

May 2018

# Dayton BOMA

Building Owners & Managers Association



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## From The President



Spring is finally here... at least the calendar says it is! Winter seems to be hanging on and just won't let go. But hopefully when you read

this issue of our newsletter, spring will be in full bloom! We are already looking to projects we want to get done at properties, and I encourage Principal Members to utilize the wonderful Associate Members and the quality services they offer.

Some exciting events are happening in 2018.

By the time you read this, Advocacy Day in Columbus will have been held on April 25th. Meetings were scheduled with our state Representatives and Senators so we can keep BOMA and issues important to us in the forefront. This year's talking points were ADA drive-by lawsuits, historic tax credits, and energy issues. This is a good opportunity to experience meeting with the men and women who represent YOU in our government. If you were unable to attend in 2018, you may want to be sure not to miss it in 2019. At the same time we meet up with our peers from other cities around Ohio. I have learned something new each time I have attended.

The Annual BOMA International

Conference and Expo will be held in San Antonio in June. This will be my first time attending and I have heard nothing but good things about it. I am already getting excited about going. And it being held in San Antonio is just icing on the cake!

BOMA continues to offer education opportunities to its members, including classes to obtain a professional designation and webinars. Dayton BOMA also offers Breakfast and Learn sessions aimed at assisting us in learning all we can to be better Property Managers. Our most recent Breakfast and Learn covered Legionella regulations and control. I strongly urge you to make time to attend the next one and to bring others from your office with you.

Our monthly luncheon meetings also feature speakers whose topics represent a wide range of interest to all our members. Some of the topics cover such things as utility rebates and emergency preparedness. We recently toured the Helix Innovation Center at Emerson and have scheduled a tour of the NuVasive building in the fall.

Be sure to join me at our after hours gatherings for a good time relaxing and enjoying one another's company. Now, let's get our feet wet and jump into summer!

— Sheri Simpson

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## 2018 Committee Chairs

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## Upcoming Events & Speakers

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@bomadayton.org](mailto:nancy@bomadayton.org) or by calling (937) 299-2662.

**May 8th** – Becky Edgren with PuroClean and Evan Derr with AssuredPartners will join us to talk about the first steps to take to create an emergency preparedness plan.

**May 23rd** – Dayton BOMA After Hours Event to be held at Carillon Brewing Company at Carillon Park from 5-7pm. Wes Eversole and Rieck Services will be our sponsors for this event.

**June 12th** – Sandy Gudorf, President of the Downtown Dayton Partnership, will be updating us on what's going on downtown.

**July 19th** – Dayton BOMA After Hours Event to be held at Milano's on St. Rt. 741 from 5-7pm. Bill Mangus and Securitas Security will be our sponsors for this event.

**July 23rd** – Dayton BOMA Golf Outing. We'll be meeting at Walnut Grove Country Club again this year. 9am shotgun start.

**August 14th** – School Supply Drive. Speaker TBA.

**September 11th** – Dayton BOMA Trade Show to be held at the Presidential Banquet Center.

**October 9th** – Lunch and tour of the new NuVasive facility in West Carrollton.

**November 13th** – Marine Corps League Toys for Tots collection. We will be meeting at The Pentagon Club in Beavercreek this month. Speaker TBA.

**December 4th** – Dayton BOMA Holiday Luncheon. Please note, this is one week earlier than we usually meet.

## After Hours Networking Event



We'd like to thank Dora Weis and SimplexGrinnell for sponsoring our April After Hours Event at Bar 145 at Austin Landing. What 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 Wednesday, May 23rd at Carillon Brewing Company at Carillon Park. Wes Eversole and Rieck Services will be sponsoring this event.

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

## Member Highlight: Diane Charron

Diane Charron celebrates her fifth year with Oberer Realty Services, Ltd. Diane has over ten years of commercial real estate experience, including marketing, leasing and property management. She previously worked with Cassidy Turley (now Cushman Wakefield) and Richard Flagel Realty. Diane prides herself in working hard for her clients while managing their portfolio, by exceeding their expectations, and building relationships with vendors and tenants.

