



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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July

BOMA Office Closed	July 4 th
Gala Committee	July 10 th
Golf Tournament	July 17 th
Special Events	July 27 th

August

Gala Committee	August 14 th
Membership Meeting	August 21 st

September

Debt Program	Sep. 27 th
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30th Annual Golf Tournament

Join the General Membership of the Greater Saint Paul Building Owners and Managers Association (BOMA) for the 30th Annual Golf Tournament. The tournament will be held at Prestwick Golf Club in Woodbury. It will be a great day of golfing with a chance of winning some fantastic prizes!

While all foursomes have been filled you can still participate in this special event by attending the evening banquet. With over 150 people in attendance you can't afford to miss this wonderful opportunity to catch up with old friends and make some new ones.

To register for dinner, [click here](#). If your company is interested in donating a prize or logo item for the prize drawing, please contact [Denise](#) at 651.291.8888.

<u>Date:</u>	<u>Time:</u>	<u>Location:</u>	<u>Cost:</u>
Monday, July 17 th	11:00 – Registration 12:00 – Shot Gun Start 5:30 – Dinner	Prestwick Golf Club 9555 Wedgewood Dr. Woodbury, MN 55125	Dinner: \$35

2017 Golf Tournament Sponsors

Thank you to the following companies who have agreed to sponsor the 30th Annual Saint Paul BOMA Golf Outing!

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



CHAIR'S REPORT

Julie Bauch, Chair
Greater Saint Paul BOMA

This was my inaugural attendance at the BOMA International convention, hosted in Nashville Tennessee. I have never visited Nashville and I found it to be much like Las Vegas. The streets were crowded with pedal pubs sporting bridal parties shouting to music blasted from pedal pub speakers. Every downtown bar was competing to be the loudest music venue heard in the street and pedestrian traffic overflowed the sidewalks. Out of all the music venues to choose from, I missed out on the only one that I had an interest in experiencing first hand.....Dave Ketcham singing Karaoke to "Forever in Blue Jeans". I will never forgive myself for missing out on a once in a lifetime event.



Since I am unable to share details of the "Ketcham performance", I offer the following abridged notes from meetings with topics that I found pertinent to St. Paul:

Wisconsin BOMA is tackling a "Big Box taxation issue". Land owners who own parcels with big box tenants and land leases are fighting to be taxed on land value only vs the value of the improvements to the land and the lease value. We need to be aware of the outcome; the issue may visit Minnesota soon.

BOMA Kansas City discussed the development and implantation of a Transportation Development District (TDD), a fund created to pay for the street car system that serves downtown Kansas City. Those being served by the street car pay for the implementation/service. The concept is being challenged since too few people are paying large fees for a service they believe should be spread out over more building owners.

Denver recently had success changing laws that made it undesirable for developers to construct condos due to "construction defect laws". Downtown Denver is now hoping that the change in the law will help spur development for condos and encourage more home ownership. Minnesota had a similar law in place that discouraged developers from building condos due to excessive liability and long term exposure to law suits. Fortunately, the Legislature passed a law in the last session that provides some relief to developers and we may see a uptick in this market. ([Click here](#))

Denver also has a "Green Roof" proposal currently being vetted that would require buildings greater than 25,000 square feet to have a green roof program in place within the next five years. This is another issue that may be discussed in Minnesota in the near future. I will offer more detail once I complete some due diligence on the topic.

A notable point of interest; Russia won its first TOBY award. Quite a feat for a part of the world that doesn't typically have the same building requirements that the US does. This shows the strong interest in BOMA on an international basis.

My last comment is regarding a topic we can all find value in. While attending the Board of Governors Meeting, recognition was given to those that participated in the Home Depot program for BOMA members. From June 2016 to June 2017, BOMA members enrolled in the program spent almost \$167 million, of which, 2% of purchases (\$3.3 million) was rebated to those members and \$80,000 was rewarded to local BOMA Associations based upon their member's total purchases within the program.

In summation, the conference was an informative, memorable, and worthwhile event and I hope for a repeat performance by Dave next year that I will be certain not to miss.

Register Now for September Debt Program

How bad 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 a leader on 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 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.

The program will be held on **September 27th** at the University of Minnesota McNamara Center.

[Click here](#) for registration!

BOMA Leads Security Initiative for Downtown St. Paul

As reported in the Star Tribune in early June ([click here](#) for article), BOMA is leading an initiative to create a comprehensive security plan for downtown St. Paul. As part of a larger project called the Downtown Vitality Vision, security is an important component, so BOMA formed a task force that includes a broad cross-section of the building and business community, law enforcement, the Community Ambassadors, and St. Paul City and Ramsey County representatives. Together, this task force will,



- Manage an RFP process that hires a security firm to conduct a threat analysis and completes a comprehensive security plan for downtown,
- Identify solutions that focus on skyways, street level, parking facilities, and public spaces,
- Create a downtown environment as safe as anywhere in the Twin Cities.

The final security vendor is expected to be selected by early August with a completed plan submitted to the task force before the end of the year.

Saint Paul Police Foundation Golf Tournament



The St. Paul Police Foundation annual golf tournament helps support its mission of supporting the Saint Paul Police Department (SPPD) in a variety of ways. The golf tournament, slated for July 27, 2017 at St. Paul's Highland National Golf Course, is just one of many ways the Foundation raises funds to support the efforts of the SPPD.

[Click here](#) to register and learn more!

