

# DAYTON BOMA

BUILDING OWNERS & MANAGERS ASSOCIATION

## FROM THE PRESIDENT

FEBRUARY 2021



By Karen Basista  
President  
Dayton BOMA

Hello to all! Okay so 2020 has ended. What will 2021 bring us? I cannot even attempt to make any predictions. I know that I would like to see us return to some sense of normalcy this year but I think that may take some time.

As for Dayton BOMA, we made it through 2020 and were able to see each other a few times at tailgates and even at a few lunch meetings earlier in the year. Even with a pandemic, we gave back to the community in November with Toys for Tots and in December we collected food for The Dayton Foodbank as members did a "drive by" drop off and pickup lunch. We have a wonderful group of members and all your contributions were greatly appreciated. For January 2021, we donated our membership lunch to the Emergency Department staff at Kettering Medical Center. We continue to hope to have lunch (in person) later this year at Patterson Homestead to celebrate our 100-year anniversary. If you recall, we were scheduled to have this meeting on our anniversary date of August 13th but had to postpone due to COVID.

Notable dates in 2021 – Wednesday, February 17th is Random Acts of Kindness Day. 😊

And while I tend to repeat myself, please remember BOMA membership connects us all to networking, safety, advocacy + and education, just to name a few of the many benefits of being a member. BOMA International has a Coronavirus Resource Center that also provides resources and information to assist in dealing with health and business impacts of COVID-19.

Again, I would like to sincerely thank each of you for being a part of Dayton BOMA and I hope to see you all in person someday soon.

I wish you all a safe, healthy and prosperous 2021. Continue to be well.

## JOIN US IN DALLAS NOVEMBER 2-4, 2021

BOMA International has announced that the 2021 Medical Office Buildings & Healthcare Real Estate Conference has been rescheduled for November 2nd – 4th, in an effort to hold an in person event.

Each year, over 1,300 executives and professionals from all facets of healthcare real estate attend, including:

- Hospital and Health System Executives
  - Developers
  - Investors and Lenders
  - Asset and Portfolio Managers
  - Property and Facility Managers
  - Architects and Design Professionals
  - Brokers and Leasing Agents
  - Physician Owners of Real Estate
  - Health Law and Real Estate Attorneys
- And many more!

## UPCOMING SPEAKERS AND EVENTS

February 9th – Dayton BOMA Membership Luncheon Drive Thru Event. This event will take place from 11:45 until 12:30 at the Kohler Center in Kettering.

February 10th – Social Security update with Theresa Busher, Public Affairs Specialist with the Social Security Administration. This event will take place starting at 12:15, through Microsoft Teams.

February 25th - Our Emergency Preparedness Committee will hold a presentation on CyberSecurity from 10:00 until 11:00, through Zoom.

March 9th – Dayton BOMA Membership Luncheon Drive Thru Event. This event will take place at the Kohler Center in Kettering from 11:45 until 12:30.

July 26th – 36th Annual Dayton BOMA Golf Outing to be held at Walnut Grove Country Club. 9am Shotgun Start.

## OUR VISION

BOMA will be the partner individuals in the commercial real estate industry choose to maximize value for their careers, organizations and assets.



## DAYTON BOMA BOARD

President: Karen Basista  
Vice President: Sean Turner  
Past President: Sheri Simpson  
Secretary/Treasurer: Jennifer Blair  
Principal Director: Jo Lease  
Principal Director: Tony Pinto  
Associate Director: Wes Eversole  
Associate Director: Tom Gigliotti  
Associate Director: Ryan Zeman

## 2020 COMMITTEE CHAIRS

Membership: Sean Turner  
(937) 461-7474  
smturmer@turnerpsg.com

Government Affairs: Sheri Simpson  
(937) 956-7838  
sheri.simpson@culmenservices.com

Newsletter: Nancy Ferrara  
(937) 299-2662  
nancy@bomadayton.org

Programming & Education:  
Nancy Ferrara  
(937) 299-2662  
nancy@bomadayton.org

Community/Membership Interaction:  
Nancy Ferrara  
(937) 299-2662  
nancy@bomadayton.org

Emergency Preparedness: Becky Edgren  
(937) 401-9700  
bedgren@puroclean.com

Energy & Environment: Wes Eversole  
(937) 603-6553  
wes.eversole@rieckservices.com

## BOMA'S HISTORY OF COMMITMENT TO DIVERSITY AND INCLUSION

From its longtime support of the Real Estate Associate Program (REAP), which promotes a more diverse industry by connecting top talent with commercial real estate companies, to its participation in the Real Estate Diversity Initiative (REDI) with other real estate associations across the United States, BOMA has a long history of championing inclusion as a core value of the organization.

BOMA's events regularly feature education sessions and presentations about creating a more inclusive industry, including the popular annual Women in Commercial Real Estate program, and BOMA International's Medical Office Buildings + Healthcare Real Estate Conference presents a Diversity and Inclusion education track each year.

Through mentorship programs, such as the Daniel W. Chancey Leadership Academy and the Emerging Professionals Committee, and scholarship programs, including the J. Michael Coleman Scholarship, BOMA International also continues to recruit and develop a talented and diverse group of future leaders for commercial real estate and the association.

