



Saint Paul BOMA News

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

NOVEMBER 2017

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November

- | | |
|----------------------------------|-----------------------|
| Election Day | Nov. 7 th |
| 2 nd Annual BOMA Gala | Nov. 9 th |
| Superintendents Group | Nov. 15 th |
| Thanksgiving | Nov 23 rd |

December

- | | |
|-----------------------|-----------------------|
| Education Seminar | Dec. 5 th |
| Appreciation Luncheon | Dec. 11 th |
| Membership Meeting | Dec. 11 th |

2nd Annual BOMA Benefit Gala

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.

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

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

<u>Date:</u> Thursday, November 9th 2017	<u>Time:</u> 5:00 – 6:40 Registration & Games 6:45 – 7:10 Dinner 7:10 – 7:25 Program 7:30-8:00-Prizes	<u>Location:</u> The Great Hall 180 East 5 th Street Saint Paul, MN 55101	<u>Cost:</u> \$100-Ticket \$1,000-Table Sponsor
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[Click here](#) to register!

Platinum Sponsors:





PRESIDENT'S REPORT

Joe Spartz, President
Greater Saint Paul BOMA

As has been previously reported, Greater Saint Paul BOMA has made a commitment to lead an initiative to create a comprehensive security plan for downtown St. Paul. This is an important project that will send a positive message to both current and future investors on the long term growth and vitality of the downtown area. Watch for additional communications providing an update on the status of the initiative.

However, the implementation of such a plan, by itself, is insufficient to ensure the type of environment envisioned and required in downtown St. Paul that will help to attract new employers and visitors. We need a holistic approach that addresses other elements, such as inequity experienced by city youth and the resulting impact on the downtown area, and the city in general. This is one of the reasons BOMA chose to partner with the St. Paul Community Ambassadors. This initiative's primary focus is to provide outreach to youth and direct them to more productive activities, like employment and education. To date, the results are very encouraging.

To help financially support the Ambassadors, BOMA hosts a gala. We anticipate another successful event on November 9th. (See the gala details and registration link on the front page of the newsletter.) I strongly encourage all BOMA members to participate, as they can, in this event. For those of you who are unable to attend or provide a sponsorship, we will be conducting an online silent auction. This will give everyone the opportunity to help the Ambassadors Initiative and win some great auction items. Watch for an upcoming email to see the auction items and bidding process.

Thank you to the many members who have already purchased tickets or sponsorships, or have made donations. BOMA and the Ambassadors appreciate your support.

Superintendents Group

Please join us at the Ordway Center for the Performing Arts where **Michael Petermeier**, Security Manager and Housekeeping and **Jeff Osberg**, Chief Engineer will lead a tour of the house lobby areas, back of the house, production wing, unoccupied dressing rooms and mechanical spaces. They will also bring you up to date on all the construction changes that have happened.



The Ordway houses a 1,900 seat Music Theater; two large rehearsal halls, and magnificent lobbies, including the second floor Marzitelli Foyer; a spacious, two story lobby encircled by a glass façade. In the spring of 2013, construction began on the 1,100 seat Concert Hall that would replace the McKnight Theatre. Construction was completed in the spring of 2015.

DATE: Wednesday, November 15th
TIME: 11:30am – 12:45pm
LOCATION: Ordway Center for the Performing Arts
 345 Washington Street
 Please enter at the stage door entrance on 5th Street
COST: \$18 pre-registered, \$20 walk-in
EDUCATION: SMA/SMT/RPA/FMA CPD'S

[Click here](#) to register!

BOMA Office Calendar

November 23rd-Closed
 November 24th-Closed

Daylight Savings Time
 November 5th at 2am



Book Launch

Joe Spartz and **Rhonda Pape** held a book launch party on October 12th to celebrate the release of "Harry the Scary Pumpkin", Joe's first published book. Rhonda hosted the gathering at her Ideal Hall event center in St. Paul. Pictured holding their books are Pat Skinner, Bill Thurmes, and Julio Fesser. Julio, a distinguished literary critic, commented, "The book has a sophisticated plot that keeps the reader in suspense."



St. Paul Mayoral Candidate Interviews

St. Paul will be electing a new mayor on November 7th. While BOMA doesn't endorse candidates, we feel it is important for the community to understand where the leading candidates stand on issues important to the business community. On August 8th the BOMA GAC interviewed Melvin Carter, Pat Harris, and Dai Thao, covering a variety of topics. This excerpt article is Part 3 of 3 from those interviews.

