

# 1 South Main Dayton

## Fall/Winter 2015

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### Fun Fact:

The Oktoberfest held in Cincinnati, Ohio is among the top ten in the world.



Happy October, and welcome to 1 South Main Dayton's Fall/Winter 2015 issue.

We've lots to tell you, and you'll want to mark your calendar for all the upcoming events:

- Oktoberfest Halloween, Friday, October 30
- Fifth Third Center's Oktoberfest Tenant Appreciation Luncheon, Friday October 30
- Annual Holiday Toy Drive kickoff, Monday, November 16
- The Gallery at Fifth Third Center's Annual Tenant Art Show, December 1- December 31
- Annual Holiday Toy Drive Reception, Friday, December 11

Events aren't the only things happening here. Learn more about Fifth Third Center's Facebook page as well as our new digital building directories. We've also told you a little about what makes Chief Operating Engineer John Baughman tick. (You might be surprised.)

We hope you enjoy this issue, the fall weather, and all the upcoming events!

## Halloween - Oktoberfest & Tenant Appreciation Luncheon

If you've been a tenant here at Fifth Third Center for any length of time, you know we are big on tenant appreciation. Our Annual Tenant Appreciation Luncheon has been

held every December for 15 years running.

This year we're mixing things up a little. No need to guess what our Halloween theme is: Oktoberfest! In addition, in hopes of cutting down on the holiday craziness that comes in December, we'll be serving our Annual Tenant Appreciation Luncheon the same day. Lunch will still be on us, it will again be served by your building management team, and it remains but a small token of our appreciation of you, our tenants. Please join us for lunch and enjoy!

***Join us!***



**Friday, October 30!**  
**Food! Music! (Root) Beer!**

Start the day with tasty treats served by Fraulein Arleen and Fraulein Darlene.

Continue the celebration with lunch on us from 11:30 – 1:30 in the Grand Lobby. Savor traditional Oktoberfest fare and all the (root) beer you can drink! Enjoy traditional Oktoberfest music as well as *terrible* German accents spoken by your building management staff!

Dancing is optional and at your own risk!

### **Dinsmôre - Welcome!**

The warmest of welcomes, albeit a bit late, to Dinsmore “north” office employees, the newest addition to our Fifth Third family of tenants. With the decision to consolidate both north and south offices to Fifth Third Center, Dinsmore has grown from the entire 13<sup>th</sup> floor to include all of the 12<sup>th</sup> and part of the 14<sup>th</sup> floors also. Construction was finished in late spring, with move in completed in June.

### **19th Annual Holiday Toy Drive**

Our 19<sup>th</sup> Annual Holiday Toy Drive starts Wednesday, November 16. With the continuing generosity of the employees and vendors of Fifth Third Center, we will carry on the tradition of distributing hundreds of new, unwrapped toys to Dayton area churches, social agencies, and families in need. We will also provide 20-25 struggling single mothers with a tote bag filled with items such as a scarf, hat, gloves, a snuggle blanket, makeup and lotions, box of delicious chocolates, etc.

Monetary donations are also most welcome. Please make your check payable to Ducru SPE, LLC. We distribute the gifts in time for Christmas, so please make your donation by Friday, December 11 if at all possible. Then please join us outside the management office, Suite 200, the morning of Friday, December 11 for a holiday reception with light refreshments as an expression of our thanks for your generosity in making 19 successful Annual Holiday Toy Drives possible.

## John Baughman, Chief Operating Engineer

With the retirement of John Rammel after 18 years, John Baughman, our new Chief Building Engineer, comes to us with a full career's experience in facility management. He has spent the last 30 years at the Ohio Masonic Home where he started as a maintenance helper and worked his way up to Supervisor of Maintenance and Power Plant. He carries a high-pressure boiler operator license and specializes in plumbing and mechanical systems.



**John Baughman**

Raised in Springfield, Ohio, John attended Springfield Joint Vocational School where he studied Construction Electric. He enjoys reading, watching movies and sports, and loves traveling, especially on his Harley. He has been coast-to-coast, and this summer he and his wife Fran celebrated their 10<sup>th</sup> anniversary with a flight to Las Vegas for four days topped off by a bike trip to Florida. Further adventures await him, as he hopes to ride to Alaska, try hang gliding, and maybe a trip to Australia.