Diane grew up in Huber Heights, Ohio. She now lives in Miamisburg with her husband, Josh, her son, Ethan, two dogs, Buddha and Mavis and eight-week-old kitten, Hoss. In her spare time, she loves to volunteer with her church, Medlar View Elementary PTO, supporting worthy causes like Homefull and Rebuilding Together Dayton, cooking, baking, reading and traveling.





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## Emergency Preparedness... Do You Have a Spokesperson?

Rarely do catastrophic events occur during normal business hours or with advanced warning. If an emergency occurs at your workplace or one of the buildings you manage, do you and your staff know who has authority to speak with the Press, OSHA, or first responders? Who has authority to make high level decisions and accept financial responsibility if the owner is unavailable?

These are common questions that arise when emergency events occur and not being prepared to respond timely can result in a second "disaster" occurring. While working on your Emergency Preparedness Plan, be sure to address the following and discuss with your counsel how to assign authority to appropriate personal as applicable.



- OSHA compliance and unannounced OSHA inspections—have an OSHA compliance specialist and insure appropriate safety policies and procedures are in place with training documented.
- Identify a "Spokesperson" to speak with the Press; discuss media/communication policies and procedures with counsel and train staff as applicable.
- Identify "Decision maker" if owner is unavailable; ensure proper documentation is in place to allow critical decisions to be made until owner can be reached and ensure counsel has reviewed. Train and share information with Executive Management.

Time is of the essence during emergency events and it is important to be able to respond promptly and appropriately. Establishing a chain of command prior to a catastrophic event is an important element of your Emergency Preparedness Plan.

### **BOMA'S MISSION**

To advance a vibrant commercial real estate industry through advocacy, influence and knowledge.



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## About BOMA International

The Building Owners and Managers Association (BOMA) International is a federation of 89 BOMA U.S. associations and 18 international affiliates. Founded in 1907, BOMA represents the owners and managers of all commercial property types including nearly 10.5 billion square feet of U.S. office space that supports 1.7 million jobs and contributes \$234.9 billion to the U.S. GDP. Its mission is to advance a vibrant commercial real estate industry through advocacy, influence and knowledge.

### What does BOMA International do?

- Monitors and lobbies pertinent legislative, regulatory and codes/standards issues. Learn more about BOMA's advocacy work.
- Publishes *The BOMA Magazine*, the official publication of BOMA International
- Produces a variety of leading industry publications, including:
  - A comprehensive suite of building measurement standards, including *Office Buildings: Standard Methods of Measurement (ANSI/BOMA—Z65.1 2010)*
  - The Experience Exchange Report® (EER®): the industry benchmark for nearly 100 years, which contains income and expense data for office buildings across North America
  - The industry's first green lease guide
- Hosts the BOMA International Annual Conference & Expo every June; conducts seminars on topics including office marketing and leasing, asset management, technology, and security and emergency preparedness planning. BOMA International sponsors a Winter Business Meeting and hosts the National Issues Conference. The Outstanding Building of the Year (TOBY) Awards are the industry's most prestigious and coveted awards in commercial real estate. The TOBY honors buildings based on community impact, tenant/employee relations programs, energy management systems, accessibility for disabled people, emergency evacuation procedures, building personnel training programs and overall quality indicators.
- Designates excellence in building management and operations through the BOMA 360 Performance Program, groundbreaking program designed to validate and recognize commercial properties that demonstrate best practices in all major areas of building operations and management.



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# BOMA International Testifies Before Congress on 179D

The Building Owners and Managers Association (BOMA) International testified before Congress on March 14, 2018 on the importance of making permanent and modernizing the Energy Efficient Commercial Building Tax Deduction, commonly referred to as 179D after its U.S. Internal Revenue Code section number. The U.S. House of Representatives Ways and Means Subcommittee on Tax Policy is considering the treatment of expired tax provisions that were left unaddressed after the passage of the 2017 Tax Cuts and Jobs Act. Henry H. Chamberlain, APR, FASAE, CAE, president and chief operating officer of BOMA International, spoke on behalf of BOMA International during a hearing before this subcommittee.

Chamberlain explained the importance of 179D as the sole federal energy efficiency incentive for commercial buildings to Chairman Vern Buchanan (R-Fla.) and members of the subcommittee. First enacted in 2005, 179D has offered commercial building owners up to \$1.80 per square foot to offset some of the costs for major energy-efficient improvements made to heating, ventilation and air conditioning (HVAC) systems; the building envelope; and lighting upgrades that exceed ASHRAE Standard 90.1 by 50 percent. A partial deduction of \$.60 per square foot also has been available for retrofits of individual building systems.

