



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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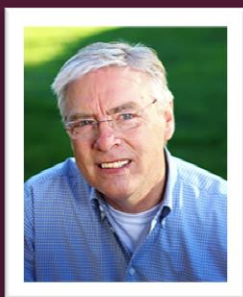
Tradeshow Sep. 19th
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October

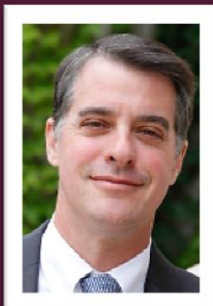
Membership Meeting Oct. 16th
Superintendents Group Oct. 18th

National Debt Event

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, the Saint Paul Area 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.

Co-Hosting



National Debt
Media Sponsor:

FINANCE &
COMMERCE

Date:
Wednesday,
September
27th 2017

Time:
11:45 – 12:15 Check-in
12:15 – 12:45 Lunch
12:45 – 1:45 Program

Location:
McNamara Center
200 SE Oak St
Mpls, MN 55455

Cost:
\$45.00 per
guest

[Click here to register!](#)



PRESIDENT'S REPORT

Joe Spartz, President
Greater Saint Paul BOMA

As we are all aware, the pace of life has quickened, and with it, the flow of information and delivery expectations. With the integration of technology into our work and personal lives, everything moves more rapidly, including general communications and turnaround times. The result is a feeling of overload and trying to do more in a shorter time span. To compensate, we are regularly prioritizing and eliminating those activities that seem less pressing or may not be immediately helpful in completing some of our current projects.

I totally understand this phenomenon since I experience it every single day. Let me caution you against following this approach this month as it relates to two very important events St. Paul BOMA is hosting; the BOMA Annual Products and Services Expo and the National Debt Program.

Annual Products and Services Expo: All building members—I encourage you to attend this event. It's our opportunity to show support for our Service Partner members who are so important to the success of this association. Stop by as many booths as you can to learn about what our Service Partners can offer. Use our Service Partner members whenever possible. They are a great resource.

National Debt Program: All BOMA Members and Contacts: The national debt is a very serious issue that won't go away by itself; it will only get worse. It's essential for the private and public sector, to come together in becoming better educated on this topic if this country is to deal with this issue before it becomes a crisis. This luncheon program will help attendees better understand this topic and potentially provide a solution. I strongly encourage you to attend. [Register Here](#)

I know we are all very busy, but I hope you are able to find the time to attend these events. See you there.

2017 Products and Services EXPO

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Join us for the 27th Annual Products and Services Expo as our service partners show you Your Passport to Success!

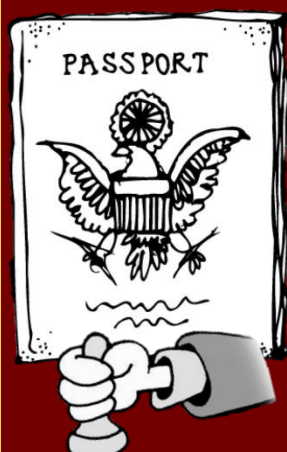
This event is a great opportunity to network with BOMA members and a must-attend event for property management professional as it provides opportunities to explore new technologies, products, and services offered by BOMA vendors. All property managers, facility managers, building engineers, developers,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

DATE: Tuesday,
September 19th
LOCATION: A'BULAE
– Downtown St. Paul
TIME: 11:30am –
1:30pm

[Click here](#)
to register!

Come an hour early to take advantage of an Education opportunity as BOMA sheds some light on the new technologies and the phase out of R22.

Thank you to all the companies who have registered to exhibit at the 2017 Products and Services Expo.