St. Paul Emergency Management Earn Top Marks



The City of St. Paul's Emergency Management Department earned the highest accreditation available to U.S. cities. This accreditation was provided by the Emergency Management Accreditation Program Commission. Only 11 other cities in the U.S. have earned this recognition. Congratulations to Director **Rick Larkin** and his staff for all their efforts. ([Read press release.](#))

Education Committee



Volunteers Needed!

BOMA members—if you haven't volunteered on a committee, now is your chance. Participating on a committee is a great way to meet other BOMA members, increase your network, and enhance your professional development, as well as give back to the commercial real estate community, and BOMA.

The Education Committee oversees the planning and delivery of membership meetings, and seminars.

Contact [Rhonda](#) if you would like to be a part of this committee.

Expanded Minnesota Children's Museum Opens to Delight of Kids and Parents



Minnesota Children's Museum reopened June 7 with entirely new exhibits that give families space and freedom to play and learn together like never before.

The expanded and renovated museum in downtown St. Paul features a vertical adventure called The Scramble, where kids and adults climb two towers, zoom down a spiral slide and step out

onto a netted catwalk suspended more than 40 feet high.

Other new experiences include a laser maze, a carpet skate park, a car wash unlike any other, a maker studio, a pretend Minnesota town and more. An expanded exhibit for babies and toddlers gives young visitors a challenging and safe place to climb, crawl and play with water.



The museum also added a café with coffee bar, a skyway-level entrance and a host of other visitor amenities to make visits even more fun, comfortable and convenient.

More than 430,000 people visit the museum each year, a number expected to increase after the expansion.

Visit mcm.org for visitor information.



Meet Rachel Bents



Hi! I am Rachel Bents and I am thrilled to be joining the team at Greater St. Paul BOMA as the Membership Services Coordinator. I have lived in St. Paul for most of my adult life (outside of a few years in San Francisco) and look forward to bringing the services of BOMA to more businesses in the area.

My business background is in Training and Development and Organization Development. I have worked for large companies such as UnitedHealth Group and Gap, Inc. as well as doing independent consulting and coaching. The last few years I have owned my own Wellness Consulting business offering individual coaching and training as well as helping organizations launch wellness programs.

I spend my free time riding my bike, reading and exploring new restaurants in the St. Paul area. I look forward to meeting and supporting the current members of BOMA and bringing new members on board.

Summer Schedule

Membership Meeting

- No July Membership meeting

Superintendents Meeting

- No meeting for July
- No meeting for August

Brokers Group

- No July Brokers Group
- No August Brokers Group



Supers Group Tour of Palace Theatre

2ND ANNUAL BOMA BENEFIT GALA

Save the Date

The 2nd 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. The event will be a festive evening of great food and fun, all for an important cause.

Watch for more details and registration information.

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 •

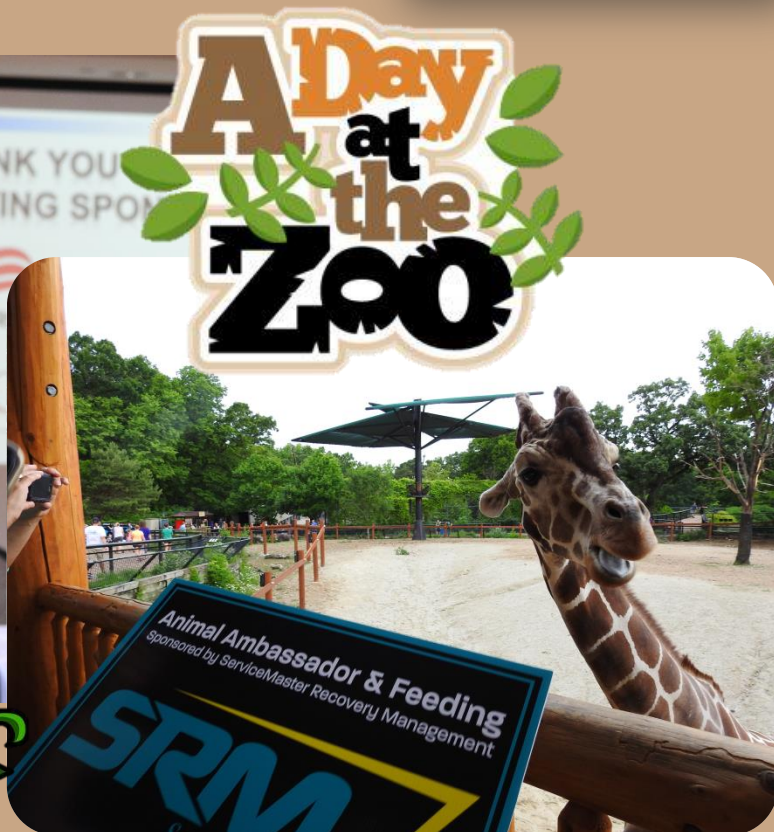
June Membership Meeting-Como Zoo



For our June Membership Meeting the Greater Saint Paul BOMA membership gathered at the Como Zoo. Como's Director, **Michelle Furrer (left)** and Senior Zoo Keeper, **Allison Jungheim (right)** informed us on how they care for their facility and its residents, and what improvements are on the horizon.



Not only did we learn about their zoo residents, but we got to meet one! Stephanou (pictured below) the sloth who greeted BOMA members on their way into the meeting. A big thank you to **ServiceMaster** for sponsoring this unforgettable experience along with a giraffe feeding that followed the meeting.



A Day at the Zoo

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Save the Date**BOMA Tradeshow-
September 19th**

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