

February 2017

Dayton BOMA

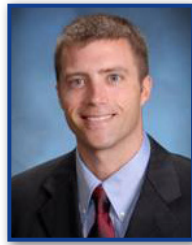
Building Owners & Managers Association



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Principal Director – Dave Wallace
Associate Director – Alan Denny
Associate Director – Ryan Hoffman

From The President



Happy New Year 2017! I'm writing this article after just returning from the Winter Business Meeting in San Diego. It was said that

this meeting was the most well attended Winter Business Meeting in almost 10 years! Can you say, "location, location, location"? It was definitely a great place to visit AND there was also some really great content at this meeting.

There was some great discussion at both of the BOMA Association Executive (BAE) meetings I attended. The first session covered topics on website platforms and association management systems. I especially enjoyed the discussion at some of the breakout sessions involving strategic planning, member recognition and rewards. The second session featured a guest speaker who covered the topic of unrelated business income tax (UBIT).

The keynote luncheon was headlined by Paul Taylor, Senior Fellow, Pew Research Center. His topic of discussion was on the historic demographic transition we are currently going through. He described how the United States population is on its way to becoming majority non-white, driven by the largest immigration wave in history. At the same time a record share of the population is aging, creating a huge generation gap where the young and old don't look alike, think alike, vote alike, or

use technology alike.

I also attended sessions on Emergency Preparedness that focused primarily on running scenarios or disaster preparedness drills. These types of drills take a lot of planning, but can be great planning tools to flush out issues, weaknesses and strengths for all types of people's responses, plans, etc. The Board of Governors meeting highlighted all the various accomplishments of BOMA in 2016. It included BOMA Greater Cleveland receiving a "GOVIE" for their work fighting a façade issue ordinance requiring certain building owners to pay for very expensive façade inspections.

I also attended the Membership Development Committee meeting. This was another rewarding session that covered topics on the Experience Exchange Report (EER), BOMA International and all the different content available and marketing pieces BOMA puts together. This session energized me and reminded me that our local is ours to make the best of – so I encourage you to get involved in a committee and volunteer on some level. There are some great things planned for this year as far as our speakers for monthly luncheons and the inclusion of some additional site visits, breakfast or lunch and learns, education through webinars and finally networking with your peers. Let's make this a great year!

-Sean Turner

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Upcoming Events and Speakers

Just a reminder, our membership luncheons are held on the second Tuesday of each month from 11:30 until 1:00.

If you'd like to recommend a future speaker or topic, please contact Nancy Ferrara at nancy.bae.boma@ameritech.net or by calling (937) 299-2662.

February 14th – Jody McGrath and Coryn Bostwick, image consultants with The Look of You will be joining us as our guest speakers. We are also collecting non-perishable food items for The Foodbank at this luncheon.

February 22nd – Our first Joint Association Mixer (JAM) of 2017 will be held at the Dayton Racquet Club on Wednesday, February 22nd from 5:30 until 8pm.

March 14th – We will be touring the Fire Science Program Facility at Sinclair Community College this month. Lunch will be provided as well.

April 11th – Beth Trombold, Commissioner with the Public Utilities Commission (PUCO) will be our guest speaker this month.

May 19th – Breakfast & Learn with Emerson Climate Technologies. This event will be held from 8:30 until 10:00 at Heapy Engineering, located at 1400 W. Dorothy Lane in Dayton.

July 24th – Dayton BOMA 32nd Annual Golf Outing to be held at Walnut Grove Country Club. 9am shotgun start!

After Hours Networking Events

A BIG Thank You goes out to Wes Eversole and Rieck Services for hosting our November After Hours Event at Warped Wing Brewery. We'd also like to thank Becky Edgren and PuroClean Emergency Services for sponsoring our January Event at Ele' Cake Co. Bistro & Wine Bar at Austin Landing. Both events were very well attended. What a great time!

If you weren't able to join us in November or January, be sure to join us this April. Our date and location are yet to be determined.

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

Our November After Hours Event was held at Warped Wing Brewery. The event was sponsored by Wes Eversole and Rieck Services.



