Forms CMS-40B and CMS-L564 (both at ssa.gov/forms) are needed for SEP.
- Caution with HSAs! We recommend beneficiaries talk with a CPA and HR 6 months before age 65 about HSA contributions—employer HSAs don't work with Medicare.
- Beneficiaries with higher incomes (\$85K single/\$170K for married couple) may pay more for Part B. This is re-determined ANNUALLY! If you disagree with our determination, seessa.gov/online/ssa-44.pdf
- Extra help with Medicare prescription costs is available to people with limited income/resources. More info/application: socialsecurity.gov/prescriptionhelp



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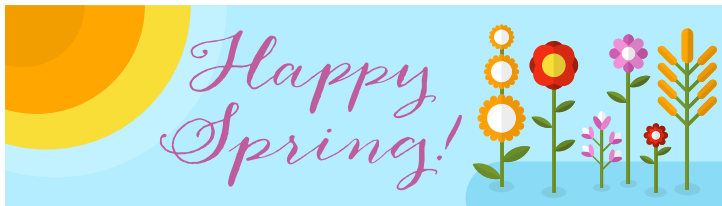
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— Theresa Busher, Public Affairs Specialist
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Member Highlight: Wes Eversole

Wes Eversole with Rieck Services enjoys hunting snakes in his spare time.



U.S. Senate Passes Energy Bill

On April 20, 2016 the U.S. Senate passed the Energy Policy Modernization Act (S. 2012), a comprehensive energy bill that includes provisions requiring the U.S.

Department of Energy to consider a payback period when it advocates for energy codes proposals at the International Code Council (ICC) or ASHRAE. BOMA International strongly supports this provision to consider real-world economic factors when making energy efficiency decisions.

Last year, the U.S. House approved its own energy policy measure, H.R. 8, on December 3 by a vote of 249-174.

That measure included similar building efficiency provisions. The bills will now go a conference committee comprised of members of both the House and Senate to reach a deal.



A poster for the 31st Dayton BOMA Annual Golf Outing. It features a blue sky background with a green field in the foreground. A golf ball on a tee is on the right. The text reads: "31st Dayton BOMA Annual Golf Outing", "Save the Date!", "Monday, July 25, 2016", "Walnut Grove Country Club", and "9a.m. Shotgun Start". The BOMA logo is in the top right corner.

After Hours Networking Events

A big **THANK YOU** goes out to Frank Urwin and Ohio and Indiana Roofing for sponsoring our April After Hours Event. Everyone had a great time!

If you weren't able to join us in April, be sure to mark your calendar for our next After Hours Event to be held on Thursday, May 19th from 5-7pm at Milano's on St. Rt. 741 in Miamisburg. This event is being sponsored by Lin Behnken and CertaPro Painters.

If you're interested in sponsoring an After Hours Event, please give Nancy Ferrara a call at (937) 299-2662.

An advertisement for Sonshine Commercial Cleaning. The background is a light blue sky with clouds. The text reads: "Delivering on the Promise of Clean Since 1982", "Sonshine Commercial Cleaning", "Office Cleaning", "Medical Facilities & Doctors' Offices", "Terminal Cleaning • Surgical Centers", "Churches • Schools • Universities". A list of services includes: "Tile & Grout Cleaning", "Strip & Wax Floors", "Carpet Cleaning", and "Construction Cleanup". A yellow cleaning cart is shown on the left. A circular badge on the right says "Serving Dayton & the Miami Valley". At the bottom, it lists "CINCINNATI" and "DAYTON" with phone numbers "513-933-8161" and "937-438-1280", and the website "www.sonshinecleaning.com". Logos for BBB Accredited Business and Facebook are also present.

EPA Recognizes BOMA International with 2016 ENERGY STAR® Partner of the Year Sustained Excellence Award

Award Marks Ninth Earned by BOMA International

The U.S. Environmental Protection Agency (EPA) has recognized the Building Owners and Managers Association (BOMA) International with a 2016 ENERGY STAR® Partner of the Year Sustained Excellence Award for its continued leadership in protecting the environment through superior energy efficiency achievements. BOMA International has received a total of nine ENERGY STAR awards and remains the only commercial real estate association to have received this honor.

