

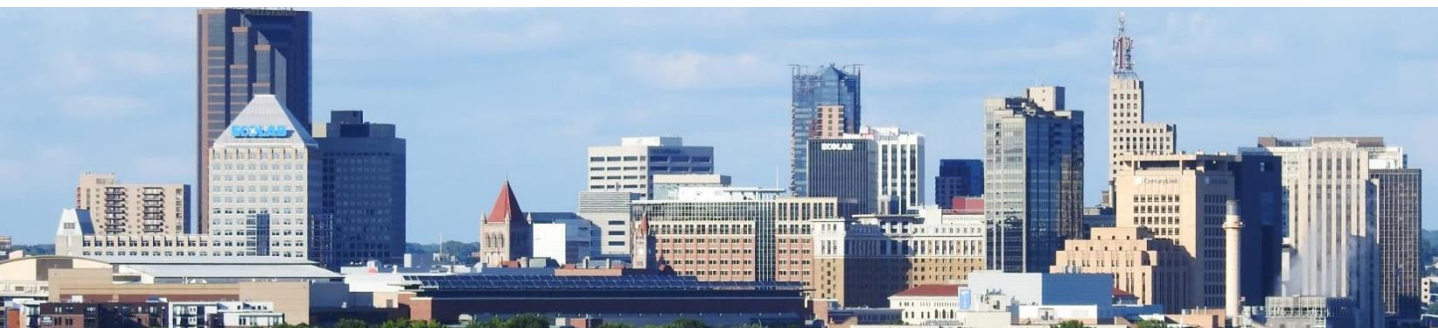


# Saint Paul BOMA News

*BOMA's mission is to provide leadership to the commercial real estate industry through advocacy, education, research, and professional networking.*

**AUGUST 2017**

**VOL. 3, NO. 8**



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### August

Golf Committee	August 2 <sup>nd</sup>
Gala Committee	August 14 <sup>th</sup>
Membership Meeting	August 21 <sup>st</sup>

### September

Tradeshow	Sep. 19 <sup>th</sup>
Debt Program	Sep. 27 <sup>th</sup>

Meeting sponsored by:



## August Membership Meeting



**MINNESOTA**  
SUPER BOWL LII HOST COMMITTEE

"We're a collection of innovators and idealists, scientists and risk takers. We are proud of our state, in everything from arts to industry, music to medicine. We throw caution to the wind-chill. We are the Bold North. It is who we are, what we do, how we do things."

In a few short months all eyes will be on our great state as we come together to showcase Minnesota on the greatest stage in the world! This massive event will involve thousands of volunteers with millions of visitors all contributing to a potential economic impact of over 500 million to our state. What is being planned? What part will St. Paul play? How might BOMA members become a resource for Super Bowl events and businesses? What could be the short term and long term impact of on business in the region?

Aside from football and the economy, the Super Bowl will also leave a lasting impact on our community by giving away weekly grants to deserving organizations!



Join us as **Kyle Chank**, Vice President of Operations and Logistics for the Minnesota Super Bowl provides us with a glimpse inside the event and what is being planned. **Deb Schaber**, Executive Director of the St. Paul Festival and Heritage Foundation, producer of the Saint Paul Winter Carnival will also be on hand to give us a sneak peak of how the festival will showcase St. Paul during the Super Bowl!

**A can't miss event – sign up now as space is limited!**

**\*Note the later date**

**Date:**  
**Monday,**  
**August 21<sup>st</sup>**

**Time:**  
11:45 – Registration  
12:00 – Lunch  
12:30 – Program

**Location:**  
Harriet Island  
120 W Kellogg Blvd,  
St Paul, MN 55102

**Cost:**  
\$45.00 member  
\$55.00 non  
member

[Click here](#) to register!



## PRESIDENT'S REPORT

Joe Spartz, President  
Greater Saint Paul BOMA

Don't shoot the messenger, but I'll be the first to say it; **fall is approaching**. With fall followed by winter, for many Minnesotans, these three words can send them into a deep funk filled with painful memories of ice covered windshields and 2-hour commutes. But denial won't help since all of the signs are here; back-to-school sales, the Vikings opening training camp and zucchinis in my garden the size of a small dog.

Fall is also a time when BOMA is offering many programs and events. Knowing you are all very busy, here is the can't-miss list of what you should plug into your calendar and plan to attend this autumn.

**Annual Trade Show:** September 19th This will be your best opportunity to network with BOMA Service Partners to learn about what products and services they have to offer. Don't wait until you have a pressing need. Do your research early so when a need arises, you already have a name or two to contact. (See article for more detail.)

**National Debt Event:** September 27th If you attended the Neel Kashkari event last year, this one will top it. Hear from experts to learn more about this important topic that impacts all businesses. (See next page for registration.)