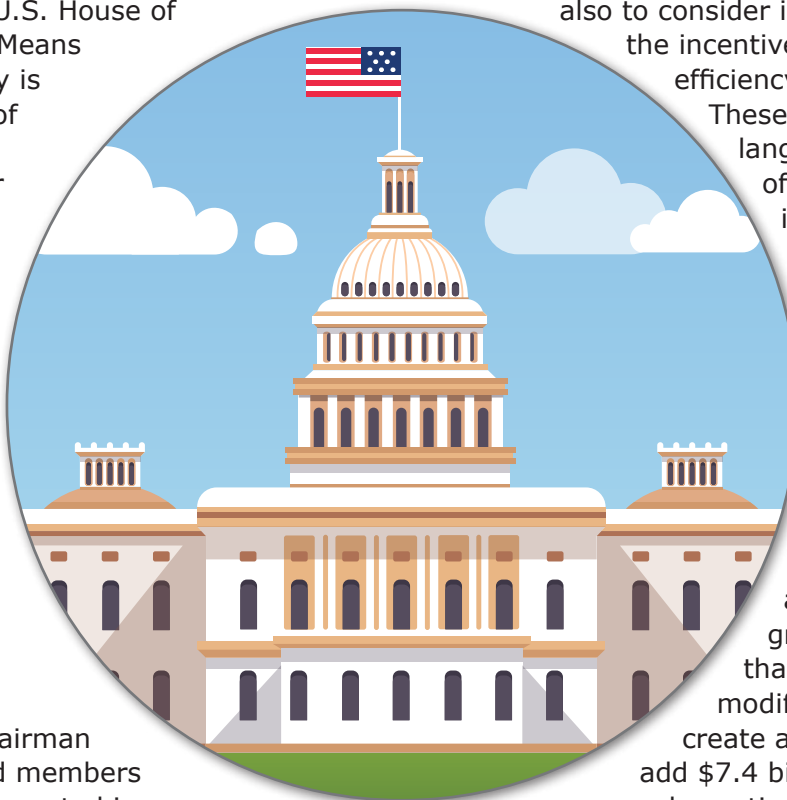
"By providing a financial incentive, the tax deduction helps real estate owners, who might not otherwise have the necessary capital, make the decision to design, retrofit and operate energy-efficient structures," said Chamberlain during the testimony. "179D promotes private sector solutions to improve energy efficiency and modernize the built environment," which is particularly important for older building stock.

179D had been extended on a short-term basis or retroactively a number of times before being allowed to expire at the end of 2017. Chamberlain described this treatment of the provision as a significant barrier for commercial building owners in fully utilizing this deduction. "The recent short-term or retroactive extensions don't account for real estate's planning horizons, which are generally three to five years

for a capital investment," he explained. Making 179D permanent would give building owners the confidence and certainty they need to plan for major energy efficiency improvements and retrofits.

Chamberlain's testimony urged Congress not only to make permanent the 179D provision, but also to consider important reforms to help the incentive drive further energy efficiency in commercial real estate.

These include a revision of the language to expand the pool of owners eligible for the incentive and increase the deduction from \$1.80 per square foot to \$3.00 in order to encourage even more ambitious retrofits. **Chamberlain cited a recent study commissioned by BOMA International**, in collaboration with other real estate industry groups and with support from a grant from Yardi, which found that long-term extension and modification of 179D would create as many as 77,000 jobs and add \$7.4 billion annually to the U.S. gross domestic product.



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## If You SEE Something, SAY Something

Across the nation, we're all part of communities. In cities, on farms, and in the suburbs, we share everyday moments with our neighbors, colleagues, family, and friends. It's easy to take for granted the routine moments in our every day—going to work or school, the grocery store or the gas station. But your every day is different than your neighbor's—filled with the moments that make it uniquely yours. So if you see something you know shouldn't be there—or someone's behavior that doesn't seem quite right—say something. Because only you know what's supposed to be in your everyday. Informed, alert communities play a critical role in keeping our nation safe. “If You See Something, Say Something®” engages the public in protecting our homeland through awareness—building, partnerships, and other outreach.

