



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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May

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Superintendents Group	May 16 th

Meeting Sponsors



How Will Energy Benchmarking in Saint Paul Effect You!

Join us as **Kurt Schultz**, Program Coordinator for the City of Saint Paul, and **Chris Duffrin**, Center for Energy and Environment, present Energy Benchmarking 101: An overview of the City's proposed energy benchmarking policy.

The City of Saint Paul is proposing an energy benchmarking policy that would require municipal buildings that are 25,000 square feet or larger, and commercial and multifamily residential buildings that are 50,000 square feet or larger, to track and report their annual energy and water usage to the City. The policy would be rolled out over a period of four years and reporting is easily accomplished using the free, online tool, ENERGY STAR Portfolio Manager.

Building owners and managers can use benchmarking data to improve their building's performance, enhance building value, and save operating dollars. High-efficiency properties achieve higher rental prices, sales prices, and occupancy rates than less-efficient properties. Citywide benchmarking can highlight buildings that are efficient and also help identify those buildings that have potential for greater efficiency. Saint Paul and its partners are committed to connecting building owners with a whole suite of tailored incentives, such as rebates, technical assistance, financial resources, and more, to help reduce energy consumption and increase savings on utility bills. More details on Saint Paul's proposed energy benchmarking policy are available on this [webpage](#).

At this annual meeting we will be electing new Board of Directors and Board Officers. We will also be recognizing the contributions of some BOMA Members with the Chair's Award, and the Volunteer Award.

One Hour of CEU Pending!!

Date:	Time:	Location:	Cost:
Monday, Apr. 9 th 2018	11:45 – 12:00 Networking 12:00 – 12:30 Lunch 12:30 – 1:30 Program	InterContinental 11 E Kellogg Blvd St Paul, MN 55101	\$42.50 member \$42.50 non-member

[Click here to register!](#)



PRESIDENT'S REPORT

Joe Spartz, President
Greater Saint Paul BOMA

The February membership meeting provided an update on the Ford Site development, a significant project for the City of St. Paul and the real estate community. On March 20th, the BOMA Board held their annual luncheon with the Ramsey County Commissioners and got an update on another impressive development project: Rice Creek Commons.

This project, located at the TCAAP site in Arden Hills, at 427 acres, is over three times the size of the Ford project, and one of the largest in the Upper Midwest. With Alatus as the master developer, a fully developed vision of the project includes;

- Up to 2.1M SF of office/flex commercial depending on how parking is configured,
- 260,000 SF of ground floor restaurant, retail and entertainment options,
- 1,000 units of high density housing,
- Over 400 single family homes,
- Local lakes and trails, connected to a larger regional system, and
- Potential future transit options, including an extension of the A line.



Ramsey County Commissioners and
BOMA Board Annual Meeting.

Like the Ford site, Rice Creek Commons holds the potential of being a “city in a city”. With its combination of residential, office and retail, it will be a hub of investment, jobs, visitors and living spaces. For current information [click here](#).

Superintendents Group

Michael White is a National Director of Business Development for Siemens Building Technologies, with a focus on the Building Design and Construction industry. When he's not playing various sized basses, keyboards, or mandolins back home in Chapel Hill, he's going from conference to conference room across North America, rambling on about AI, the Digital Twin, and other stuff his wife and kids still think are science fiction.



Telephone networks are changing and with code updates that encourage if not require dialer upgrades. This presentation discusses the different connectivity options. Network communicators and wireless radio transmission systems are available to provide monitoring options which are explored. A review of the code requirements that each solution must meet is covered along with potential challenges to be avoided.

Learning Objectives:

- Overview of various technologies for alarm reporting
- Identify the various methods of alarm reporting equipment
- Changes with standby power for fiber and phone lines
- Understand technology changes and listing issues

DATE: Wednesday, April 18th
TIME: 11:30am – 12:45pm
LOCATION: 81 on Seventh, Suite 100
COST: \$18 pre-registered,
 \$20 walk-in
EDUCATION: SMA/SMT/RPA/FMA CPD'S

[Click here to register!](#)

Brokers Group

Tiffany Brace, KW Commercial Midwest invites the St. Paul BOMA brokers for networking and gain an insight into how the Case Building will set the stage for future Midway conversions.



Tour the Case Building at 767 Eustis in St. Paul to get a firsthand glimpse of the historic warehouse before the transformation begins. 15' ceilings open to the deck, skylights, and exposed metal beams will be showcased along with an impressive collaborative common area seating in this creative conversion. Chief Engineer, Max Currie, will tour BOMA broker members through the construction space detailing final product plans, energy efficiencies and the Suntide touch they incorporate in to all buildouts. Be involved in the 2018 warehouse conversion of the year!