Our January After Hours Event was held at Ele' Cake Co. Bistro & Wine Bar. The event was sponsored by Becky Edgren and PuroClean Emergency Services.



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Toys for Tots

The Dayton BOMA membership participated in the Marine Corps Reserve Toys for Tots Campaign at our November membership luncheon.

**THE 2016 CAMPAIGN
COLLECTED 40,019 TOYS AND
SERVED 18,643 CHILDREN.**





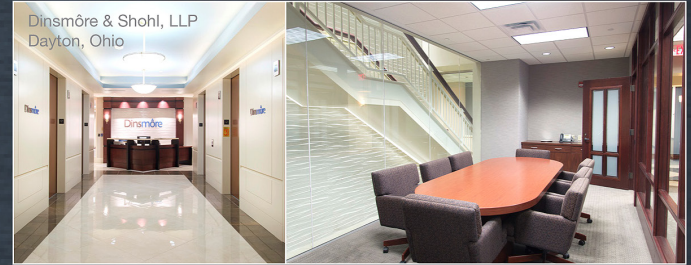
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The Look of You

We've all done it. Judged who someone is by what they are wearing. We do it daily, without even thinking. Hundreds of assumptions about the people around us, all based on what they are wearing.

And the same goes for us! In the first three seconds of someone seeing us, we have been judged. So what are you saying? Does it match the message you want received? Dressing in a manner that aligns your message with the world's perception is possible!

Want to be influential? Wear clean, pressed clothes that speak to the current trends.

Are you a woman who desires to be hired in a predominantly male industry? Wear navy or grey, simple silhouette, or modest clothes.

Need to close a big sale? Dress up, and wear navy.

So, back to us. Does what we wear affect our performance? Yes, it really does! Think about it. When you wear an outfit that you love -- it fits perfectly, the color is your favorite -- you receive compliments all day. Your confidence, problem solving, and energy levels all go up. All of these attributes positively impact the quality of your work. So, even if you work at home 90% of the time, what you wear has an impact on your performance.

3-2-1... What are you saying?

Jody McGrath and Coryn Bostwick
The Look of You

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OF SOMEONE
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HAVE BEEN
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Congratulations goes out to our 2016 Principal and Associate Members of the Year!



Our 2016 Principal and Associate Members of the year were recognized at our membership luncheon in December.

Sheri Simpson with Miller-Valentine Group Realty Services was awarded the 2016 Principal Member of the Year award for her continued support of Dayton BOMA. She has served on the Dayton BOMA Board for the past five years and is currently our Vice President. Sheri heads up our Membership Committee and has worked our golf outing for a number of years now.

Kathy Schibi with Schindler Elevator was awarded our 2016 Associate Member of the Year. Kathy has been an active member on our Board these past two years. She worked the golf outing for us again this year juggling both the first tee and the putting contest. She did a fantastic job encouraging golfers to participate in the putting contest and was instrumental in its success.

Please join us in congratulating both Sheri Simpson and Kathy Schibi as our Principal and Associate Members of the Year.

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Breakfast & Learn With Maury Wyckoff, Chief Building Official for Montgomery County

Maury Wyckoff, Chief Building Official for Montgomery County Building Regulations, joined us for a Breakfast & Learn in December, to share what owners and managers need to know about code requirements for altering and occupying existing buildings. The event was held at the new Montgomery County Business Solution Center on Cincinnati Street in Dayton.



THANK YOU to Alan Denny with Modern Entrance for sponsoring this event.



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Heapy Engineering Announces New Principal



Congratulations to Ryan Hoffman, Heapy Engineering's newest Principal! The ownership group invited Ryan based on the significant contributions he has made throughout his Heapy career. Most notably by providing outstanding leadership on sustainability and energy matters for Heapy Clients.

Recently celebrating his 10th year with Heapy, Ryan's career began as one of the very first members of our LEED & Energy Services Department. Ryan's work has produced a positive impact on hundreds of buildings totaling well over 20 million square feet.

Furthering his leadership within the firm, Ryan is the Operations Manager in Heapy Engineering's Building Optimization Practice. This Practice area has 30 highly technical staff who provide Sustainability, Energy and Commissioning Services for our clients. They are the front line when it comes to Heapy Engineering continuously fulfilling our Mission and Vision to be A World Leader in Reducing the energy impact of the Built Environment.