BOMA local associations across the United States and affiliates around the world also are committed to diversity and inclusion—for instance, BOMA/Chicago's Foundation, which houses BOMA/Chicago's 25-year-old Diversity Committee, was established to support underrepresented professionals in Chicago's commercial real estate industry through scholarships and outreach to local students.

## BOMA INTERNATIONAL'S DIVERSITY AND INCLUSION COMMITTEE

**Vision: To advocate for a welcoming community that ensures diversity and inclusion with equal opportunity and protections for all.**

**Mission: To promote and cultivate a diverse commercial real estate workforce at all levels that is a reflection of the communities where they reside through talent recruitment, education and training, content development and promotion, and by leading on industry diversity and inclusion initiatives with member companies and related groups.**

Are you passionate about enhancing diversity, inclusion and equity within the commercial real estate industry? Contact Henry Chamberlain ([hchamberlain@boma.org](mailto:hchamberlain@boma.org)) for more information on getting involved.

For more information about BOMA International's D&I efforts, contact Tanner Johnston ([tjohnston@boma.org](mailto:tjohnston@boma.org)).

## STAY CONNECTED WITH THE BOMA APP

The BOMA App is your hub for everything BOMA, including each year's annual conference app and quick links to BOMA resources, allowing you to stay informed on the go. Just search "BOMA App" in the iTunes Store or Google Play.



BOMA International's Diversity & Inclusion Committee strives to identify opportunities to act as change agents in the commercial real estate industry and provide specific recommendations on how to champion diversity and inclusion (D&I) through policy development, partnership curation, talent development, recognition and education.

**Diversity is having a seat at the table, inclusion is having a voice, and belonging is having that voice be heard.**

# B O M A

**Where standing apart is the best way to stand together.**



## BOMA INTERNATIONAL HAS SUSPENDED THE EXPERIENCE EXCHANGE REPORT (EER) FOR 2021

For 100 years, the EER has been a unique, integral industry asset, allowing commercial property professionals to benchmark building performance, budget effectively, and increase operational efficiency. In recent years, with the support of our partner, Kingsley Associates, the EER evolved into an online database and expanded to include the industrial sector. However, BOMA has made the tough decision to suspend the EER for 2021.

Over the past few years, survey participation and subscription purchases have declined significantly, and the number of markets represented in the reports has also decreased. Commercial real estate data providers, including many BOMA member companies, are now offering robust platforms with real time data and valuable analytics. These providers can collect far more data than is possible through BOMA's yearly survey.

With so many new offerings, the value of conducting a yearly survey has significantly diminished, particularly in an era of fast-moving changes. The COVID-19 pandemic has accelerated these concerns; conducting a 2021 survey of 2020 data is unlikely to yield useful results. Submitting data to the survey takes time, and time is at a premium for you and your members right now. Simply put, the industry has outgrown the EER.

Therefore, due to a rapidly changing marketplace and the COVID-19 pandemic, BOMA will suspend the Office EER starting in 2021; the Industrial EER was suspended earlier this year. Subscriptions to the current Office EER will continue to be available for purchase until June 2021. Current subscribers will have access to their data through the end of their subscription in July 2021. We will be reaching out to past and current subscribers and submitters in the coming weeks via a comprehensive communications plan, so no action is needed on your part at this time. BOMA International is proud of the long legacy of the EER and its role

in building a thriving commercial real estate industry. We look forward to building on its legacy by creating new research products that will provide greater value to today's industry. In fact, BOMA has already begun expanding its research initiatives over the past few years, most recently partnering with Brightline Strategies, a leading real estate research and advisory firm, and Yardi on three nationwide COVID-19 impact studies to assess and predictively forecast the impact of COVID-19 on tenant decision-making, back-to-work plans, and future space needs. In addition, BOMA will identify new sources and partnerships for benchmarking property performance and welcomes your feedback about research you would like to see BOMA focus on in the next 2-3 years or how we can support your own local research efforts.

### What's Next?

- BOMA International will focus resources to create new research products that will provide greater value to today's industry, and we have already begin expanding our research initiatives:
  - o Partnering with Brightline Strategies, a leading real estate research and advisory firm, and Yardi on three nationwide COVID-19 CRE impact studies to assess and predictively forecast the impact of COVID-19 on tenant decision-making, back-to-work plans, and future space needs/changes.

- Partnering with Propmodo to produce the Commercial Office 2021 Budget Priority Report, offering useful guidance for budgeting and planning for building operations, and
- Partnering with Rocky Mountain Institute, the Urban Land Institute, and Yardi on Unlocking Hidden Value in Class B/C Office Buildings: Best Practices for Pursuing Low-Cost, High-Impact Energy Efficiency and Green Leasing Strategies.
- We will identify other sources and/or partners for annual benchmarking data, and we welcome your feedback on what kinds of research you would like to see BOMA focus on in the coming year.

Thank you again for your support of BOMA's EER. To purchase a subscription to the current EER or to access your subscription, please visit [eer.boma.org](http://eer.boma.org). Please direct all other questions to [eer@boma.org](mailto:eer@boma.org).

*Delivering on the Promise of Clean*  
Since 1982

*Sonshine*  
Commercial Cleaning

Office Cleaning

Medical Facilities & Doctors' Offices

Terminal Cleaning • Surgical Centers

Churches • Schools • Universities

- Tile & Grout Cleaning
- Strip & Wax Floors
- Carpet Cleaning
- Construction Cleanup

Serving  
Dayton &  
the Miami  
Valley



CINCINNATI

DAYTON

513-933-8161 • 937-438-1280

[www.sonshinecleaning.com](http://www.sonshinecleaning.com)

## CONTINUING PROFESSIONAL DEVELOPMENT

BOMA education offers you opportunities to earn Continuing Professional Development (CPD) credits to strengthen your résumé and enhance your career.