ABM	Modern Heating & Air
All City Elevator	Paragon Restoration II
Aspen Waste Systems	Parsons Electric
Automated Logic	Prescription Landscape
BELFOR Property Restoration	RAM Construction Services
Brin Glass Services	Recycled Technologies
Crawford Merz Construction	Reliable Property Services
Creative Lawn and Landscapes	Restoration Professionals
District Energy	Schindler Elevator Corporation
ECSI	Securitas Security
Ecolab	ServiceMaster Recovery Mgmt.
EnviroBate	Siemens Building Technology
Filtration Systems	Spectrum Sign Systems
Four Seasons Energy Efficient Roofing	Sterling Services
G4S	Suede Bro
Garage Floor Coating of MN	Sun Control of MN
Gardner Builders	TruNorth
Gephart Electric	TST Catering
Greiner Construction	Viking Electric Supply
Harvard Maintenance	Voss Lighting
Horizon Roofing	Walker Restoration Consultants
Innovative Masonry Restoration	Western Specialty Contractors
INSPIC	Whelan Security
John Dalsin	Xcel Energy
KONE	Ziegler
Marsden	

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 is the first of a three-part-series that shares some of the excerpts of those interviews.

Topic: Property Taxes

How will you keep property taxes in check to make St. Paul attractive to commercial investment? What are your goals to expand the tax base?



Melvin Carter: I think the critical question is: how do we provide really sound fiscal management for our city. Maintaining our bond rating and maintaining the city's financial policies by staying true to our fund balance policies are very important components. The core goal for me is to expand upon our high quality of life in this city. Without that there is no economic growth. People have to want to be here and live here and do business here.

We have to be thinking about expanding the tax base. My operative goals are to make sure that we are growing our city and creating more opportunities. Often, we end up having this false dynamic between our residents and our business community that suggests creating opportunity is somehow at odds with expanding the city's tax base. I believe these goals are one in the same: when we think about creating more opportunity in a city that is as big and diverse as Saint Paul, it requires growing our tax base.

First, we need to identify investment opportunities in the city. When you look at the Midway area, University Ave, and the Ford Plant site, those are opportunities for us to strategically support development and really grow our tax base in a smart way.

Second, we need to continue to move forward with and invest in transit. We have seen the Green Line completely transform University Ave. I heard somebody say once that having one light rail is like having the first fax machine or email. The punch line is that it is really fun to show off to your guests, but it becomes more useful when you have a network to connect with. So, as we think about our current plans under way to connect Saint Paul transit through Union Depot to Woodbury, Forest Lake, the airport and high speed rail to Chicago, that is a strategy that can have real synergistic effects for Saint Paul and continue to transform the whole city in the way that we have seen the Green Line transform University Ave. I see that as an opportunity to really build out Saint Paul and make it the center of our region.

St. Paul Mayoral Candidate Interviews (continued)

Topic: Property Taxes

How will you keep property taxes in check to make St. Paul attractive to commercial investment? What are your goals to expand the tax base?

Melvin Carter (continued): Third, we need to focus on making public spaces safe for investment, including increasing pedestrian friendliness, safer bike lanes, and community policing that protects all our residents. This includes supporting the 4th Street Market District and some of those types of things that are specific to downtown. This will expand street level vitality, which will help with the expanding tax base and making it a place that people want to be.



Pat Harris: I am hyper-cognizant to the property tax issues, and I demonstrated that for 12 years on the City Council where I was the budget expert, and had to figure out ways where we can weed through difficult economic times, and continue to provide the core services that the city must provide. I think that is really important as we go forward that we have financial acumen and budget acumen in the Mayor's office as the city faces an uncertain future due to issues related to jobs, issues related to downtown, and issues related to the shift of ROW to property taxes.

As mayor I will do all of those things like controlling spending, providing quality city services, making sure that departments are run efficiently, that offices have the amount of people they need, using fund balances wisely, looking at debt the right way, looking at creative ways of doing business, like using sales taxes. It is controversial to use sales tax funds to do certain things that the city would not normally do but when you are in tough economic times, those are the things you have to do.

I come in as someone who has led during difficult budget times. I mean who remembers the fall of 2008? I do. It wasn't a fun time, but I was on the City Council, and we led through those times. We had levy limits for a bit. We had zero tax levy increases. I had documents that discussed layoffs of police officers, which I knew was not a great idea. You have to lead through this by finding other revenue sources, and debt re-consolidation, and spending cuts on things that we do not need to be doing. That is what I did in City Council, and that is the expertise that I will be bringing to the mayoral position.

St. Paul Mayoral Candidate Interviews (continued)

Topic: Property Taxes

How will you keep property taxes in check to make St. Paul attractive to commercial investment? What are your goals to expand the tax base?