A University of Dayton Mechanical Engineering Graduate and Dayton native, Ryan is recognized amongst his colleagues as a people-focused leader with a strong attention to detail and a highly motivated work ethic. With a professional yet fun attitude, Ryan leads both his team and clients toward a more sustainable and energy efficient future.

Ryan is a member of Dayton BOMA and sits on the BOMA Board of Directors.

2017 Dayton BOMA Board of Directors

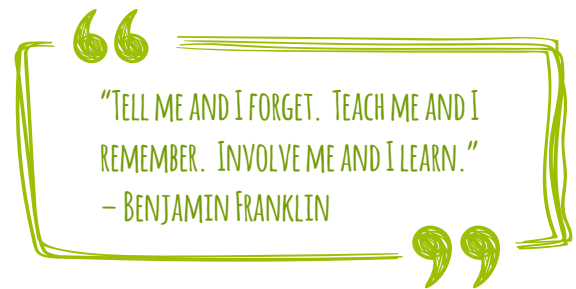


Dave Wallace, Sharon Rislund, Maureen Bereda, Sean Turner, Ryan Hoffman, Tony Pinto, Alan Denny, Karen Basista and Sheri Simpson

Thank you Madrigal Singers!



We would like to thank the Miamisburg High School Madrigal Singers for providing entertainment at our holiday luncheon in December. The Madrigal Singers are under the direction of Lee Ann Kinner, Vocal Director at Miamisburg High School.



Breakfast & Learn With DP&L

Earlier this month, Lyle Garrison with DP&L and Ryan Hoffman with Heapy Engineering, presented DP&L's All-New Retro-Commissioning Rebate Program along with their 2017 Rebate Program updates. This BRAND NEW Retro-Commissioning rebate program funds as much as 80% of the cost to perform a Retro-Commissioning study. It further incentivizes customers based upon actual electricity savings, resulting from a Retro-Commissioning project. THANK YOU to both Lyle and Ryan for sponsoring and hosting this event.

For information regarding the Retro-Commissioning Rebate Program, contact Ryan Hoffman at 937.224-

0861. For information regarding DP&L's 2017 Rebate Programs contact Lyle Garrison at 937.331.4028.



Recognizing Suspicious Activity

Persons involved in terrorist activity often exhibit indicators that if observed, could identify a potential impending crime or terrorist attack.

The following is a list of some of the characteristics of such persons that you should be aware of. You CAN identify a terrorist threat by observing suspicious activity that may lead to a criminal act!

Recognizing Suspicious Activity

Identifying suspicious activity is not a hard science. You have to rely on your judgment. Your suspicion of a threat could be confirmed with one incident or it could take a series of incidents. In the long run, it comes down to:

- *Experience*
- *Judgment*
- *Common Sense*

Unusual requests for information can be a warning sign of terrorist activity:

- *A telephone request at work asking about the security system*
- *Questions about the habits of your Chief Executive Officer*
- *A mail survey asking for comments on the response time and habits of emergency personnel*

Although possibly legitimate, these are also techniques used by terrorists to gather information while planning an attack. Do NOT give out sensitive information unless you know the party you're talking to and they have a need for that information.

Unusual at High Risk or Symbolic Targets: Maybe you are at a National Monument and you notice a person nearby taking a lot of photos. Not unusual but then you notice that he is only taking photos of the surveillance cameras, crash barriers at the entrances, and access control procedures. Is that normal for a tourist? Absolutely not.

The following should cause a heightened sense of concern:

- *Inappropriate photographs or video surveillance*
- *Note-taking*
- *Drawing of diagrams*
- *Annotating maps*
- *Using binoculars or night vision devices*

Unusual activity does not necessary mean that terrorist activity is happening, but it doesn't hurt to be aware of:

- *People acting furtively and suspiciously*
- *People avoiding eye contact*
- *People departing quickly when seen or approached*
- *People in places they don't belong*
- *A strong odor coming from a building or vehicle*
- *An overloaded vehicle fluid leaking from a vehicle, other than the engine or gas tank*
- *People over dressed for the weather*

Providing an Accurate Report

In order to be as helpful as possible with terrorist investigations, it is important to give a thorough report when notifying law enforcement. Here are some guidelines, suggestions, and the type of detail you will need to supply to an officer responding to your call of suspicious activity. Keep in mind, the responding office may only have the information you gave at the time of your call.