### **BOMA International Annual Conference & Expo**

All programs at the Annual Conference & Expo qualify for CMCP, RPA, FMA, SMA, SMT, CPM, CCM and ARM renewal and continuing professional development credits.

Some sessions also qualify for the continuing education credits required for real estate license renewal in states that allow self-submission. You must scan your conference badge at the end of each session to receive a completion certificate.

Some sessions at the *Annual Conference & Expo* qualify for GBCI Continuing Education hours for LEED credential maintenance.

BOMA International is an approved NEEC provider. Some sessions at the Annual Conference & Expo qualify for the Building Operator Certification (BOC).

### **Medical Office Buildings + Healthcare Real Estate Conference**

All sessions at the MOB & Healthcare Real Estate Conference qualify for CMCP, RPA, FMA, SMA, CPM, ARM and CCM renewal and CPD credits. Sessions in the Design track are eligible for AIA Learning Units (LU).

### **Foundations of Real Estate Management Course**

BOMA International's Foundations course qualifies for continuing professional development credits for the renewal of industry designations including CMCP, RPA, FMA, SMA/SMT, CPM and CCM.

### **BOMA's Asset Management Series**

BOMA International's Asset Management Courses qualify for CPD credits for the renewal of industry designations including CMCP, RPA, FMA, SMA, CPM and CCM.

For more information go to [BOMA.org](http://BOMA.org) and click on Education and Events.

## 179D TO BE MADE PERMANENT IN COVID PACKAGE

On December 28, President Trump signed H.R. 13, a massive legislative package that combines COVID relief and other crucial spending, into law averting a midnight government shutdown. Tucked away in the massive 5,000-page bill is a provision making 179D, the Energy Efficient Commercial Building Tax Deduction permanent.

This is a major win for BOMA International as we have long led the charge on preserving and improving 179D. The permanence is not without other changes. As expected, the ASHRAE standard that you must exceed by 50% for the deduction will be updated to the most recent standard minus two years. We believe this means that if you put the efficiency improvements into service in 2021, then you will need to use ASHRAE 90.2 v. 2019, but if you put the improvements in service in 2020 you will use 2016's (as there was no 90.1 in 2018 or 2017). Also, the \$1.80 per square foot deduction amount for will be indexed to inflation. We will carefully monitor any regulatory actions that take place to ensure this is the best possible path to success.

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. 179D remains the sole federal energy efficiency incentive for commercial buildings.

If you recall, BOMA COO & President, Henry Chamberlain testified in March of 2018 before the House Ways & Means Committee on behalf of making 179D permanent and BOMA staff appeared before a 2019 select Senate Committee on Cost Recovery as well. Making 179D permanent was one of

the rare bi-partisan conclusions to come from the report the Senate put out.

179D being made permanent is the culmination of many years of hard from you, our members, and I am very grateful for it. Special thanks to any and all of you who over the years have stomped on and off the Hill for this issue, written letter, made calls and supported us when times were tough. It is you who move the needle to get this done, we just deliver the good news.

Many questions will arise as this new law is enacted and regulations come out, and I look forward to fielding them from you and from Member of Congress. If you have members or colleagues who are interested in this deduction, please feel free to forward this or put them in touch.

If you have any questions please feel free to call Emily Naden, Director of Federal Affairs at 202-326-6326 or email [enaden@boma.org](mailto:enaden@boma.org).

## 2020 POLICY YEAR ESTIMATED PAYROLL WAS REDUCED BY 20%

Were you aware? Your July 1, 2020 through June 30, 2021 Policy Year Estimated Payroll was REDUCED by the Ohio BWC by 20% in response to payrolls possibly being lower as a result of COVID-19! Employers can call the BWC at 1.800.644.6292 and adjust their 2020 Policy Year Payroll as needed up until March 1, 2021. This will ensure a more manageable True Up in the summer of 2021.

**RIECK SERVICES**  
EARNING YOUR TRUST SINCE 1892

**Building and Maintaining Facility Systems**

Dayton, OH (937) 274-1987  
Lima, OH (419) 228-0264  
[www.riekcservices.com](http://www.riekcservices.com)

The advertisement features a blue and white Rieck Services logo with a stylized 'R' icon. Below the logo is the company name 'RIECK SERVICES' in large, bold, black letters, followed by the tagline 'EARNING YOUR TRUST SINCE 1892'. Underneath is the slogan 'Building and Maintaining Facility Systems' in a bold, italicized font. Contact information for Dayton, OH (937) 274-1987 and Lima, OH (419) 228-0264 is provided, along with the website [www.riekcservices.com](http://www.riekcservices.com). A photograph of a white service van with blue and black accents and the Rieck Services logo is shown in the bottom right corner.





Chad King has been with Olymbec USA as Regional Property Manager for the last 6 years. Chad is responsible for a portfolio of office and industrial properties owned

by Olymbec in Ohio, Indiana, Georgia and Missouri. In addition to their properties in Columbus and Cincinnati, they own two historic office buildings in beautiful downtown Dayton, 6 North Main, formerly the PNC building, the 111 Building and also Poe Office Park just north of the city. Olymbec USA is proud to call Dayton the new home for their Regional Management Office which recently opened.