Dai Thao: I think that we need to acknowledge that the business community has made a strong effort to support the revenue of this city. I appreciate that, and I see that in my role on the Port Authority Board, and on the City Council. When the ROW case first came before us in the Council, my office went to work right away, and tried to figure out how we could make the city more efficient and more transparent, and more accountable. In the beginning when we launched our campaign the issue that we have in our city is created by interconnecting a two-part problem. We are

the Capital city, where 30% of the properties do not pay taxes.

So, the short answer for our revenue issue is that I will run my budget different from any administration in the history of the city. From start to finish I will sit down with the councilmembers, three at a time and the Department Director, and we will go page by page, line by line, to make sure that there is no hidden agenda, and no hidden account anywhere. So, when we get to the end and we are in the red, everybody will know exactly why we are in the red. This gets tremendous political leverage for the councilmembers to go to the constituents and say I was in the same room and at the table, and I saw everything, and if we do not raise revenue or if we have a short-fall this is how it is going to impact the neighborhood. Let's all play together, and all put our effort into this. I think this is going to be really critical and that is when we start doing what we can to help the residents understand.

I also have a feeling that some of the city departments do not want me to go through line by line, paper by paper, but this needs to be done. We need to have structural changes, because the issue that was created before was created by all these structures. I was in Portland and one thing that I was impressed with was that they have an office for their auditor. That position does the auditing all year round to make sure the city's resources are being spent where they need to be spent. So, I am open to creating that department to keep everyone accountable.

Save the Date-4th Street Market District Mural Block Party!

Thursday September 28th, 5-7 p.m.,
Presentation at 6 p.m.

Come and enjoy food and drinks from Twin Cities Pita and 12welve Eyes Brewery, music by Realtree, an artist-and audience-focused Utopian Podium where your voice can be heard on 4th street, fun and games from sPARKit, and camaraderie with neighboring organizations and friends!

All of this is topped off by unveiling of two new murals along 4th Street, designed by artist Vanghoua Anthony Vue and inspired by St. Paul's vibrant Hmong community. The unveiling will take place at 6 p.m. with a presentation by St. Paul's Councilmember Rebecca Noecker, Minnesota Museum of American Art Executive Director Kristin Makholt, and the artist himself—all the way from Australia!

Join us for this free event in the heart of St. Paul's 4th Street Market District! Located at 4th Street, between Robert and Jackson Street.

2ND ANNUAL BOMA BENEFIT GALA

Register Now

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
- 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!

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? **Greg Crumpton** 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 6th Street E.

[Click here](#) to register!

Houston Recovery



We all watched in awe at the havoc that hurricane Harvey unleashed on Houston. For those of you who have family, friends, or other acquaintances in the area, the tragedy that unfolded had an even stronger meaning. I have a nephew in Houston and fortunately, he and his family had a narrow miss at being flooded.

I reached out to the Houston BOMA Executive Director to get her perspective. Tammy Betancourt had this to say.

“While it is still difficult to assess the overall damage here, today, Houston is slowly beginning the shift from rescue, to thoughts of recovery and assisting putting people’s lives back together. To help our members who have lost their homes and belongings in the flood, Houston BOMA has established a Go Fund Me account. The proceeds received will go directly to Houston BOMA members to assist in putting their lives back together. We know the need will be great. “

Houston BOMA has donated the first \$10,000 to the account and it is open to donations from anyone interested in helping. Link below.

<https://www.gofundme.com/houston-boma-member-relief>

If you haven’t donated to help the hurricane victims, consider making a contribution to this fund. It will be greatly appreciated.

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 •

Eclipse Hunting

By: Joe Spartz



Planning and problem solving are two important skills in life, and the two can go hand-in-hand. As we all know, it's best to have a well-defined plan for any important undertaking. But, as we've all learned, even the best plans can go sideways, and that's when effective problem solving is essential. I got to experience this planning/problem solving combo recently on my eclipse trip.