To report suspicious activity, contact your local law enforcement agency. Describe specifically what you observed, including:

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- Where it occurred; and
- Why it's suspicious.

If there is an emergency, call 9-1-1.

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## This Month in History

**Birth**day – German physicist Gabriel Fahrenheit (1686-1736) was born in Danzig, Germany. He introduced the use of mercury in thermometers and greatly improved their accuracy. His name is now attached to one of the major temperature measurement scales.

**May 17, 1792** – Two dozen merchants and brokers established the New York Stock Exchange. In good weather they operated under a buttonwood tree on Wall Street. In bad weather they moved inside to a coffeehouse to conduct business.

**May 14, 1796** – Smallpox vaccine was developed by Dr. Edward Jenner, a physician in rural England. He coined the term vaccination for the new procedure of injecting a milder form of the disease into healthy persons resulting in immunity. Within 18 months, 12,000 persons in England had been vaccinated and the number of smallpox deaths dropped by two-thirds.



# Protect Myself from Cyber Attacks

The Department of Homeland Security plays an important role in countering threats to our cyber network. We aim to secure the federal civilian networks, cyberspace and critical infrastructure that are essential to our lives and work.

DHS's National Cybersecurity and Communications Integration Center (NCCIC) is a 24x7 center responsible for the production of a common operating picture for cyber and communications across the federal, state, and local government, intelligence and law enforcement communities and the private sector.

The following preventative strategies are intended to help our public and private partners proactively look for emails attempting to deceive users into "clicking the link" or opening attachments to seemingly real websites:

- **Never click on links in emails.** If you do think the email is legitimate, whether from a third party retailer or primary retailer, go to the site and log on directly. Whatever notification or service offering was referenced in the email, if valid, will be available via regular log on.
- **Never open the attachments.** Typically, retailers will not send emails with attachments. If there is any doubt, contact the retailer directly and ask whether the email with the attachment was sent from them.
- **Do not give out personal information** over the phone or in an email unless completely sure. Social engineering is a process of deceiving individuals into providing personal information to seemingly trusted agents who turn out to be malicious actors. If contacted over the phone by someone claiming to be a retailer or collection agency, do not give out your personal information. Ask them to provide you their name and a call-back number. Just because they may have some of your information does not mean they are legitimate!
- **Set secure passwords and don't share them with anyone.** Avoid using common words, phrases, or personal information and update regularly.
- **Keep your operating system, browser, anti-virus and other critical software up to date.** Security updates and patches are available for free from major companies.
- **Verify the authenticity of requests from companies or individuals by contacting them directly.** If you are asked to provide personal information via email, you can independently contact the company directly to verify this request.
- **Pay close attention to website URLs.** Pay attention to the URLs of websites you visit. Malicious websites sometimes use a variation in common spelling or a different domain (for example, .com instead of .net) to deceive unsuspecting computer users.

- **For email**, turn off the option to automatically download attachments.
- **Be suspicious of unknown links or requests sent through email or text message.** Do not click on unknown links or answer strange questions sent to your mobile device, regardless of who the sender appears to be.

## Other Tips

Most people use passwords that are based on personal information and are easy to remember. However, that also makes it easier for an attacker to guess or "crack" them.

Although intentionally misspelling a word ("daytt" instead of "date") may offer some protection against dictionary attacks, an even better method is to rely on a series of words and use memory techniques, or mnemonics, to help you remember how to decode it.

For example, instead of the password "hoops," use "ITpbb" for "[I] [I]ike [T]o [p]lay [b]asket[b]all." Using both lowercase and capital letters adds another layer of obscurity. Your best defense, though, is to use a combination of numbers, special characters, and both lowercase and capital letters. Change the same example we used above to "II!2pBb." and see how much more complicated it has become just by adding numbers and special characters.

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# BOMA International Recognized with 2018 Energy Star® Partner of the Year Sustained Excellence Award

The Building Owners and Managers Association (BOMA) International has been recognized with a 2018 ENERGY STAR® Partner of the Year Sustained Excellence Award for its continued leadership in protecting the environment through superior energy efficiency achievements. BOMA International now has received a total of 11 ENERGY STAR awards, making it the most decorated commercial real estate association.