Before moving to Dayton in February of last year, Atlanta Georgia had been Chad's home since birth. While living in Atlanta, he was the Property Manager for a portfolio of office buildings for Olymbec USA. When he started with Olymbec, they owned one office building. Over the next 3 years, they acquired two more buildings.

Chad started his career in real estate over 20 years ago in residential and commercial lending. He quickly became more and more interested in commercial properties and made the move to property management about 12 years ago. Chad loves coming to work every day to face the challenge offered to him during these unprecedented times.

Before the pandemic, in his free time he loved going out to dinner, listening to bands, and dancing with his girlfriend. He's looking forward to those fun times again. Chad's favorite hobbies are playing golf, woodworking, and playing cards. An interesting fact about Chad is, while in college he repossessed cars to help pay for tuition - wow the stories he could tell!

Technology has made it easier than ever to prepare for emergencies, but it can be unreliable in an emergency if you haven't kept your gadgets protected and powered up. Here are some tips to make sure you are tech ready:

**Use text messages, social media and email to connect with family and friends during emergencies.**

- Mobile networks can become overwhelmed, making it hard to make and get phone calls. Text messages require less bandwidth, which means they are able to be transmitted more reliably during situations when many people are trying to use their mobile phones at the same time.
- Social media channels such as Facebook and Twitter can also be an effective way to update family and friends during emergencies. Facebook's Safety Check feature allows users to post a status update indicating they are safe during a time of disaster.

**Register with the American Red Cross' Safe & Well site ([www.redcross.org](http://www.redcross.org)) to let family and friends know you're okay.** Family and friends can search this list to find their loved one's name, an "as of" date and a message from you.

**Have an emergency charging option for your phone and other mobile devices.** Smartphones have become a vital tool to get emergency alerts and warnings so it's important to make sure you can keep them powered up in an emergency.

- At home: Prior to severe weather make sure that all of your electronic devices are fully charged. Keep a back-up power source on hand.
- In your car: Keep a portable phone charger in your car at all times and consider purchasing a back-up

power supply to keep in your car as well.

- Change the settings on your phone to low power mode or place it on airplane mode to conserve energy.

**Store important documents on a secure, password-protected jump drive or in the cloud.**

- There are several apps for mobile devices that let you use your phone's camera as a scanning device. This lets you capture electronic versions of important documents; insurance policies, identification documents and medical records. Don't forget your pet's information.
- Back-up your computer to protect photos and other important electronic documents.
- Scan old photos to protect them from loss.
- Keep your contacts updated across all of your devices, including phone, email and social media.

**Sign up for direct deposit and electronic banking through your financial institution so you can access your paycheck and make electronic payments wherever you are.**

*Modern* **ENTRANCE SYSTEMS, INC.**

**SALES & SERVICE**  
**WE SERVICE ALL MAKES OF AUTOMATIC, MANUAL, SWINGING, SLIDING, OR REVOLVING DOORS**

**24 HOURS – 7 DAYS**







We open up New Horizons







AAADM  
 Certified Inspectors  
 American Association of  
 Automatic Door Manufacturers

**"SERVICING THE DAYTON & CINCINNATI AREAS SINCE 1958"**

**513-241-1565**  
**CINCINNATI**



**937-431-8141**  
**DAYTON**

# GROUNDBREAKING NATIONWIDE COVID-19 IMPACT STUDY FINDS COMMERCIAL REAL ESTATE AT A CRITICAL INFLECTION POINT

*Study Reveals Tenants Still Value Office Environments, But Majority Will Reassess Space Needs*

BOMA International, Yardi and Brightline Strategies announced the release of key findings from the first in a series of nationwide commercial real estate COVID-19 impact studies. Fielded among 3,010 office space decision-makers and high-level influencers from across the country, the **BOMA International COVID-19 Commercial Real Estate Impact Study** assessed the latest in tenant sentiments relating to the pandemic as well as its impacts on their businesses, attitudes towards the physical work environment and office space decisions going forward. The findings not only provide a clear indication of the pandemic's broader transformational effects on the office sector, but they also enable owners and operators to model the financial and operational implications thereof and proactively implement measures to mitigate risk.

"While COVID-19 continues to be a large, disruptive force across the commercial real estate industry and its tenancy, the findings demonstrate the perceived value of office environments as a key ingredient for business success remains strong," said Henry H. Chamberlain, APR, FASAE, CAE, president and COO of BOMA International. "While study results indicate high probabilities around changes in size, use and design of office space going forward, we have also seen a significant rebound in the utility of physical work environments since the onset of the pandemic, with 74% of all study respondents affirming that in-person offices are operationally vital to their businesses, long-term growth and future success."

Key findings from the study include:

- **65% of commercial office decision-makers continue to see significant value in on-site business operations**, particularly as they relate to the three Cs: **collaboration, coaching and culture**.

