



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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June

June Membership Meeting June 12th
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Superintendents Group June 21st

July

30th Annual Golf Tournament July 17th

Meeting Sponsored by:



**Animal Ambassador and Feeding
Sponsored by:**



June Membership Meeting

Como Park Zoo & Conservatory is one of the most visited cultural destinations in Minnesota. What began as a donation of three deer in 1897, Como has seen the growth and advancement in animal care and welfare over the decades.

Much of the success of the Como Zoo is based on keeping their "tenants" happy and visitors entertained and safe. Are we so different? We may deal with unruly tenants the same way that the zookeepers deal with mad gorillas! Or maybe not! However, we are both committed to tenant satisfaction! How do we provide a great environment for tenants and what are the biggest issues facing managing both facilities? With HVAC System issues – how do we make sure things aren't too hot or too cold? With lighting, what are specialized needs vs. specialized programming like daylighting and how can we make sure our tenants and visitors are secure?

Hear from Como's Director, Michelle Furrer and Senior Zoo Keeper, Allison Jungheim on how they care for their facility and its residents, and what improvements are on the horizon including plans for its most famous resident, Sparky.

BOMA Board Chair, Julie Bauch will guide us through an entertaining program where we can compare notes with property managers of a whole different animal. You never know, you might learn a thing or two – because it truly is a Zoo out there!

One hour of CEU has been APPROVED!

<u>Date:</u>	<u>Time:</u>	<u>Location:</u>	<u>Cost:</u>
Monday, June 12 th	11:40 – 12:00 Social 12:00 – 12:30 Lunch 12:30 – 1:30 Program	Como Zoo Conservatory 1225 Estabrook Dr. St. Paul, MN 55103	\$42.50 member \$47.50 late/walk-in \$48.00 non member

[Click here](#) to Register!



PRESIDENT'S REPORT

Joe Spartz, President
Greater Saint Paul BOMA

If you attended the Annual Meeting in April, you heard from David Ketcham, BOMA's Treasurer, reporting on another successful year for the Association. This level of performance doesn't just happen in a vacuum. First and foremost, the fuel that propels BOMA is the membership continuing to choose to affiliate with this Association. Also, there is the hard work of BOMA committee volunteers and staff who keep the engine of the organization running. But, lest we forget an essential element, there is the driver, the entity that keeps BOMA on course; the Board of Directors.

I don't like to be overly dramatic, but many members don't realize the debt of gratitude BOMA owes the Board. At the end of 2012, this organization's financial position wasn't good. BOMA's assets were dwindling to a precarious level. The Board responded by providing valuable oversight to correct the direction the organization was heading, and ongoing guidance to ensure success. While the composition of the group has changed over the last four years, the Board's commitment and dedication to BOMA has remained the same.

I met with the Board recently in a social situation and reflected on what a great group BOMA has leading this organization. As the Association President, I've had the opportunity to interact closely with several Boards during my professional career, and St. Paul BOMA's is the best. The players have changed, but from my first Board meeting and going forward, it has been a group that I'm proud to be associated with. Thank you BOMA Board for all that you have done to make the Association great, and a leader in the community and the commercial real estate industry.



30th Annual Greater Saint Paul BOMA Golf Tournament

Thanks to you, the golfing portion of this event is full.

If you are interested in attending dinner, please contact Denise at the BOMA office.



Advertise with Greater Saint Paul BOMA!

As a valued BOMA Member, we would like to give you this great opportunity to participate in Greater Saint Paul BOMA's 2017 Sponsorship and Advertising programs.

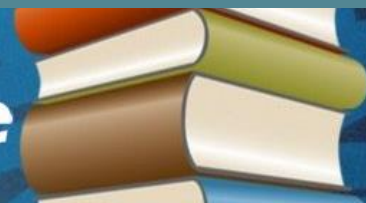
[Meeting Sponsorships \(click to download\)](#)

Sponsoring a meeting is a fantastic way to showcase the services your company provides! By sponsoring membership meetings you will be given the amazing opportunity to position your company in front of key decision makers while saving time and money! Act now to take advantage of this incredible offer!

[Newsletter Advertising \(click to download\)](#)

The Greater Saint Paul BOMA Newsletter is a monthly editorial that gets sent to over 400 Real Estate Professionals in the Twin Cities and Metro Area.

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.

Superintendents Group

Tour of Palace Theatre

Joe Spencer is the Director of Arts & Culture for the City of Saint Paul, where he has served for 11 years. In this position, Joe has combined his passion and experience in community organizing and the arts to work with artists, arts organizations and creative businesses to increase the vitality of the city.



You will spend some time going through the facility, and get a “back stage” tour. As you move through the space, Joe will talk about the design aesthetic and philosophy behind the redevelopment. He will discuss the history of the facility, including the nearly 40 years it stood vacant and a number of efforts over the years to redevelop the property. The group will hear from the management, just what is in store over the next several months and how the venue fits into the larger regional marketplace.

