



Saint Paul BOMA News

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

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December

Education Seminar	Dec. 5 th
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Appreciation Luncheon & Membership Meeting	Dec. 11 th
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Christmas Day-Closed	Dec. 25 th

January

New Years Day-Closed	Jan. 1 st
Membership Meeting	Jan. 8 th
Brokers Group	Jan. 10 th
Superintendents Group	Jan 17 th



First Responders Appreciation Luncheon and December Membership Meeting

BOMA St. Paul is very fortunate to have a public sector committed to working with our members for the common good of our city. We are also very lucky to have great leaders in place to support the downtown community.

Please join us on Monday, December 11th as we honor members of the St. Paul Police Department, Metro Transit Police Department and St. Paul Fire Department at our annual First Responders Appreciation Luncheon.

This year's event, which will be held at TPT's first floor atrium, and include a prime rib meal, will feature St. Paul Police Chief, **Todd Axtell**.

In addition, **Michael Rozin** from Rozin Security will provide information on St. Paul BOMA's Security Initiative and **Sr. Commander Tim Flynn**, will discuss top of mind issues for Property Professionals like ramp safety issues and best practices for tenants and users.

Don't miss this very important event. Let's show our gratitude for St. Paul's finest. Bring your staff members!

One Hour of CEU APPROVED!!

Date: Monday, December 11 th 2017	Time: 11:40 – 12:00 Networking 12:00 – 12:30 Lunch 12:30 – 1:30 Program
Cost: \$42.50 member \$48.00 non-member	Location: Twin Cities Public TV 172 East Fourth St St. Paul, MN 55101

Meeting Sponsors:



[Click here to register!](#)



PRESIDENT'S REPORT

Joe Spartz, President
Greater Saint Paul BOMA

On December 11th, Greater Saint Paul BOMA will be holding an appreciation luncheon for first responders who serve the downtown St. Paul area. BOMA has hosted an appreciation event for several years. What started as a Security Committee initiative has expanded into a full membership meeting.

BOMA has maintained a special relationship with first responders over the years. BOMA members understand the critical role first responders play in protecting commercial real estate assets and the individuals who occupy the space. Be it owners, employees, tenants or visitors, we all need effective first responders to ensure safety and security in our lives. Please join us at this luncheon to show your appreciation for the great service first responders deliver to our industry and communities. ([click here](#) for details)



As I reported last month, **Sandra Schadegg** retired to Arizona and thus stepped down as a Director on the BOMA Board. Rather than operate the Board at a reduced number of Directors, the group chose to add **Mike Soukup** as an interim member until the Annual Meeting is held in April of 2018. Mike will join the Board for its January meeting.

Mike has been a long standing, active member in BOMA. Mike is the Vice President of Sales and National Accounts for ServiceMaster. He has participated on several committees, and ServiceMaster has been a generous sponsor for many events. Congratulations Mike!

BOMA Minnesota Annual Meeting



BOMA Minnesota met on November 10th at Midland Hills Country Club to discuss pertinent issues within the CRE industry and establish the 2018 legislative agenda. BOMA member delegates from around the state, including the Twin Cities, Duluth and Mankato attended the meeting. Representing Greater Saint Paul BOMA were Julie Bauch, Jerry Hersman and Pat Wolf.

Superintendents Group

Light. Colored Light. Dynamic colored Light! The progression of visual contrast and attention grabbing structures and environments. Whether using direct-view products or the techniques of washing, spotlighting or grazing structure, statue or monument, what is the nightlife for these spaces and places without light?! We will briefly explore these products and techniques and study a few local applications to reach either an agreement to disagree, or a common understanding that exterior lighting has the largest bang for your buck in marketing your presence in your community.



Rob Chassé, Principal and Sales Manager at TSR Lighting+Controls in Oakdale is a LEED Accredited Professional with 30 years of lighting design, manufacturing and sales experience in the Minnesota marketplace. He holds an AS in Engineering Science from the State University of New York, a BS in Architectural Engineering, Illumination Engineering emphasis from the University of Colorado, Boulder and an MBA, Marketing, from the University of St. Thomas Opus College of Business. He has extensive public speaking experience and is nationally published in relative trade media. TSR Lighting+Controls is the local Philips - Color Kinetics representative.