There are two key elements in giving a good report:

- *Accuracy*
- *Timeliness*

:30

SECONDS for a THIEF to break into your vehicle & STEAL your valuables!

:20

SECONDS for YOU to SECURE your valuables in your TRUNK!

:01

SECOND for YOU to LOCK your vehicle!

The Dayton Police Department has seen an increase in theft from motor vehicles

DAYTON



POLICE DEPARTMENT

REMEMBER TO LOCK IT UP!

How to avoid becoming a victim

- Lock your vehicle doors
- Close your windows when you park vehicle
- Don't leave valuables in your vehicle
- Don't leave money, electronics, checkbooks or credit cards in your vehicle
- Don't hide spare keys under your vehicle or in the gas tank
- Report all suspicious activity to law enforcement



It is important for the responding officer to quickly spot the suspicious person or activity. You can help by providing details and creating a "word picture". Changeable details such as activity are important but may not be the same once the officer arrives. Permanent details are very important because they are difficult to change quickly.

When Reporting Suspicious Persons Include

- *Hair Color*
- *Facial Hair*
- *Race*
- *Age*
- *Sex*
- *Size*
- *Scars*
- *Tattoos*
- *Disabilities*

When Reporting Suspicious Vehicles Include

- *License Plate Number*
- *Make*
- *Model*
- *Color*
- *Body Damage*
- *Bumper Stickers or Decals*
- *Accessories*

When Reporting Suspicious Activity Include

- *Never put you or your family in harms way*
- *Never confront or involve yourself in suspicious activity*
- *Just quickly explain what you saw*
- *Tell why you believe it is suspicious activity*
- *Write as much as possible down!*

Practice developing descriptions of vehicles you see on your commute or people you encounter in your everyday activities. The more you practice, the better your observation skills will become and the better you will do when nervous or excited.



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Who to Call

Emergency: If you think a life is in danger or a serious crime is about to be committed, Call 9-1-1. If you are within an office building or place of business, you may first need to dial an access number for an outside line.

Non-Emergency: If it is not an emergency, but you think that the person or situation should be investigated, do NOT tie up the E9-1-1 emergency number, instead contact the Greater Cincinnati Fusion Center at 513-263-8000.

Perhaps you notice suspicious activity that doesn't warrant immediate attention or a past incident or person is still on your mind, you can pass that information along to authorities by calling the Greater Cincinnati Fusion Center hotline at 513-263-8000

FBI Cincinnati, Joint Terrorism Task Force:
513-421-4310 or submit a tip online at:
<http://gcfc.org/index.php/submit-a-tip>

BOMA Conference and Expo Receives Industry Honors

Growing attendance, offerings add value for FMs
Trade Show Executive magazine named BOMA's
annual conference and expo one of the fastest growing
trade shows in 2015.

The BOMA International Conference & Expo offers
education sessions, networking
opportunities, and products and
services solutions. The 2015
show was the largest in nearly a
decade and debuted a variety of
new programs and educational
offerings, including the High
Performance Buildings track,
which focused on an approach to sustainability that
reduces environmental impact and increases
asset value.

Trade Show Executive recognized the BOMA event
for growing attendance, exhibit space and exhibiting
companies. This year's conference and expo will take
place June 24-27 at Music City Center in Nashville, TN.
For more information on the 2017 BOMA International
Conference & Expo, visit
www.BOMAConference.org.