The Partner of the Year Sustained Excellence Awards are given to a select group of organizations and companies that have exhibited outstanding contributions to energy efficiency year after year. 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 by the U.S. Environmental Protection Agency (EPA) and the U.S. Department of Energy (DOE) at an awards ceremony in Washington, D.C., on April 20, 2018.

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, including:

- Water and Waste Challenge (W2 Challenge), a new initiative to promote market transformation by encouraging the widespread use of waste and water benchmarking. The two-year program incentivizes property professionals to benchmark waste and water using ENERGY STAR's Portfolio Management tool and improve performance. The W2 Challenge kicked off on January 1, 2018, and nearly 2,000 buildings nationwide already are participating.
- The development of the new *Green Lease Guide: A Guide for Landlords and Tenants to Collaborate on Energy Efficiency and Sustainable Practices*, the third update to the commercial real estate industry's best practice guide to "greening" a commercial lease.
- Annual conference offerings, including the "High Performance Buildings" education track and the Green Pavilion, which highlights solutions and products to help property professionals stay ahead of the energy management curve.
- Hosting the announcement of the ENERGY STAR Top 10 Cities for ENERGY STAR-certified buildings at a general session of the 2017 BOMA International Conference & Expo. This much-anticipated annual list raises awareness of which U.S. cities are prioritizing energy management

and offers an important indicator for national sustainability growth trends.

- The continued success of BOMA's Energy Efficiency Program (BEEP®) v2.0, BEEP for Industrial and BEEP Plus. First introduced in 2007, BEEP quickly became the industry standard for energy management training, reaching tens of thousands of property professionals. BEEP has



been redeveloped, refined and updated to reflect the latest industry trends, new technologies and best practices to help the commercial real estate industry reduce

energy consumption and improve the energy performance of commercial real estate assets.

- The BOMA Energy Performance Contracting (BEPC) model, first released in 2008 and updated more recently to reflect new and emerging industry best practices. BEPC provides a conceptual framework and supporting template documents to help private building owners and operators develop and execute investment-grade, energy efficiency retrofits to enhance asset value. Since 2008, the BEPC toolkit has been used to facilitate projects in more than 20 cities across five continents.
- Building Re-Tuning Training, which was developed in conjunction with DOE and the Consortium for Building Energy Innovation. This program teaches property professionals how to correct operational problems that lead to energy waste in properties through no- and low-cost solutions.
- The BOMA 360 Performance Program® and The Outstanding Building of the Year® (TOBY) competition, both of which require applicants to complete benchmarking through the ENERGY STAR Portfolio Manager. BOMA 360 evaluates buildings across several areas of operations and management, including categories covering energy management and sustainability. The TOBY Awards are the commercial real estate industry's highest honor recognizing quality in buildings and excellence in all facets of building management, including energy management and green policies and procedures.
- Several public-private partnerships to increase energy efficiency for various building systems. In conjunction with the DOE and the Better



Buildings Alliance, BOMA helped launch the Advanced Rooftop Unit Campaign (ARC), the Lighting Energy Efficiency in Parking (LEEP) Campaign and the Interior Lighting Campaign (ILC). These programs help property professionals access technical support to implement energy efficiency retrofits.

- Ongoing cumulative accomplishments in the areas of advocacy, education, research and other industry initiatives, many of which have been supported by grant funding for energy efficiency initiatives from real estate software developer, and BOMA International Cornerstone Partner, Yardi.

"BOMA International is honored to receive its eleventh ENERGY STAR award," said BOMA International Chair Rob Brierley, BOMA Fellow, managing director of Real Estate Management Services and executive vice president of Colliers Boston. "As a longtime sustainability leader in the commercial real estate industry, we remain committed to providing building owners and managers with the tools, education and resources they need to operate high-performing buildings. We also congratulate our many member companies who

have been honored with 2018 ENERGY STAR awards for their sustainability efforts."

"The 2018 ENERGY STAR Partners of the Year have demonstrated real leadership, showing how American families and businesses can save energy, save money and reduce air emissions," said Bill Wehrum, EPA assistant administrator for Air and Radiation.