DATE: Wednesday, December 13th
TIME: 11:30am – 12:45pm
LOCATION: 85 East 7th Place,
 Conference Room 295
COST: \$18 pre-registered, \$20 walk-in
EDUCATION: SMA/SMT/RPA/FMA CPD'S

[Click here](#) to register!

MNCRE Leadership Luncheon

On November 10th, a luncheon was hosted by MN Commercial Real Estate (MNCRE), a coalition of the five leading CRE associations: Greater Saint Paul BOMA, BOMA of Greater Minneapolis, NAIOP, MSCA and MNCAR. Attending this event were leaders in the CRE industry. Special guests included State Senator Ann Rest and State Representative Roz Peterson.

Sen. Rest and Rep. Peterson discussed the newly formed Commercial Real Estate Caucus at the State Capitol. The purpose of the caucus is to provide a stronger voice for the CRE industry at the Capitol and act as a point of contact for legislators with questions related to CRE topics. The group discussed issues most important to the CRE industry and how the group can strengthen the caucus to make it more effective.



Left to right: BOMA of Greater Minneapolis Executive Director Kevin Lewis, State Representative Roz Peterson, and Greater Saint Paul BOMA President Joe Spartz.



State Senator Ann Rest and State Representative Roz Peterson

BOMA Standards of Floor Measurement – THE IMPACT ON SALES AND LEASING

For more than a century, BOMA International has set the standard for measuring buildings. In 1915, BOMA published its first Standard Method of Floor Measurement for Office Buildings, an accepted and approved methodology by the American National Standards Institute (ANSI). Throughout the years the standard has been revised to reflect the changing needs of the real estate market and the evolution of office building design. Today, BOMA is the undisputed leader for measurement standards in the industry.

BOMA 2017 for Office Buildings: Standard Methods of Measurement (ANSI/BOMA Z65.1-2017) is the latest update to the office standard, which has been regularly revised to reflect the changing needs of the commercial real estate market. BOMA's 2017 Office Standard includes many new enhancements and clarifications to address evolving building designs and tenant amenities.

Rhonda Rezac, FMP, Senior Associate Business Analyst for RSP Architects has been working with the Standards for over 15 years helping property owners in downtown Minneapolis, where she quickly learned the importance of this standard and how it impacted the sales and leasing for buildings. Since then she has made it a priority to continue to learn the latest standards, understand why they changed and how this impacts buildings. Rhonda has helped building owners recapture missing square footage through the accurate application of BOMA standards and implementation of the latest standards.

During the presentation she will share the changes of the standards over the years and common mistakes property professionals make. Bring your questions!

Education: One hour of CEU has been APPROVED!

Date:

Tuesday, December 5th, 2017

Time:

12:00 – 12:30pm – Lunch

12:30 – 1:30pm - Program

Location:

Securian - Plaza Center (1st Floor) -
River Room

400 Robert Street

St. Paul, MN 55101

Cost:

\$25.00 early member registration

\$30.00 late/walk-in registration

[Click here to
register!](#)

WINTER EDUCATION SMT/SMA/ FMA/RPA Courses

Environmental Health & Safety Issues – (SMA, FMA, RPA)

Start Date: Mon., Jan. 22nd, Seven weeks total
Test Date: Schedule through off site testing facility
Class Time: 6:00 to 9:00pm
Location: Town Square Tower, 445 MN Street, Conference Center off of lobby skyway, St. Paul, MN 55101
Cost: \$955 members, \$1,075 non members

Ensuring workplace and employee health and safety are issues at the center stage of today's property industry. As a property professional, this course will help you develop and manage proactive environmental/occupational health and safety programs, comply with regulatory standards and guidelines, and assess when to obtain technical assistance.