DATE: Wednesday, April 4th
TIME: 11:45am – 1:00pm
LOCATION: Court International Building
 2550 University Ave W,
 Suite 105 Conference Room

We will tour the Case Building after the meeting.

[Click here to register.](#)

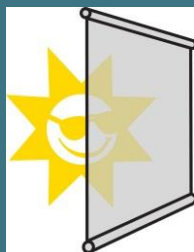
BOMA and A Brew

Don't miss this great opportunity to get to know your fellow BOMA members in an informal social setting! This gathering will take place on May 3rd from 3-5pm at the Spring Cafe at Como Lakeside Pavilion. Complimentary appetizers will be provided for all in attendance.

If you are interested in sponsoring at this event, please contact Denise at the BOMA Office.

Thank you to our sponsor:

[Click here to register!](#)



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Golf Sponsorships Available



The following sponsorships are available at the 2018 Golf Tournament. If you are interested please contact Denise at the BOMA office.

- (2) Golf Hole Sponsors - \$400 each
- (1) Table Registration Sponsorship - \$300
- (1) 11th on the Green Sponsorship - \$400
- (2) Lunch Sponsorships - \$400 each

31st Annual Greater Saint Paul BOMA Golf Tournament

Join us on Monday, July 16th, 2018 for the 31st Annual Golf Tournament at Prestwick Golf Club in Woodbury.

If you are interested in sponsorship or entering a foursome, please contact Denise at the BOMA office.



ADA Reform Update

We reported in the March newsletter on the passage of HR620 in the U.S. House of Representatives. Under this bill, those wishing to sue businesses in federal court over an ADA public-accommodations violation must first deliver a written notice to that business detailing the illegal barrier to access and then give that business 60 days to come up with a plan to address the complaints and an additional 60 days to take action. Minnesota's legislature passed and the Governor signed into law in 2017 a similar bill. However, attorneys are circumventing the law by filing in federal court making a legislative fix in Congress essential.

A coalition of business groups have been working to build support in the Senate for a companion bill to HR620. At the same time, activists in the disability community have worked to portray proponents of HR620 in a less than positive light. We've been charged with supporting legislation that eliminates all incentives for properties to comply with ADA and treating the disabled as 2nd class citizens. We know these claims to be untrue. BOMA and the coalition of groups working on this reform are strong supporters of ADA. Our sole motivation is to stop nefarious lawyers from manipulating ADA to extort payments from businesses while having no intention of removing accessibility barriers for the disabled.



This disingenuous message regarding ADA reform efforts resulted in a letter that has circulated in the Senate seeking opponents to HR620. The letter has now been signed by 43 Senators. Given the Senate rules and the threat of a filibuster, without 60 members in support, no companion bill to HR620 will be introduced. This move has stymied our efforts to move forward with meaningful legislation.

While it's easy to lose hope given how the politics are playing out on this issue, we can't forget about the true victims; businesses being attacked in Minnesota by a group of attorneys claiming to be helping the disabled, but in reality threatening frivolous law suits to line their own pockets. The solution to this injustice may not be readily available today. Regardless, we can't just give up. Instead, let's prepare ourselves for what could be a protracted battle. BOMA is committed to leading on this issue. We will continue to work with other groups to find an outcome that protects our members and the larger business community. Until the threat from these attorneys is eliminated, everyone is at risk, so we must continue onward until we prevail.

March Membership Meeting: Winter Safe Space

On March 12th Councilmember **Rebecca Noecker**, Senior Program Manager with Catholic Charities, **Chris Michels**, and Ramsey County's Director of Property Management **Jean Krueger** addressed the GSP BOMA membership on the issue of homelessness and how the Winter Safe Space helped the community over the winter months. They discussed the objectives of the initiative such as:



From left to right: Pat Wolf, Councilmember Rebecca Noecker, Julie Bauch, Chris Michels, Shawn Wiski, and Jean Krueger.

- Creating an accessible solution for law enforcement to bring members of the homeless community during the cold nights,
- Helping local area shelter services that were at capacity, and
- Provide a temporary overnight space for referred homeless citizens.

Councilmember Noecker and Chris Michels were very clear that this shelter was a temporary solution to an ongoing problem. To help with this problem they have added outreach workers and created plans to get more people housed permanently, but with low income housing vacancy at an all time low, it makes this task more complicated.