- **The economic headwinds on office tenants are far reaching**, with 33% of respondents saying they have experienced at least a 25% revenue decline since the onset of the pandemic and an additional 27% saying they could experience a similar or greater decline by EOY 2020.
- **61% of all respondents report they will reassess their space needs** with 43% seeking to reduce the size of their office square footage, 24% maintaining their current footprint, 9% increasing their size and the remainder being unsure.
- **78% approve of the response their current property owner or operator has implemented during COVID-19**, and 77% are confident they understand how to reduce and manage risk in their physical office.
- **47% of all tenants say their landlord's coronavirus response exclusively has made them more likely to renew**, the result of proactive communications and a renewed focus on safety and security. Almost half of tenant decision-makers (46%) are seeing more value in personal relationships with their property management teams.

Additional findings explore the implications of COVID-19 on rent payments, space needs and utilization, renewal and relocation likelihoods, confidence in the safety of office spaces, and return-to-work planning.

"Our collective charge was to help owners and operators better understand, and proactively address, emerging industry trends and shifts in workplace priorities resulting from COVID-19, as well as how market attitudes towards the physical work environment are changing and what issues, behaviors and perceptions are driving them," said Robert Teel, vice president of global solutions at Yardi. "Such insights are critical for owners and operators to get ahead of the COVID-19 impact curve."

Commissioned by BOMA International, the study was underwritten by a grant from Yardi, a global real estate software company, and developed by Brightline Strategies, a leading real estate research and advisory services firm. The study was fielded from Sept. 1 through Oct. 31, 2020, among 3,010 office space decision-makers and high-level influencers from across the country with respondent oversampling in the top 20 U.S. markets. The data were then segmented and analyzed by industry, company size and stage of growth, office square footage, rent rate, renewal date, asset class, location, tenant priorities and workplace preferences, as well as other demographic and psychographic occupier characteristics.

"Understanding how tenant priorities and preferences have changed as a result of COVID-19, to what extent operational models and mindsets have shifted in response to the pandemic and what landlords can do to support the 'new normal' are key baselines for driving sector resilience," said Michael Broder, CEO of Brightline Strategies. "Isolating the factors which will drive office space decisions going forward not only provides owners and operators the data models to forecast future portfolio performance, but also the actionable insight to mitigate downstream risk."

The study's executive summary can be found on BOMA International's website at [www.boma.org/covidimpact](http://www.boma.org/covidimpact). To request a full copy of the report, please contact [covidstudy@brightlinestrategies.com](mailto:covidstudy@brightlinestrategies.com).

## OUR MISSION

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



## MEMBER HIGHLIGHT



As a Development Associate for Cross Street Partners, Megan Dunn Peters is responsible for assisting the Dayton Arcade Development team

with construction, design, development, property management and finance support as well as manages the marketing and social mediacate initiatives for the Dayton Arcade. Megan also coordinates with tenants, stakeholders and the public to create a thriving

community in and around the Dayton Arcade, which is important to her as a native Daytonian.

Megan comes to Cross Street Partners from a background in urban education, with a bachelor's degree from the University of Dayton and a master's degree from American College of Education. She also holds an Ohio Real Estate Salesperson license.

A certified Irish dance teacher with Ireland-based organization CLRG, Megan teaches dance classes at the Dwyer School of Irish Dance in Centerville. In her free time Megan likes to read, travel and spend time with her husband, Matt.

## BOOM. EVERYTHING'S DIFFERENT

Discover What's Next at the 2021 BOMA International Conference July 18th – 21st.

During the past year, the BOMA community has been a source of strength as we've supported each other during the massive changes we've been through. In 2021, BOMA is back – in person! Let's get a handle on things together and discover what's

next for commercial real estate, from the latest information on market trends and conditions, to the regulatory changes that affect your portfolios.

### Lessons in Resilience

In this special keynote presentation, Pulitzer-prize winning presidential historian Doris Kearns Goodwin shares lessons in leadership. Goodwin is

a world-renowned presidential historian, public speaker and Pulitzer Prize-winning author. She is the author of seven critically acclaimed New York Times best-selling books.

### Things are different here

In today's real estate market, business as usual is no longer an option – and that's a good thing. Discover the latest innovations that elevate your building above the rest at the BOMA 2021 Expo.

Are you ready for what's next in CRE? Register for BOMA 2021 at [www.bomaconvention.org](http://www.bomaconvention.org).

## UNDER RESRICTION OF COVID-19 HUNDREDS OF MILLIONS TAKE ACTION FOR EARTH DAY

Earth Day Network (EDN), the organizing body for Earth Day worldwide, announced that the theme of Earth Day 2021, to be held on April 22nd, is "Restore Our Earth." The theme is being announced after consultation with members of the world's largest network in 192 countries.

The theme is based on the emerging concept that rejects the idea that our only options to save the planet are to mitigate or adapt to the impacts of climate change and other environmental damage. Scientists, non-governmental organizations, business, and governments worldwide now are looking at natural system processes and emerging green technologies to restore the world's ecosystems and forests, conserve and rebuild soils, improve farming practices, restore wildlife populations and rid the world's oceans of plastics.

While the world waits for global political and business leaders to take decisive action to reduce carbon emissions, natural processes including reforestation and soil conservation can store massive amounts of carbon while restoring biodiversity, clean water and air and rebalancing ecological systems. Restoration is pragmatic and necessary to reduce climate change. Restoration also brings hope, itself an important ingredient in the age of COVID-19.

"While the exact origin and cause of the coronavirus continues to be debated," said Kathleen Rogers, president of Earth Day Network, "scientists are sounding the alarm that unless we take better care of the planet, we risk more and even deadlier viruses ravaging our communities."