**Market Report Meeting:** October 16th Learn about the latest results of BOMA survey of downtown office space and residential population. (Watch for venue announcement.)

**BOMA Benefit Gala:** November 9th This event benefits the St. Paul Community Ambassadors. Last year, attendees enjoyed great food, fun games and great prizes. Make plans to help this important cause.

Make sure to mark these down. I hope to see you at these events.

## Summer Schedule

### Membership Meeting

- No September Meeting

### Superintendents Meeting

- No meeting for August
- No meeting for September

### Brokers Group

- No August Brokers Group



Tim Penny

# NATIONAL DEBT

## *Program*



Christopher Phelan

How serious is the national debt problem? How will it impact the U.S. economy and businesses? What is the likelihood that Congress will resolve this issue soon? Please join Greater Saint Paul BOMA, the Minneapolis Regional Chamber of Commerce and the Saint Paul Port Authority as they host a luncheon that will touch on these questions and explore this very important topic.

Former Minnesota Congressman, Tim Penny, has been on the forefront of this issue for many years. He will lead a discussion on the national debt. Joining him on a panel is Professor Christopher Phelan, the Chair of the University of MN Economics Department. The panel will be moderated by Twin City Public Television's Richard Eisenberg. In addition to his work with TPT, Rich has edited and reported on finance topics for Money magazine, Yahoo!, and USA Today.

## Wednesday, September 27

11:45 a.m. to 1:45 p.m.

**\$45 Attendee Ticket**

[ \$50 after 10 a.m. September 24 ]

**University of Minnesota - McNamara Alumni Center**

200 SE Oak Street | Minneapolis, MN 55455

★ **REGISTER TODAY**

To register, please visit [www.minneapolischamber.org/debt](http://www.minneapolischamber.org/debt)  
or [www.bomasaintpaul.org/meetinginfo.php?id=158](http://www.bomasaintpaul.org/meetinginfo.php?id=158)

In partnership with:





## 2 Part Education Class at the Annual September Tradeshow

Join us for an informative discussion on new technologies and plans for the phasing out of R22.

Part 1 - What are the latest technologies in building systems? We have all seen them, and most have used them, but is the investment worth the cost? What? Smart Bathrooms of course! How much money can you save by adding these in your building? **Tania Knowd** from Kimberly Clark will provide some great insight for attendees.

Part 2 - As we all know, the U.S. government has enacted a policy requiring all air conditioners and heat pumps to no longer use the ozone-depleting R22 refrigerant, which has been the HVAC industry standard in the manufacture of central air conditioning systems. The current phase out of refrigerant in residential and commercial properties leaves home and business owners with unanswered questions. How will this impact the cost of repairs to HVAC systems? Does the entire unit need to be replaced? What are your options? **Bob Kallay** from Modern Heating will provide us with more information on this topic.

**Date:**

Tuesday, September 19th, 2017

**Cost:**

\$25 Member

\$35-Non-Members

**Time:**

10:30 a.m.-11:30 a.m.

**Location**

A'BULAE

255 6<sup>th</sup> Street E.

[Click here](#) to register!

## BOMA and A Brew

Don't miss this great opportunity to get to know your fellow BOMA members in an informal social setting. Complimentary appetizers will be provided for all in attendance.

**Date:**

Thursday, August 10th, 2017

**Cost:**

Free!-Thanks to our Sponsors!

**Time:**

4:00 p.m.-6:00 p.m.

**Location**

New Bohemia Wurst + Bier Haus

222 7th Street West

Saint Paul, MN 55102



Sponsored by:



[Click here to  
register!](#)



# 30<sup>TH</sup> Annual Golf Tournament

Well, another fun and exciting Greater Saint Paul BOMA Golf outing is in the books! The weather was sweltering hot, but to cool the day off we had a beautiful breeze to keep the golfers and sponsors moving!

To see the golf tournament pictures please [click here](#)!



If you would like your picture emailed to you please contact [Sadie](#).