The 2016 Partner of the Year Sustained Excellence Awards are given to a select group of organizations that have exhibited outstanding leadership year after year. Winners are recognized for their contributions to reducing greenhouse gas emissions through superior energy efficiency achievements, including 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 and public sectors. The accomplishments of BOMA International and its fellow winners will be recognized at an awards ceremony in Washington, D.C., on April 13, 2016.

BOMA International received its first ENERGY STAR award in 2007 and will be honored for its long-term commitment to energy efficiency, which is integrated into a number of its programs and initiatives.

"I'm proud to recognize BOMA International with the highest form of ENERGY STAR recognition, as the winner of the 2016 Partner of the Year Sustained Excellence Award," added EPA Administrator Gina McCarthy "BOMA International demonstrates a strong

commitment to energy efficiency and to preserving a healthy planet for future generations."

BOMA International previously was honored as ENERGY STAR Partner of the Year in 2007 and 2008, and received the Sustained Excellence Award in 2009, 2010, 2012, 2013, 2014 and 2015.

For more information about ENERGY STAR's awards program and a complete list of 2016 winners, visit www.energystar.gov



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February 29, 2016

Dear Dayton BOMA,

You did it! Thanks to you 109 pounds of food were donated to The Foodbank. Your donations help provide food to a network of more than 110 programs aimed at eliminating hunger in our area.

These organizations, in turn, feed those who do not have enough to eat on a daily basis. In Montgomery, Greene, and Preble counties alone, there are 130,200 men, women, and children who do not know where their next meal will come from. Your donations join fresh produce, shelf-stable goods, bakery, dairy, meats, and frozen items to provide much needed food resources to our neighbors.

Thank you for helping solve hunger in the Miami Valley.

Sincerely,

Lizz Kelly Mahar
Volunteer Manager
Food Drive & Mobile Pantry Manager

P.S. Did you know? In Fiscal Year 2015, The Foodbank distributed more than 10 million pounds of food in Montgomery, Greene, and Preble counties thanks to partners like you.

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www.Ready.gov
www.DisasterAssistance.gov

GSA Emergency Management and Security
www.gsa.gov

National Hurricane Center
www.nhc.noaa.gov

Real Estate Information Sharing and
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www.reisac.org

Spring is Here... Just as in Baseball, it's a Good Time to Think of Training

Routine work can dull alertness and a relaxed attitude can replace the caution that existed when the job was new and interesting. In many jobs the same route is traveled daily over the same roads or the same tasks are repeated with little conscious thought.

Without some periodic reawakening to the ever-present hazards, lethargy deepens and the odds of an accident occurring can increase. Workers may not always recognize the importance of safety training or think of it as unnecessary because they've "been doing it for years." But an important benefit of periodic safety training is the reminder that a danger can exist and that no one is immune to accidents. Therefore, it is important for workers to understand the purpose of the training session, why it will be useful to them, and what can result from not following safety rules and procedures. It is essential for the work force to understand the company's management commitment to and appreciation for the overall contribution to the company's success.

What are the employees taught in safety training? They are shown the proper methods to avoid accidents and the correct practice, especially when handling equipment or chemicals. By implementing safety training and refresher courses each year, many injuries can be prevented with the understanding of how these accidents occur.

Safety training helps employees to give safety its due importance and shift beyond common sense in the application of preventive techniques.

The importance of safety training cannot be ignored. It helps in the whole endeavor of the management to improve the work place with effective job analysis and application of hazard reduction techniques.



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Our available services include landscape design, installation, and maintenance for commercial and residential clients. GreenScape can provide annuals, perennials, and planting of trees and shrubs. We also provide lawn services including lawn mowing, edging, blowing, fertilization, as well as irrigation repair. Snow removal is offered on an as-needed basis.



Holiday & Silk Décor

GreenScape can provide Christmas display design including installation and removal of Christmas trees, wreaths, and other Christmas décor. Poinsettias are included in our flower program.

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