**Reminder Election Day is Tuesday November 7th.
Polls are open from 7 a.m. to 8 p.m.**

Topic: BOMA Security Initiative

Where do you stand on security in downtown and BOMA's initiative?



Pat Harris: I clearly support an outside viewpoint on it. Michael Rozin, who worked at MOA, and I are going to sit down to find out what his theories are on the downtown security situation. It is a serious issue within the CBD. That tax base is a driver for everything else that we do in the city, and neighborhoods are clearly a driver as well, but if we want to be able to provide services and do all the cool things we want to do we need a thriving tax base.

The downtown skyway environment is not conducive to that right now. It needs immediate action. At any given moment someone is walking through the skyway and is deciding not to locate in downtown Saint Paul. Every downtown business person has a story about something that has happened to them in the skyway, I know I have multiple, and my office is in the Highland neighborhood. We all have these stories, and it has to change. The people who are sleeping in the skyways need to have a place to live, and need to be directed to those places. I have a lifelong record of providing services to people who are most vulnerable, and we can reach out in that capacity to find solutions. We need to make sure people are not sleeping, or doing criminal acts in the skyways.

The downtown business district is not the place for people to hang out after high school, no matter what school you go to. This is a critical issue, and we have to look at the housing options, the policing, and the governance of this structure. So, I am highly supportive, but I will commit to you right now that it needs immediate action. We can't wait.

(continue to next page)

St. Paul Mayoral Candidate Interviews (continued)

Topic: BOMA Security Initiative

Where do you stand on security in downtown and BOMA's initiative?

Pat Harris (continued): If I'm sitting with a tenant in a lease renewal meeting and something happened to that person in the skyway after the meeting, will I get the renewal? It might be difficult. It puts our buildings at a disadvantage. We are all in sales at some capacity and it doesn't help your presentation if someone has been harassed in the skyway from someone who should be somewhere else. We can do better.



Dai Thao: Thank you, first of all for the impressive work, and leading that effort. When I heard about this initiative, I heard that it is comprehensive. In my administration, we want to lift some of that burden off of you, by investing in the neighborhoods so that kids have things to do near their homes, whether it is after school, or through Parks and Recreation Centers or with employment opportunities. So, when they are in downtown, they have access to use the services and the entertainment of downtown, and not here to hangout like "what do we do right now?"

I think that It's important that we name the problem and attack this at the root. The challenges that you have to deal with are extensive. The problem is a combination of homelessness, poverty, and gangs. Those are structural issues that are created by the larger society. So, under the Dai Thao administration, we will bring those important institutions to the table: Ramsey County, Non-Profits, and the public school system so, we are all solving this together, and that everything should not be on the backs of BOMA and the downtown businesses. We want to solve this long term. So, those are my ideas and my vision, and I do not have all the answers, but I am very confident that BOMA will be at this table helping us, leading us, and guiding us, but also learning from the neighborhood organizations, and different partners so we can make downtown Saint Paul a safe place. A place where people want to come work, live, dine, have nightlife down here.

I have also been a champion of the Community Ambassadors Initiative to work with the youth. I encouraged the Coleman Administration to build \$150,000-\$300,000 in to an ongoing account expense to continue supporting this program. We can stop the program once we solve the problem, but for now we need to continue to have the program. So, I am excited by this successful program. I think that the future is bright for all of us and the city of Saint Paul. (continue to next page)

St. Paul Mayoral Candidate Interviews (continued)

Topic: BOMA Security Initiative

Where do you stand on security in downtown and BOMA's initiative?



Melvin Carter: Having a downtown that is safe for all communities is absolutely critical. Downtown Saint Paul is the economic center of our community, and we need it to be safe and welcoming so that people will want to work, shop, and live in this city.

I've been closely listening to the important conversations BOMA's been having. When they use the term 'comprehensive plan', that excites me - because often when we talk about public safety, I think that a lot of us are thinking only about the enforcement side. That to me is not comprehensive at all. When we look at downtown, there *is* a need for officers and enforcement, but there's also a need for genuine prevention.

Public safety challenges stem from people not having money to buy groceries or pay the rent, or even kids not having anything fun and constructive to do. So, when we think about those as the core issues, it's that people downtown right now are up against some real underlying challenges. If we invest in housing and give young people opportunities to be involved in recreational activities, it can help in eliminating poverty. These actions are fundamentally important if we want to improve overall security.

Addressing the underlying core challenges really means creating solutions. That means not just adding more officers and beat patrols - though I do think that we absolutely need officers who understand our city, reflect our community and have a stake in our neighborhoods. My test is, if we expect our officers to come in a moment's notice to help us fix what's wrong, they should first know what is right with our city.