Hundreds of millions around the globe took part in activations for the 50th anniversary of Earth Day, inspired by Earth Day 2020's theme of Climate Action. Earth Day now turns that progress, enthusiasm, and resilience toward the 2021 theme of Restore Our Earth.

**OHIO AND INDIANA ROOFING**  
Commercial, Industrial Roofing  
AN ESOP COMPANY

**LOCAL ROOFING EXPERTS**  
COMMERCIAL • INDUSTRIAL • INSTITUTIONAL

TROY SPRINGFIELD CELINA ST. HENRY COLUMBUS

888.236.4954  
WWW.OIROOFING.COM

LIVE GREEN ROOF | FT. WAYNE, INDIANA

MEMBRANE ROOF | COLUMBUS, OH

MEMBRANE ROOF | WAPAKONETA, OH

**ASK ABOUT OUR PREVENTATIVE MAINTENANCE PROGRAM!**



## INTRODUCING BOMA 360 2.0

For more than a decade, BOMA's 360 Performance Program has elevated operational best practices in the commercial real estate industry. We're continuing that legacy—and celebrating our 10th anniversary—by introducing our new, updated application criteria designed to help you keep your properties on the cutting edge and get the maximum ROI from your program participation.

"Our tenants are very aware of what it means to be a BOMA 360 building and it's a significant value-add for us."

— GARRETT CHANG, RPA,  
ASSOCIATE DIRECTOR, CUSHMAN & WAKEFIELD



To view the revised criteria for office buildings and the newly created criteria for industrial buildings go to [boma.org](http://boma.org) and click on Recognition and Awards. If you have any questions or would like additional information about the BOMA 360 program, contact Joel Corley at [jcorley@boma.org](mailto:jcorley@boma.org).

## 2021 OHIO SAFETY CONGRESS GOING VIRTUAL

The 2021 Ohio Safety Congress & Expo — sponsored by the Ohio Bureau of Workers' Compensation — is about keeping people safe. With all the uncertainty surrounding the future of the COVID-19 pandemic, the BWC will host OSC21 totally online March 10 – 11, 2021. The virtual event offers plenty of online learning sessions and a digital expo, allowing you to learn remotely and chat virtually with presenters and exhibitors. As always, attendance is FREE, and registration for the virtual event opens in December.

### Who should attend?

Individuals with an interest in occupational safety and health, wellness, rehabilitation, and workers' compensation are encouraged to attend.

### OSC21 highlights

- Learn to improve safety management programs and best practices.
- View the newest workforce safety products and services.
- Chat with business representatives, safety pros, and workers' compensation specialists.
- Connect with exhibitors to discuss cost-saving solutions.
- Keep your workers healthy and productive

**Important note:** The new March 10 – 11 dates are a change from the original dates of March 31 – April 2 that the BWC announced earlier this year. **Look for updates on social media using #OSC21.**

For more information about all the Ohio BWC's training opportunities, visit the BWC's Learning Center at: [www.bwclearningcenter.com](http://www.bwclearningcenter.com)

## CERTIFIED MANAGER OF COMMERCIAL PROPERTIES CERTIFICATION



The new **Certified Manager of Commercial Properties™ (CMCP™)**, is a certification

designed for early-career property professionals who are looking to validate their industry knowledge and take their careers in commercial real estate to the next level.

As the only certification of its kind in the industry, the CMCP instantly communicates your ability to be an effective commercial property manager and your strong understanding of the responsibilities of the role. Earning the CMCP certification is the first step in building a successful career in commercial real estate.

Learn more about the CMCP certification and get on the early access list for more information at [www.CRECI.org](http://www.CRECI.org).



# REFRESH. RENEW. REENERGIIZE.

**937-572-3478 | [dayton.certapro.com](http://dayton.certapro.com)**

Bryan Woods | [bwoods@certapro.com](mailto:bwoods@certapro.com)

866-300-6258



Each CertaPro Painters® business is independently owned and operated.



## CRE INDUSTRY PREPAREDNESS RESOURCES

BOMA International has developed several resources to aid our members in developing and updating their emergency preparedness plans. Our most current guidance documents can be found by going to [boma.org](http://boma.org) then clicking on Advocacy then Security & Emergency Preparedness.

- **BOMA's Pandemic Guide**

BOMA International's *Managing Through Pandemics: Preparing Your Buildings, Tenants and Staff* is a guidebook covering every aspect of managing a commercial building through a global health crisis.

- **BOMA's Civil Unrest Guide**

BOMA International's *Civil Unrest and the 2020 Election Season* gives you the tools you need to make preparations and minimize potential disruptions related to the 2020 election.

- **BOMA's Emergency Preparedness Guidebook**

BOMA International's *Emergency Preparedness Guidebook: The*

Property Professional's Resource for Developing Emergency Plans for Natural and Human-Based Threats is the industry's most up-to-date guide to help property professionals prepare for and respond to a broad range of potential threats. The guidebook walks the user step-by-step through the four phases of emergency management—mitigation, preparedness, response and recovery—to help ensure tenant safety and building security during emergency situations.

- **Webinar: In Case of Emergency: The Future of Emergency Preparedness**

In today's uncertain world, many property professionals are wondering how best to plan for all manner of emergency situations. This webinar delivers essential tips for your team or organization to prepare for and respond to a potential event—and bring your building back online as soon as possible.