## Thank You Golf Sponsors

ABM Onsite Services  
American Security  
Aspen Waste Systems  
BELFOR Property Restoration  
Brin Northwestern Glass  
Capital Maintenance  
Crawford Merz  
Creative Lawn & Landscape  
Cushman & Wakefield  
Egan Company  
Four Seasons Energy Efficient  
Roofing  
G4S  
Gardner Builders  
Greiner Construction  
Harvard  
Impark

Innovative Masonry Restoration  
Keefe Co. Parking  
KONE, Inc.  
Larson Engineering  
Marsden Bldg. Maintenance  
McCaren Designs  
Peoples Electric  
Prescription Landscape  
Recycle Technologies  
Reliable Property Services  
Restoration Professionals  
Restoration Systems  
Schindler Elevator  
ThyssenKrupp Elevator  
Voss Lighting  
Xcel Energy

Thank you to the following companies who donated door prizes for the 2017 Golf Tournament:

- ▣ ABM
- ▣ American Security
- ▣ Crawford Merz
- ▣ Egan Company
- ▣ Four Seasons Energy
- ▣ Efficient Roofing
- ▣ IMPARK
- ▣ Marsden Services
- ▣ RAM Construction
- ▣ Reliable Property Services
- ▣ Schindler Elevator
- ▣ Sun Control of MN

## 2017 Products and Services EXPO-Your Passport to Success!

This event is a great opportunity to network with BOMA members and a must-attend event for property management professionals as it provides opportunities to explore new technologies, products, and services offered by BOMA vendors. All property managers, facility managers, building engineers, developers, owners, asset managers, and their assistants in the commercial real estate industry are invited and highly encouraged to attend.

Saint Paul BOMA vendors will be receiving the vendor registration the week of August 1<sup>st</sup>.

DATE: Tuesday, September 19<sup>th</sup>

LOCATION: A'BULAE – Downtown St. Paul

TIME: 11:30am – 1:30pm

Contact [Denise](#) for more information.

## 2<sup>ND</sup> ANNUAL BOMA BENEFIT GALA

# Register Now

The 2<sup>nd</sup> Annual BOMA Benefit Gala in support of the Community Ambassadors is scheduled for November 09, 2017. This event was created to raise funds to support the Community Ambassadors Initiative.

BOMA's Benefit Gala on November 9th will feature:

- Emceed by Angela Davis, WCCO TV
- Free valet parking
- Duo-entre dinner
- Jazz Trio
- Games and prizes, including blackjack
- Cash bar
- Red carpet photos

Evening Attire  
Event

[Click here](#) to register!

## Fall Education Classes

### Building Design & Maintenance – SMA

To register or for more information contact [Denise](#)

**Start Date:** Mon., Sept. 25th, Seven weeks total

**Test Date:** Schedule through off site testing facility.

**Class Time:** Mondays - 6:00 – 9:00 p.m.

**Cost:** \$975 Members / \$1,075 Non-Members

**Location:** Town Square Tower, 445 Minnesota Street, Conf. Center off of lobby skyway

Knowing how a structure functions, and your role in maintaining it effectively, you are involved in the repair and replacement of structural items such as floors, ceilings, interior walls, and windows, and you need a basic understanding of building design, materials, codes, regulations, and structural systems and finishes. You also need to be familiar with maintenance procedures and equipment, grounds maintenance, and preventive maintenance, as well as construction documents. In this course, you will cover the characteristics, uses, and properties of common building materials, as well as building regulations, codes, and standards.

You will learn to compare building system components and to identify appropriate inspection and maintenance techniques. You will develop the knowledge to establish procedures and standards for monitoring building operations, preventive maintenance, and cleaning. You will also learn to read and use construction documents, studying from a course book that features a set of drawings and an architect's pocket scale. Featuring helpful new illustrations and current resources, such as governmental and industry websites, this course can help you design and maintain sound, safe buildings.

Key topic areas: common building materials and systems in building foundations • curtain walls • windows • roofing systems • interior finishes • flooring, interior walls and ceilings • vertical transportation • grounds maintenance and inspection • construction documents

### Electrical Systems and Illuminations – SMT

**Start Date:** Wed., Sept 27th, Seven weeks total

**Test Date:** Schedule through off site testing facility

**Class Time:** Wednesdays - 6:00 – 9:00 p.m.

**Cost:** \$855 Members / \$955 Non-Members

**Location:** Town Square Tower, 445 Minnesota Street, Conf. Center off of lobby skyway

To safely operate and maintain a building's electrical equipment, you must thoroughly understand the components of electrical systems and how to measure the electricity your building consumes. This course provides you with a clear understanding of electricity basics, the skills needed to measure electrical consumption, and the ability to recognize, set up, and maintain reliable and effective maintenance and safety systems.

Key topic areas: alternate sources of electricity • electrical safety • electrical circuits • electric meters • cables, terminations, and conduits • maintaining light sources and fixtures • electric motor basics and maintenance •



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@StPaulBOMA

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**New Members**

**Osborn 370  
(f.k.a. Ecolab)**

[Jen Renkly](#)

Schafer Richardson  
370 Wabasha Street North  
Saint Paul, MN 55102  
612-201-9211

[Cynthia Schultz](#)

Schafer Richardson  
900 North 3<sup>rd</sup> St  
Minneapolis, MN 55401  
612-359-5854



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