For more information about ENERGY STAR's awards program and a complete list of 2018 winners, visit [energystar.gov/awardwinners](http://energystar.gov/awardwinners).

## DID YOU KNOW?

- Lemons contain more sugar than strawberries
- 8% of people have an extra rib
- 85% of plant life is found in the ocean
- When lightning strikes it can reach up to 54,000 degrees Fahrenheit
- You burn more calories eating celery than it contains
- The Amazon rainforest produces half of the world's oxygen supply



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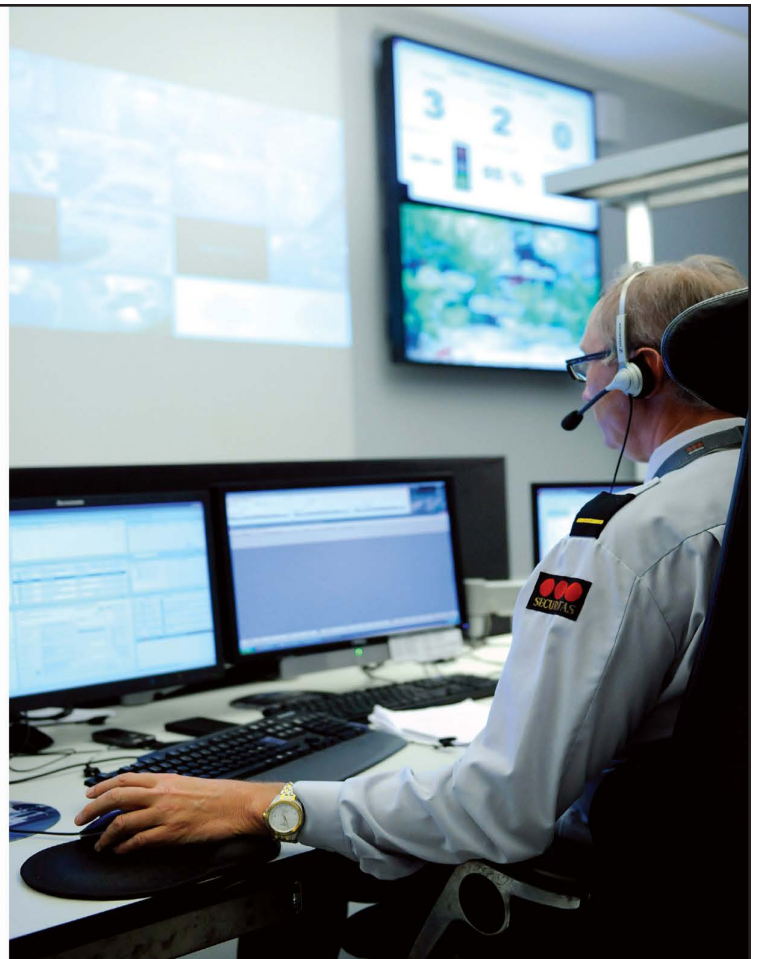


Remote Guarding



Mobile Guarding

**Creating Alternatives**



# Allocating Common Area Maintenance (CAM) Charges in Mixed-Use Properties

Make CAM allocation confusion a thing of the past with BOMA's *Allocating Common Area Maintenance (CAM) Charges in Mixed-Use Properties and Other Strategies for Managing Live-Work-Play Developments*.

Property professionals finally have a real-world resource for managing mixed-use developments with BOMA's CAM Guide, which helps demystify the complexities of allocating CAM charges among various entities in mixed-use developments by outlining methods and guidelines that can be applied to existing or new projects. Developed by seasoned industry practitioners with decades of experience managing mixed-use properties, the comprehensive CAM Guide examines day-to-day management strategies and offers a variety of approaches to CAM allocations for several key areas.



The guide features proven strategies for:

- Managing mixed-use developments with multiple owners and uses
- Transitioning from development to operation
- Assembling and organizing the most effective real estate management team
- Identifying mixed-use common areas and expenses
- Selecting the most appropriate methods for CAM expense allocations for utilities, security and access control, insurance and more
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**33<sup>rd</sup> Dayton BOMA Annual Golf Outing**

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**Monday, July 23, 2018**  
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**9a.m. Shotgun Start**



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# Fire Safety For Your Home

Would you know what to do if a fire started in your home? Would your kids? Take the time now to review fire safety facts and tips so your family will be prepared in the event of a fire emergency in your home.