We also want to make sure young people have access to summer jobs and after-school programs that they're passionate about. In my experience, you cannot show me a young person who is really excited about their bright future and has access to money for a haircut or shoes, yet is also attracted to a gang. So, for me, a comprehensive approach means engaging our Department of Planning & Economic Development to say that as we develop downtown, we want to do it simultaneously with crime prevention through environmental design, along with building our streets and environment in a way that truly has safety and vitality as a goal.

This said, we still have to be pushing our schools, recreation centers and libraries to be engaging our young people. We also need solid support systems for our neighbors who need help. People who need housing and workforce training, people who need a job or are looking for opportunities to feed their families and live the type of American Dream that I think all of us aspire to - we need to help them find those resources and stability. I believe that as a whole, having that opportunity available to everyone in Saint Paul contributes enormously to community safety.

December Education Seminar

Tuesday, December 5th ; Noon to 1:30pm – lunch included

Comparing BOMA 2010 and 2017 Office Standards - Workplace Strategy and Design Seminar

[Click here](#) to register now!

Skyway Ordinance Changes Go Into Effect

The St. Paul City Council recently approved amendments to the skyway ordinance. These changes went into effect on 10/25/17. The change that got the most attention was the reduction of skyway hours. The closing time was changed from 2:00 a.m. to midnight.

Buildings with a skyway connection are also required to complete and send to DSI a checklist by 11/25/17. This checklist outlines how a building will comply with the new security requirements covered by the ordinance amendments. [Click here](#) for a copy of the checklist. Anyone with questions on the ordinance should contact Dan Niziolek at dan.niziolek@ci.stpaul.mn.us.

PILOT Committee Report

Following the elimination of the Right of Way fee, the Citizens League convened a special committee to consider the implementation of a “payment in lieu of taxes” initiative (PILOT) for St. Paul. A PILOT program is voluntary and requests non property tax paying entities to contribute to the general fund for basic city services. Many cities across the country have created a PILOT with varying degrees of success.

The committee’s report identified several key findings.

- The tax-exempt value of the overall tax base is 23.4%. It has been reported widely for many years that the percentage was at least 30%.
- A PILOT initiative should not be viewed as a solution to the City’s long term financial challenges.
- A successful PILOT depends on a strong, well developed relationship between the City and tax-exempt property owners.

The committee recommended for the City to pursue the development of a PILOT initiative. For the executive summary of the full report, click on this [link](#) and go to page 6.

October Membership Meeting



From left to right: Joe Spartz, Tanya Bell, Randy McKay, Pat Wolf, and Rob Davis

The October membership meeting which presented the 2017 Market Report, was held at the Treasure Island Center. **Rob Davis** with Excelsior Group, shared the current office market results. [[2017 Market Report](#)] He commented that the market is still in transition and we will continue to see new uses for some of the current buildings over the next several years.

Rob also moderated a panel discussion that included representatives of three properties under transition.

Randy McKay: Treasure Island Center

As a mixed use building, Treasure Island Center is positioned to rejuvenate the center of downtown Saint Paul in much the same way CHS Field brought new life to the Lowertown neighborhood and Xcel Energy Center stimulated business growth along Kellogg Boulevard and West Seventh Street. The completed project will house office, retail, health care, event space and a Wild practice rink. [[Click here for presentation](#)]

Tanya Bell: Osborn370

Osborn370 will house the next generation of St Paul innovators and job creators. Why? Because it will provide an important tool for their success - awesome space for them to collaborate, recreate and innovate with amenity spaces and lounge areas throughout the project. More important though is the dynamic mix of companies who have already leased space. This building will be activated and exciting in a way not yet seen in downtown St. Paul. [[Click here for presentation](#)]

Pat Wolf: The 428

The former Woolworth building is being converted to unique and attractive office space. Commitment to sustainability is the core inspiration, with a pioneering pledge to be the first building in Minnesota to seek both LEED® certification and WELL® compliance, offering tenants a better way to work. The rooftop at The 428 is an expansive indoor/outdoor space for work, relaxation, socializing, and creativity available day and night for all building tenants. [[Click here for presentation](#)]

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First Responders/December Membership Meeting

Save the Date: December 11th

Join us to say "Thank You" to our downtown Police, Ramsey County Sheriff's office, Metro Transit, and Fire personnel!

Let's get together to let our first responders know how much we appreciate their continued partnership with Greater Saint Paul BOMA. Don't miss this great prime rib dinner and the wonderful company! Sponsorships are available, contact the [BOMA office](#) for more information.

[Click here](#) to
register!



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