DATE: Wednesday, June 21st
TIME: 11:30am – 12:45pm
LOCATION: Palace Theatre, 17 7th Place, St. Paul, MN
COST: \$18 pre-registered, \$20 walk-in
EDUCATION: SMA/SMT/RPA/FMA CPD ‘s

[Click here](#) to register.

Brokers Group

The Saint Paul Port Authority invites the St. Paul BOMA Brokers Group to the Treasure Island Center for lunch, an update on the project and a tour of the facility.

The Treasure Island Center redevelopment is well on its way to completion by end of year, 2017. The Minnesota Wild’s new practice facility will be on the roof. Among the building’s other uses will be retail, office, and medical office. Please enter at the 6th Street construction door.



There is parking available at the Treasure Island Center Ramp (Macy’s) off of 6th Street between Cedar and Wabasha, which you will have to pay for.

DATE: Wednesday, June 14th
TIME: 11:45am – 1:00pm
LOCATION: Treasure Island Center, 400 Wabasha Street North, St. Paul

[Click here](#) to register!

The MN State Capitol: Where History and Politics Converge

On May 8th, BOMA members were treated to a presentation by **Paul Mandell** regarding the MN State Capitol renovation project. Paul is the Executive Secretary and Principal Planner with the Capitol Area Architectural and Planning Board. He is also one of the most knowledgeable people in the world when it comes to the history and inner workings of the architectural gem we call our Capitol. The meeting occurred in the basement of the building.



After more than a century of use, the Capitol building had reached a critical deterioration point:

- Crumbling exterior marble and stone,
- Life-safety concerns,
- Antiquated mechanical, electric and plumbing systems,
- Inefficient and cumbersome spaces for the public.



Renovation work began in the fall of 2013 and is expected to top \$300M when complete. This is the first comprehensive preservation of the Capitol building since its original construction in 1905.

After the presentation, BOMA members were given a guided tour, and if you haven't been there recently, put it on

your bucket list. Not only is it the seat of state government, but it exhibits unparalleled design, beauty and history for any building outside of the East Coast. It truly is a Minnesota landmark and we should be proud of the work that has taken place to preserve this treasure.



Legislative Update by Sonnie Elliot with Faegre BD Consulting



The Legislature adjourned a Special Session early the morning of Friday, May 26, after adopting spending bills, including a transportation finance bill, a tax bill and a bonding bill.

Governor Mark Dayton and Republican legislative leaders spent the final weeks of the Regular Session negotiating the budget. With less than two weeks until adjournment, the Republican legislature had sent an entire budget and a

tax bill to the Governor, which he promptly vetoed.

Following the vetoes, negotiations resumed, and on the final night of the Regular Session, a broad agreement was reached between the Legislature and the Governor regarding the budget. Before adjourning the Regular Session, the legislature sent five budget bills to the Governor: Agriculture, Higher Education, Jobs & Economic Development, Environment and Public Safety. As part of the agreement, the Governor agreed to call a Special Session of the Legislature immediately following the Regular Session to let the legislature finish its work.

The Governor and legislators had outlined a broad agreement to finish the remaining bills and a tax bill during the special session. However, the final details of the bills were determined by the legislature without formal agreement on all details. A broader agreement allows the Governor flexibility regarding how he dispatches the bills the legislature ultimately produces.

It took the legislature several days to pass the remaining bills and adjourn the special session. Governor Dayton has 14 days to sign veto or let the bills passed in the special session become law without his signature. The Governor also has line-item veto authority regarding appropriations in the bills.

On Tuesday the Governor signed the \$648 million tax bill. The bill repeals the annual inflationary increase of the Statewide Business Property Tax. The removal of this automatic inflationary adjustment has been at the top of Greater St. Paul BOMA's legislative agenda. This is a great win for Commercial Real Estate, and BOMA's Government Affairs Committee.



Greater Saint Paul BOMA Board of Directors News

Bruce Thompson Retires

Bruce Thompson stepped down from the BOMA Board on May 31. This move coincided with his retirement as the Ramsey County Director of Property Management. Bruce served on the Board since his election in April of 2014. In the short term, Bruce plans to work on his golf game and complete some projects. Bruce was also active on the Government Affairs Committee.

Thank you Bruce for your service to BOMA.



Jean Krueger to Join BOMA's Board of Directors



With the retirement of Bruce Thompson, Ramsey County hired Jean Krueger as the new Director of Property Management. By Jean taking on this role, the BOMA Board voted to have her serve the remainder of Bruce's term. Jean is very familiar with BOMA, having been active in the Association while in her position as the Real Estate Asset Manager for the Ramsey County Regional Railroad Authority. Congratulations Jean!

BOMA International Media Coverage Report

BOMA International is a great resource for information, not only for its members, but for the CRE industry in general. Many publications turn to BOMA for its industry expertise. BOMA International released a report that



highlights a variety of media coverage for the fall of 2016 thru winter of 2017. Some of the topics discussed are codes and legislative priorities, BOMA 360, recent findings from the 2016 EER data, and sustainability trends.

Included in the report is a complete list of the latest media coverage highlights, BOMA's most recent press releases and the latest analytics from BOMA's social media and online presence.

[Media Coverage Report](#)

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.

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

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