Like many Americans, I took in the eclipse on 8/21 with the intent of witnessing "totality". It had been on my bucket list, so I started planning our trip (I convinced my wife to join me) two years ago. Of primary importance is having good viewing

conditions. Rumor has it that an overcast sky and watching an eclipse don't mix well. I chose Casper, Wyoming since it was reasonably close and offered an 82% chance of relatively clear skies. And Casper didn't disappoint—yeah for planning!

The experience of totality is definitely not overrated. It was amazing. Seeing the corona is unearthly. The one part that I hadn't expected was the light level. I thought it would be pitch black—it wasn't. More like twilight....similar to 15 minutes after sunset. Just a little light in the sky where the sun had gone down, but dark enough for a few stars to start peeking out. But what was really a surprise was that the sunset was 360 degrees! Every direction looked as though the sun had just set. It was a "Toto, I don't think we're in Kansas (or Wyoming) anymore" moment.

So while the planning paid big dividends for the eclipse, the problem solving turned out to be critical for what followed. Our plan was to drive to Denver, a brief, 4-hour cruise down Interstate 25. What actually occurred was a circuitous, 14-hour exhausting trek through the countryside of southeastern Wyoming. I-25 backed up fairly quickly after leaving Casper. Apparently, half of Denver had decided to take in the celestial light show and they all wanted to get home by nightfall. We exited off the freeway to take a break, and the rest area resembled a refugee camp. Cars were parked everywhere, including on the grass, tents and blankets were spread out, and a long snaking line greeted those who wanted to use the facility. It suddenly dawned on me that we were experiencing what it was like to be part of a mass evacuation. Believe me, it wasn't pretty. We then stayed off the freeway, but no matter where we drove the results were the same, heavily congested roads, and long waits at gas stations and rest areas. Eventually, we reached our destination, at 2:00 a.m.!

Sandra Schadeegg also took in the eclipse. Her experience was a little different.

"Along with thousands of others, we sweated, literally and figuratively, waiting for the eclipse to arrive at Isle of Palms, South Carolina. Literally because it was around 90 degrees with unlimited humidity, and figuratively because the cloud cover was refusing to go away. We were with a group of ten that had travelled to IOP to watch something most of us had never seen, and now it was looking very much like we were going to be denied a direct view. As the eclipse began, we could occasionally glimpse the sun through the clouds (didn't need our special glasses for that!). Now we could see a thunderstorm forming to our west over the mainland. It was very difficult to be optimistic, but then, miraculously, maybe 5 minutes before totality, there was a hole in the clouds that gave us the view we had travelled for and we watched the sun totally disappear and experienced darkness greater than any of us had anticipated. At the same time, there was significant lightning occurring just miles west of us from the thunderstorm. As one of our group remarked, "'If I'm ancient man right now, I'm jumping off a cliff!'" Truly an amazing and unique experience!"

I'm sure Sandra would agree with me in stating that, if you haven't seen a total solar eclipse, it's not too soon to make plans for 2024. But keep your problem solving skills handy—just in case.

Fall Bird Migration

Fall bird migration is underway! This is a reminder that Fall Lights Out began August 15th. If you are not already, please plan to adjust your interior and exterior lighting.



How does Lights Out work?

Lights Out is a voluntary program where building owners, managers and tenants work together to ensure that all unnecessary lighting is turned off during Lights Out dates and times.

Other Lights Out benefits:

Besides saving birds, the Lights Out program saves a considerable amount of energy and reduces pollution by reducing carbon dioxide emissions. The savings for a building can be significant.

Dates: Fall – August 15th through Oct 31st (or continuous)

Times: Midnight to dawn (earlier is fine too)

Priority lights:

- Exterior architectural lights off;
- Interior lights at all levels off – especially upper stories;
- Atrium or lobby lighting dimmed or off to the extent possible for safety and normal operations.

Our website features more information about [Project Bird Safe](#) overall and [Lights Out](#) specifically including all [participating buildings](#). If you own or manage other buildings please consider [signing on](#).

Also, we have plotted all Lights Out buildings on an interactive [map](#) on our website. Select the middle icon above the legend (Content) and click off whatever you don't want to see. Let me know if anything is amiss with your location or building information.

Your participation in Lights Out is part of the light pollution solution! We sincerely appreciate your participation.

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New Members

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