Mayor Carter to Address BOMA Members May 14th

Mark your calendar! On May 14th, St. Paul Mayor Melvin Carter will attend the monthly membership meeting and speak to BOMA members regarding his vision for the city during his term. Melvin Carter was elected last fall when three-term mayor, Chris Coleman chose not to seek re-election.



[Click here](#) to sign up now!

Ramsey County Business Loan Program

Businesses located in suburban Ramsey County seeking expansion and interested in recruiting low- and moderate-income employees for entry-level or on-the-job-training opportunities may be eligible for a Ramsey County business loan program. The loans may be used toward financing fixed assets. Contact your bank for more information. [Click here](#) for additional information.

General Requirements

- Create or retain a minimum of five full-time jobs, a majority of which must be available to low- and moderate-income employees.
- Enter into a hiring agreement to consider applicants from a job-ready pool referred by the county's Job Training Partnership.
- Obtain at least 60 percent of financing from other sources. The equity injection from expanding businesses should be a minimum of 5 percent of fixed assets. New and start-up businesses must provide at least 20 percent in equity investment in fixed assets

Benefits for Businesses

- Gap financing can be used with other private and public funds.
- Rates and terms are more flexible than the market.
- Low application fees and efficient processing.

Benefits for Communities

- Diversifying the economy encourages equilibrium.
- Good jobs support small business and retailers.
- High quality jobs for young families bring children into the school system.
- Full employment enhances the residential market through preservation and upgrading of existing homes and new construction of lifestyle housing.

Benefits for Ramsey County

- Private investment strengthens our economic base.
- Retaining and expanding businesses helps stabilize neighborhoods.
- Building the job base assures the opportunity for an improved quality of life.

Horizon Roofing-Opens Training Centers



Kurt Scepaniak, president and CEO of Horizon Roofing, inside the company's new Waite Park training center. (Photo: Anna Haecherl)

With construction trades not being taught or as emphasized in high schools these days finding workers who are qualified to work in the building industry is a tedious task. Kurt Scepaniak took this matter into his own hands and made a 3,000-square-foot training center in Brooklyn Center last year, and another 2,500-square-foot facility in Waite Park this past March.

Learn more about this initiative by reading the full story [here](#)!

Save Birds, Energy, and Money!

Lights Out from April 15 to May 31

Building owners and managers can save birds, energy, and money by turning off unnecessary lights during spring and fall migration. It's easy and the savings are there for everyone!



Why Lights Out? Every year, billions of birds migrate thousands of miles during the spring and fall. Most birds migrate at night and can be drawn off course by tall, lighted structures in their flight path. Many birds are killed or injured in collisions with buildings or drop from exhaustion after circling them, reluctant to fly out of the light. Lights Out can dramatically reduce these collisions.

What can you do?

Turn off exterior decorative lighting (security lights should be left on as needed for safety) Dim lobby and atrium lighting
Turn off interior lights – especially upper floors

When should you do it?

Turn off lights between midnight and dawn during bird migration seasons:

Spring: from April 15 to May 31

Fall: from August 15 to October 31

Audubon Minnesota is grateful to BOMA members who participate in Lights Out and help migrating birds make safe passage through urban landscapes.

If your building is not currently participating in Lights Out and you would like to be involved, just turn out some lights and let us know!

To add your name to the list of participants or for more information, email Audubon Minnesota or visit <http://mn.audubon.org/conservation/lights-out-program> and fill out the Participation Form. Thank you.

Administrative Assistant Wanted-Wells Fargo Place

Unilev Management Corp. of Minnesota is looking for an Administrative Assistant at Wells Fargo Place, a Class A office tower in downtown Saint Paul. This is a front line administrative position with heavy customer interaction with tenants, vendors and building staff. Must be a self-starter with the ability to adapt to changing needs. The ideal candidate will have 1-3 years professional office experience and be comfortable learning & utilizing technology. Commercial real estate and Yardi experience is considered an asset.

Interested candidates should submit a cover letter and résumé to the attention of Heide Kempf-Schwarze at heide.schwarze@unilev.com.

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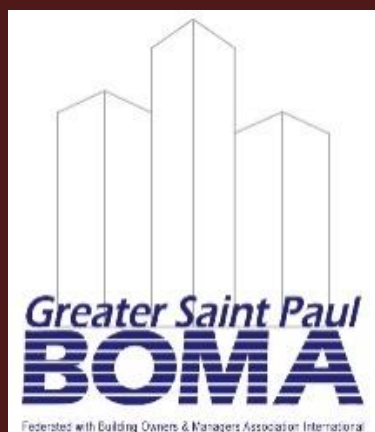
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