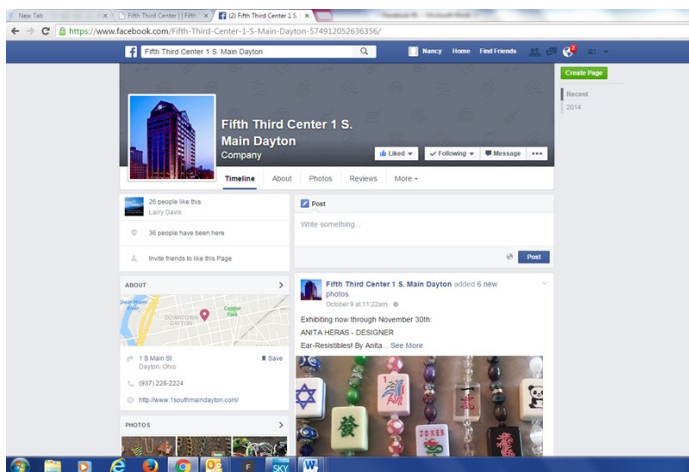
John considers himself “just a regular guy,” willing to help anybody who asks. He enjoys the tenant-oriented service we offer, and looks forward to a long tenure here saying, “The building is beautiful. Everyone I’ve met has been friendly and helpful. I’m grateful for the opportunity to join such an outstanding group of people.”

## Annual Tenant Art Show

Time is racing by, and it will soon be time for our Annual Tenant Art Show. For those of you who are new to the building (hello “new” Dinsmore employees!), every December, The Gallery at Fifth Third Center features the work of our tenant employees and their families. If you or any member of your family has an artistic bent, please share it with us. Paintings, photography, crafts, sculpture, any creative endeavors are welcome. Please see Arleen in the management office, Suite 200, for an application form or go online [www.1southmaindayton.com](http://www.1southmaindayton.com) and click on the Annual Tenant Art Show link under What’s Happening on the Home page to download a form. Forms are due in the management office by Wednesday, November 18.

## Fifth Third Center – Facebook page

Fifth Third Center has joined the world of social media. You can now visit Fifth Third Center 1 South Main Dayton on Facebook to learn about Gallery artists and exhibits as well as Grand Lobby events. Like our page to keep up to date, or check out the Facebook pages of our featured artists. Either way, it’s another way to stay connected with what’s going on here at Fifth Third Center.



## FaciliSmart Emergency Preparedness and Facility Management Program

The success of any business depends in large part on being proactive in anticipating, avoiding and/or navigating unexpected circumstances. With that in mind, Fifth Third Center has partnered with Hayes & Sons Restoration Service to utilize FaciliSmart emergency preparedness and facility management program in our current building emergency management plan. Should a situation occur, whether minor or major, in addition to on-site security staff, building engineering and management staff along with police and fire departments, if needed, will have immediate access to building data giving them the information they need for quick, efficient and effective response. The end result is greater safety and protection against loss and downtime. While we hope to never have any issues, a problem anticipated, is a problem half solved.

## New Electronic Building Directories

Visitors to Fifth Third Center will soon have an interactive option for finding their way around. New directories are on their way. Produced by Electronic Directory Corporation, the interactive screens will offer options to search by company, individual, retail and building management. The monitors have been custom-made to fit our current directory frames which will be lowered to adhere to ADA standards. While the second floor directory will remain in its current location, the Grand Lobby directory will be relocated next to the security desk. We're looking forward to offering this new amenity.



### Calendar of Events



<b><i>Tenant Halloween—Oktoberfest</i></b>	Friday, October 30
<i>Outside Management Office</i>	7:30 a.m.—9:00 a.m.
<b><i>16th Annual Tenant Lunch</i></b>	Friday, October 30
<i>Grand Lobby</i>	11:30 a.m.—1:30 p.m.
<b><i>Lin Sell and Anita Heras, Artists</i></b>	Tuesday, November 3—Monday, November 30
<i>The Gallery at Fifth Third Center</i>	
<b><i>19th Annual Holiday Toy Drive</i></b>	Monday, November 16—Friday, December 11
<i>Outside Management Office</i>	
<b><i>19th Annual Tenant Art Show</i></b>	Tuesday, December 1—Thursday, December 31
<i>The Gallery at Fifth Third Center</i>	
<b><i>Toy Drive Holiday Reception</i></b>	Friday, December 11
<i>Outside Management Office</i>	7:30 a.m.—9:00 a.m.