## GETTING BACK TO WORK 2.0

In early 2020, BOMA International assembled a task force to publish a guidance document that would help commercial building professionals prepare for occupant re-entry amid COVID-19. Due to the evolving nature of the pandemic and its continued impact on the commercial real estate industry, the task force reassembled last fall to re-examine the original guidance and develop updated operational and safety recommendations.

*Getting Back to Work 2.0: Building Re-Entry Best Practices in a COVID-19 Reality* replaces the original guidance document released in May and is a framework for developing, updating and executing individual property or portfolio plans and responding to increasing expectations for buildings and workplaces. All sections of the original document have been significantly edited and updated to include new information and suggested best practices for consideration.

A copy of this document can be found at [www.boma.org/coronavirus](http://www.boma.org/coronavirus).



When you need a place, Olymbec has the space!

- ◆ Great spaces available from 1,000 to 30,000+ SF
- ◆ Custom build outs by in house space designers
- ◆ Managed by local Olymbec USA team

For more information contact:  
Chad King at 678-995-2618

[olymbec.com](http://olymbec.com)  
[infousa@olymbec.com](mailto:infousa@olymbec.com)  
1 888-OLYMBEC





## DAYTON BOMA GIVING BACK TO THE COMMUNITY

Dayton BOMA held their November membership luncheon as a drive thru event and continued their tradition of collecting toys for the Marine Corp League Toys for Tots program.

*"This year the Dayton Toys for Tots program distributed 25,758 toys to 9,207 children in the local area. Thank you very much for your continued support as we cannot have accomplished this without your help. It was truly a remarkable season to say the least this year and we hope to continue spreading Christmas magic and a little hope for many years to come. Again, from all the Marines here in Dayton, thank you for everything you do."* - Gunnery Sergeant Luis Duran, Toys for Tots Coordinator

**The Impact** - Delivering Hope Since 1947  
**584 Million** Toys Distributed to Date  
**265 Million** Children Support to Date



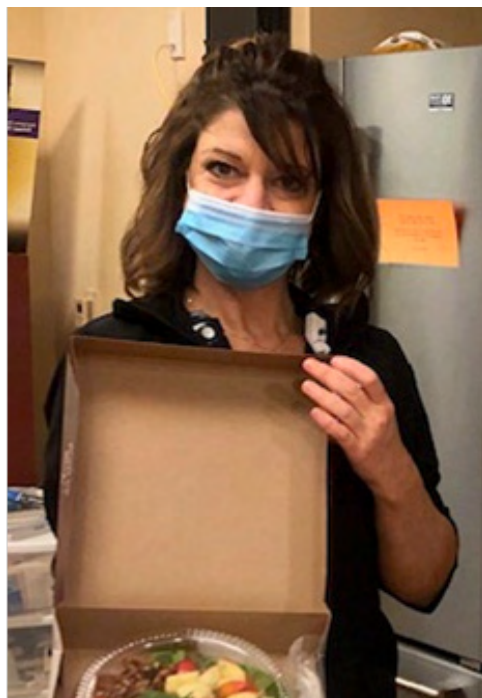
At December's membership luncheon drive thru event Nancy traded a hot meal for nonperishable food items to be donated to The Dayton Foodbank. Dayton BOMA members donated 126 pounds of food as well as a cash donation!

For over four decades, The Foodbank has been the primary food supplier to the hunger relief network in Montgomery, Greene and Preble counties. Food and related supplies are acquired and distributed to a network of food pantries, soup kitchens, emergency shelters, Kids Café sites and school backpack programs that feed the hungry throughout the community. Over 100 nonprofit agencies are members of The Foodbank and provide services through more than 120 feeding programs in the Miami Valley.

The Foodbank works closely with Feeding America, the Ohio Association of Foodbanks, and the 12 food banks across Ohio to help solve hunger in our community.



In January of 2021 Dayton BOMA members continued to give back to the community by donating their January luncheon to the Emergency Department staff at Kettering Medical Center. The staff was so grateful! A nurse who's newer to the area said "I have never experienced such an amazing gesture from members of the community". (Disclaimer: Those without their mask were alone at the time the picture was taken.)





## MAKE A PLAN

Make a plan today. Your family may not be together if a disaster strikes, so it is important to know which types of disasters could affect your area. Know how you'll contact one another and reconnect if separated. Establish a family meeting place that's familiar and easy to find.

### Step 1: Put a plan together by discussing the questions below with your family, friends or household to start your emergency plan.

1. How will I receive emergency alerts and warnings?
2. What is my shelter plan?
3. What is my evacuation route?
4. What is my family/household communication plan?
5. Do I need to update my emergency preparedness kit?
6. Check with the Centers for Disease Control (CDC) and update my emergency plans due to Coronavirus.
  - Get masks (for everyone over 2 years old), disinfectants, and check my sheltering plan.

### Step 2: Consider specific needs in your household.

As you prepare your plan tailor your plans and supplies to your specific daily living needs and responsibilities. Discuss your needs and responsibilities and how people in the network can assist each other with communication, care of children, business, pets or specific needs like operating medical equipment. Create your own personal network for specific areas where you need assistance. Keep in mind some these factors when developing your plan:

- Different ages of members within your household
- Responsibilities for assisting others
- Locations frequented
- Dietary needs
- Medical needs including prescriptions and equipment
- Disabilities or access and functional needs including devices and equipment
- Languages spoken
- Cultural and religious considerations
- Pets or service animals
- Households with school-aged children

### Step 3: Fill out a Family Emergency Plan

Download and fill out a family emergency plan ([www.ready.gov/plan](http://www.ready.gov/plan)) or use it as a guide to create your own.