Key topic areas: local, state, and federal regulations • environmental site assessments • hazard communication • emergency response • asbestos and lead management • ergonomics • indoor air quality • hazardous waste • storage tanks • audits, recordkeeping, and other regulatory issues • ADA, EPA, OSHA, CERCLA, and the FULL ALPHABET SOUP of environmental health and safety

Air Handling, Water Treatment & Plumbing Systems– SMT

Start Date: Wed., Jan. 24th, Seven weeks total
Test Date: Schedule through off site testing facility
Class Time: 6:00 to 9:00pm
Location: Town Square Tower, 445 MN Street, Conference Center off of lobby skyway, St. Paul, MN 55101
Cost: \$855 members, \$955 non members

Through this course, you will learn about climate control for human comfort, the components of HVAC systems, and the basics of water treatment and plumbing systems. You will gain the skills and knowledge to perform common water tests, maintain air-conditioning systems, maintain water services, and inspect portable fire extinguishers.

Key topic areas: HVAC systems • air cleaning devices • indoor air quality • water conditioning and treatment • plumbing • fire protection • systems • fire alarm systems

Contact **Denise** to register or for more information!

The 428-Energy Efficient, & Good For Your Health

Commercial Real Estate Services is renovating a building that creates both innovative & attractive for a future generation of emerging businesses. The former Woolworth building, now called The 428, will not only be ahead of its time in energy efficiency, but CRES is also focusing on the health and wellbeing of the occupants of the building with WELL Building Certification.



Click here to read the full article authored by *Jennifer Kruse, McGough*.

Brokers Group

The 428 is for businesses that want more than office space. In life – and in business – every day counts. The 428 brings together wellness and environmental elements that are proven to create healthier, happier people who are more engaged and productive at work. Come in and see the difference.

The BOMA Broker's Luncheon will be held at 81 On Seventh on 7th Street and Minnesota Street. Parking can be found at the Robert Street Ramp, City Walk Ramp, Town Square and Block 19. After the luncheon, please join us for a tour of The 428. Please dress accordingly for entering a development site.

Date:
Wednesday
December 6th, 2017
Time:
11:45AM-1:00PM

Location:
81 On Seventh
East 7th Street,
Saint Paul, MN

Click here to register!

Melvin Carter Elected Mayor



On November 7th, St. Paul elected a new Mayor, Melvin Carter. A former City Councilmember from Ward 1, Carter will become the 54th mayor of St. Paul, and he succeeds Mayor Chris Coleman who entered office in 2006.

This was the first mayoral contest using ranked choice voting. Under this system, voters are allowed to select their first choice and alternate

choices should their first choice not receive sufficient support to continue in the contest as ballots are counted. Given the large and competitive field of candidates, it was felt that it may take several rounds of ballot counting before a candidate received over 50% of the vote. It was assumed the process of eliminating candidates and reapportioning votes to the remaining candidates would take several days of counting. To the surprise of most pundits, Melvin Carter was victorious with 51% of the vote on the initial count.

St. Paul BOMA would like to congratulate Mayor-elect Carter for his impressive win. We look forward to working with his new administration for the betterment of the St. Paul community.



Energy Benchmarking

The City of St. Paul is considering adopting an energy benchmarking ordinance. Such an ordinance would require all commercial buildings in the city that are at least 50k square feet to report energy usage data. Many cities have adopted energy benchmarking ordinances. Minneapolis did so in 2012.

Led by Brian Field, Co-Chair of the BOMA Government Affairs Committee, St. Paul BOMA has been working with the City of St. Paul to ensure any proposed ordinance will have a reporting process that is easy to use. While the ordinance is expected to be adopted in the spring of 2018, private sector compliance won't start until the middle of 2019.

2ND ANNUAL BOMA BENEFIT GALA



Thank you to all who contributed to the 2nd Annual BOMA Gala in benefit of the Community Ambassadors. This year we were able to increase the total proceeds from the event versus our Inaugural Gala, and with the Saint Paul Police Foundation's matching grant from the Bremer Foundation we will be able to increase our

overall contribution to the CAI!

Thank you to all of the sponsors of the 2nd Annual BOMA Benefit Gala. Without their support the Gala would not be the extravagant event that it is.



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- ❖ ServiceMaster Recovery
- ❖ The Saint Paul Hotel
- ❖ Union Depot

2ND ANNUAL BOMA BENEFIT GALA



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