The first step is to look into fire prevention to make sure a fire doesn't break out in your home in the first place. Check all electrical appliances, cords, and outlets. Are your electrical appliances in good condition, without loose or frayed cords or plugs? Are you overloading outlets or extension cords? Do the light fixtures in your home contain bulbs that are the correct wattage? Look around your house for potential problems. Studies have shown that many home fires are caused by improper installation of electrical devices. Also, be extra careful in the kitchen. Did you know that cooking is the leading cause of home fires in the United States? The kitchen is filled with ways for a fire to start: food left unsupervised on a stove, in an oven, or microwave; grease spills; a dish towel too close to the burner; a toaster or toaster oven flare up; a coffee pot accidentally left on.

Here are a few safety tips to keep in mind to help prevent a fire in your home. Pick a time of year, like the first day of spring, to check all smoke detectors in your home to make sure they are in working order. You should then test them every month by pushing the test button until you hear a loud noise. It's a fact—having a smoke alarm in the house cuts your risk of dying in a fire in half! Almost 60% of all fatal residential fires occur in homes that don't have smoke alarms, so this may be the single most important thing you can do to keep your family safe from fires. Keep a fire extinguisher handy. Be prepared for any accidents by having fire extinguishers strategically placed around your house—at least one on each floor and in the kitchen (this should be an all-purpose extinguisher, meaning it can be used on grease and electrical fires).

Plan escape routes for you and your family. Go through each room in your house and think about the possible exits. Make sure to teach children the facts about fire. They should know the escape route and what to do in case a fire would break out in your home. Teach them to stop, drop, and roll to extinguish flames if an article of clothing catches fire.

Lastly, practice fire drills at home. Kids have fire drills at school and adults have them at work. Why shouldn't you have them at home, too? Fires are frightening and can cause panic. By rehearsing different scenarios, your family will be less likely to waste precious time trying to figure out what to do. Designate a meeting place outside your house or apartment building that is a safe distance away (a mailbox, a fence, or a tree will do) where everyone can be accounted for after they escape.

Being prepared is the best way to protect your family from a fire. So know the rules of fire prevention, stock your home with fire-safety items, and make sure your kids know what to do in case of a fire. A few minutes of planning now may save lives later on.



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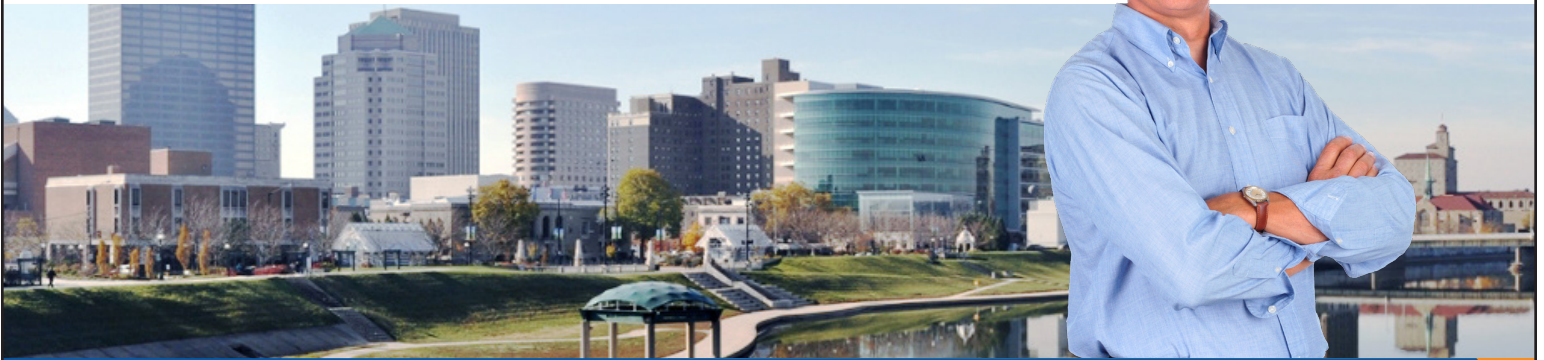
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