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
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Please be sure to contact Nancy to take
advantage of this new opportunity and schedule
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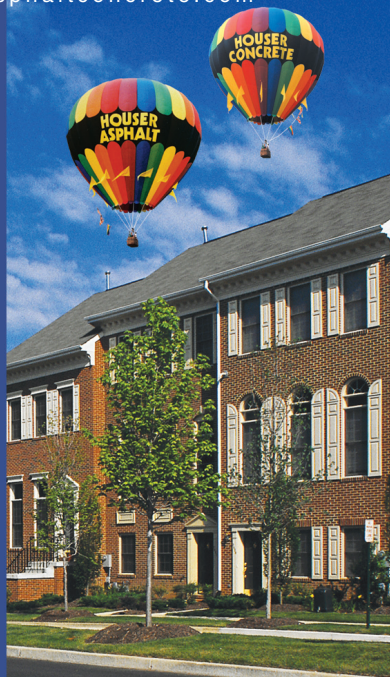
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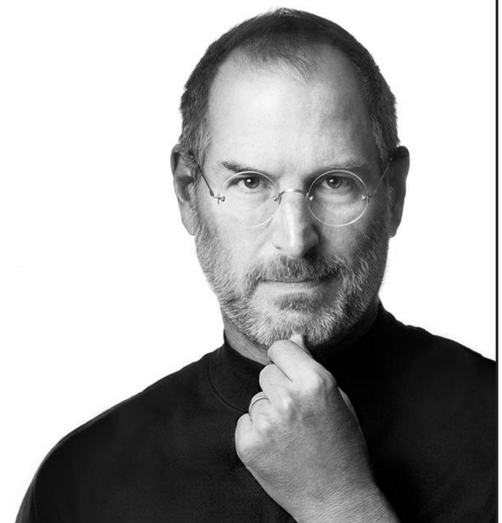


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what you believe is great work. And the only
way to do great work is to love what you do. If
you haven't found it yet, keep looking. Don't
settle. As with all matters of the heart, you'll
know when you find it”.**

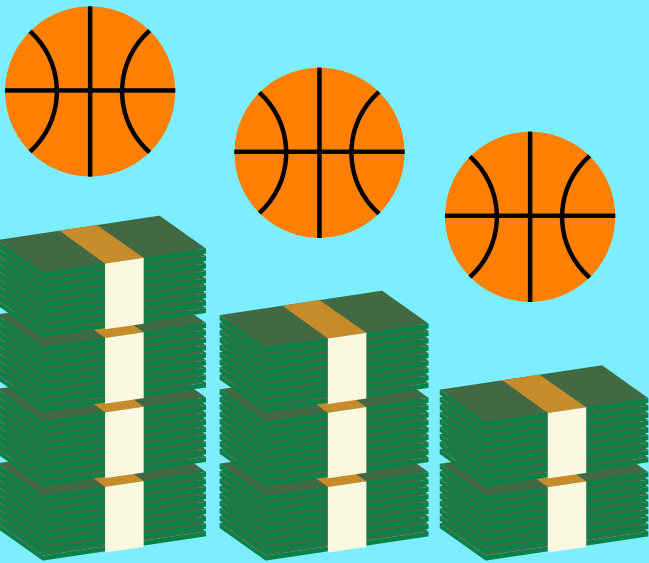
- Steve Jobs



It's the best month for basketball (but worst for productivity)

The month of March is known for one thing above all others: brackets. March Madness, as the NBA calls it, runs from March 14 to April 3rd this year, and the safest bet you can make is that lots and lots of people will be distracted. One number-crunching firm predicted last year that American companies would lose \$1.9 billion in wages paid to unproductive workers spending company time on betting pool priorities.

How to recoup these costs? Go into gambling. According to the American Gaming Association, fans wagered more than \$2 billion on March Madness brackets for the 2015 tournament. Each one of those 70-million-or-so brackets has a one in 9.2 quintillion (that's 9 followed by 18 zeroes) chance of predicting the correct winners of every game. Good luck!



What is Earth Hour?



The world is changing – fast. It's never been more important to show support for action on climate change.

Earth Hour is a global movement, bringing millions together across the world to call for greater action to protect our amazing planet. Last year a record 178 countries took part – a number that rises every year.

From the Sydney Opera House and the Eiffel Tower to Buckingham Palace and Edinburgh Castle, cities, towns and communities like yours across the world will switch out their lights and come together for an hour, to join a global show of support for action on climate.

Join us at 8.30pm on Saturday March 25th!



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