### Step 4: Practice your plan with your family/household



# MAKE YOUR MARK

WE'LL SHOW YOU HOW!



OREGONPRINTING.COM  
LET US HELP YOU MAKE YOUR MARK.  
DAYTON, OH 937-222-9418

## Celebrating Our 50th Year

[www.houserasphaltconcrete.com](http://www.houserasphaltconcrete.com)

### Asphalt & Concrete

### New Installation & Maintenance

Driveway Parking Lot

Sidewalk & Steps

Approaches & Drainage

Sealcoating

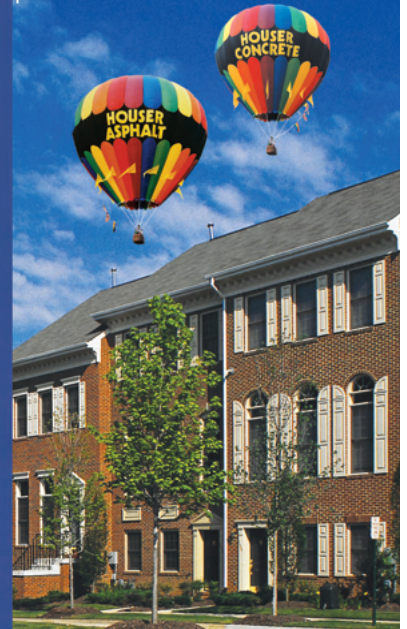
Repairs & Striping

We are Licensed & Bonded

## 937-223-9207

## 1-800-319-1114

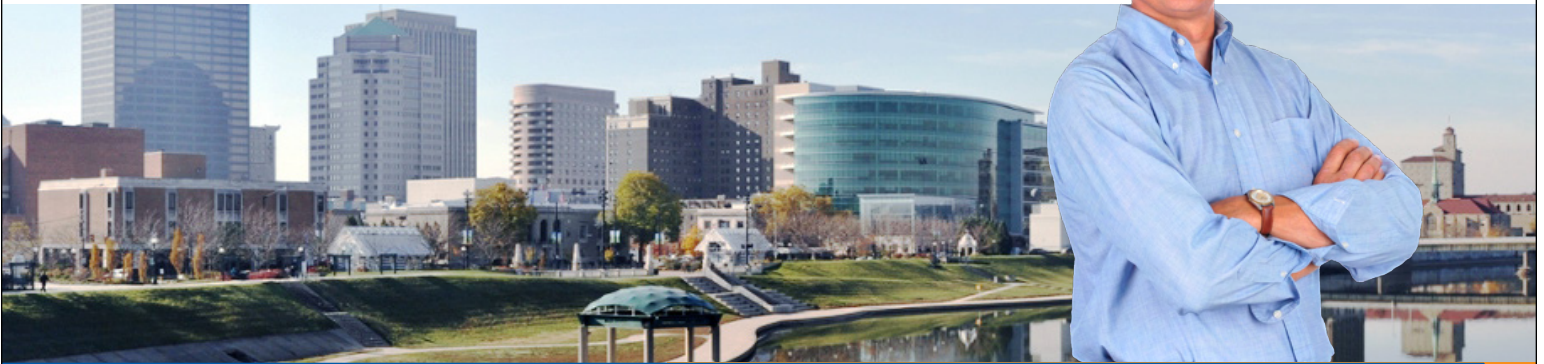
BBB InLab® Report for  
Houser Asphalt & Concrete  
A BBB Accredited business  
BBB Rating A+



asphalt & concrete  
**Houser**  
black top • sealing • striping

851 S. Patterson Blvd. - Dayton, OH 45402

# You Take Care of Business. We'll Take Care of Your Building.



## ABM Takes the Burden Off Facility Managers

Did you know that you can rely on ABM to provide services for every aspect of your building? From the parking lot to the rooftop, put your facility service burden on us. Your tenants will thank you. Our Services:

- ⚡ Electrical & Lighting
- ⚙️ HVAC & Mechanical
- 📄 Mission Critical
- ⚡ Energy
- 🧹 Janitorial
- 🚗 Parking & Transportation
- 🔧 Facilities Engineering
- 🌿 Landscape & Grounds

We also offer one-time and regularly scheduled services such as power washing, floor care and restoration, and parking lot striping and sweeping.

Learn more or get started today!  
Visit [ABM.com/Commercial](http://ABM.com/Commercial) or call **800.874.0780**.



## Integrated Guarding

### A Comprehensive Solution to Traditional Security

As an industry leader, Securitas USA is dedicated to using our resources and experience to create alternatives. Integrated Guarding combines On-Site, Remote, and Mobile Guarding to provide a dynamic security program that helps prevent incidents, optimize your resources and contain costs...all while providing the highest quality of security for your business.

For more information, contact:

Bill Mangus  
(513) 312-7534  
[bill.mangus@securitasinc.com](mailto:bill.mangus@securitasinc.com)



[www.securitasinc.com](http://www.securitasinc.com)



On-site Guarding



Remote Guarding



Mobile Guarding

**Creating Alternatives**