



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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FORD SITE: A 21ST CENTURY COMMUNITY AND THE IMPACT ON LOCAL AND REGIONAL BUSINESS

As Ford's former Twin Cities Assembly Plant is redeveloped in the coming years, a 21st century community will emerge on the 135 acres of land situated along the Mississippi River. The vision for the site is a connected, livable, mixed-use neighborhood that looks to the future with clean technologies and high quality design for energy, buildings and infrastructure. This site will be woven into the existing community, and support walking, biking and transit, and provide services, jobs and activities that every generation can enjoy. A 21st century community is about to unfold.

Over the past decade, thousands of ideas have come from community members on how to bring the site to life. Many of these suggestions have been incorporated into the **Ford Site Zoning and Public Realm Master Plan**, which calls for a vibrant mixed-use urban village to be integrated into the existing community.

Please join us on February 12th as St. Paul City Planner, **Mike Richardson** shares the most recent updates on this project and how a 21st century community can impact local and regional business.

One Hour of CEU Pending!!

Meeting Sponsors



Date:

**Monday,
Feb. 12th
2018**

Time:

**11:40 – 12:00 Networking
12:00 – 12:30 Lunch
12:30 – 1:30 Program**

Location:

**InterContinental
Skyway Level
11 E Kellogg Blvd
St Paul, MN 55101**

Cost:

**\$42.50 member
\$48.00 non-
member**

[Click here to register!](#)

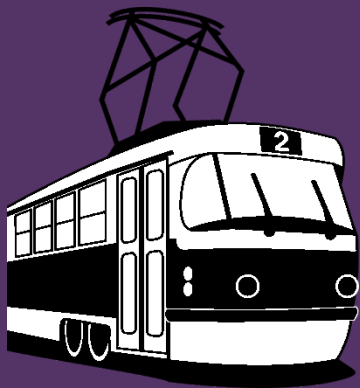


PRESIDENT'S REPORT

Joe Spartz, President
Greater Saint Paul BOMA

Making an investment involves trying to predict the future. Be it shares of a stock or mutual fund, or purchasing real estate or a business, an investment is predicated on a belief about potential future performance. The same is true in looking at an investment in transit. Allocating public dollars to expand and improve transit is based on a community's confidence in where it is heading and how the investment will impact the transportation of people, and regional growth.

This is particularly true with rail investment and the Riverview Corridor. This transit corridor has been studied extensively by Ramsey County and will become an operational streetcar line within the next decade. (See related article in this newsletter.) There has been some controversy regarding the construction of rail transit vs. its cost per rider and construction disruption. Both of these concerns are valid, but they shouldn't be viewed as project killers. Yes, there are less expensive options like dedicated BRT, but even this choice would create disruption, and take at least one lane of the roadway, if not two, thus restricting flow for vehicle traffic.



Yes, the Riverview rail option is expensive, costing between \$1.4B and \$2.0B to complete. But it needs to be viewed as a strategic investment in the East Metro. If we believe in our potential to grow, we need to have the proper transit infrastructure to compete. And what is the prize for winning this competition? Jobs and employees. The message from larger companies has been loud and clear; the Twin Cities needs to have a complete and competitive transit system. This includes BRT and rail. These employers understand that housing and transportation preferences among millennials are diverging from earlier generations, with cars and freeways playing a less prominent transportation role with this age group. As millennials become a core component of the U.S. workforce, attracting and retaining these employees becomes critical, and having a complete transit system will be a factor in choosing where to put down roots for an increasing number of these younger workers. Deciding to not choose our region will hurt our employers as they struggle to fill open positions.

This is why many communities (Dallas, Denver, Kansas City, etc.) have chosen to invest in rail transit. They understand that changing demographics will create a recruitment war among regions. If we aren't remaining competitive, we will likely lose out, resulting in slower growth than our peer markets. And where does lower growth lead us to? A lower standard of living. Who wants to leave as our legacy a lower standard of living?

Yes, we'd all like to have lower taxes and spend less on transportation. But there are times we need to make an investment in our community's future. If we believe in the future of St. Paul and the East Metro, then we need to be bullish and do what's necessary to drive long term growth. It's good for the CRE industry, and individuals and families who live, work and play in our community.

Superintendents Group

Following the lunch in courtroom 430, there will be introductions, and a brief history of the Landmark Center. The tour will begin on the sixth floor, with a description of the location and the old process of changing the filters and doing repairs on the HVAC units. This will be followed by a trip to the sub-basement level, site of the original boiler units that were two stories high and the story of the "locked in" engineers. The tour will wrap up with a surprise display!



Steve Budas, Executive Office Manager, works directly with the Executive Director, Amy Mino. He has worked for over twelve years and given numerous tours throughout the building on its history.

Matt Scoggins, Building Engineer, has been at Landmark Center for 10 years. Matt enlisted in the US Navy at 17 and was rated a GSM, or Gas Turbine Technician Mechanical. He was first stationed on the Ticonderoga class Cruiser USS Vincennes CG-49, working in the forward Main Engine room, with #1 Generator, and Waste Heat Boiler. He was reassigned to the Arleigh Burke class Destroyer USS Fitzgerald (DDG-62), having responsibility for all damage control equipment in the main engine rooms. After the Navy he moved to Minnesota.

DATE: Wednesday, February 21st
TIME: 11:30am – 12:45pm
LOCATION: Landmark Center
 75 West 5th Street, St. Paul
COST: \$18 pre-registered,
 \$20 walk-in
EDUCATION: SMA/SMT/RPA/FMA CPD'S

[Click here to register!](#)

Brokers Group

The Drake Marble Building was built over 100 years ago as a marble cutting and polishing plant on Saint Paul's West Side, just across the Mississippi River from the Central Business District. A century later, the 82,000 square foot Drake Building has been renovated and converted into one of the most unique office spaces Saint Paul has to offer.

Much of the distinctive historic character of this four-story building has been carefully retained. A massive and impressive light well brings the common areas of all four floors together. The south side of the building features a patio using original Plato Boulevard cobblestone street pavers. Attractive landscaping surrounds a generous parking lot with a 4.5:1 parking ratio.

- Complete renovation of the 100 year old historic Drake Marble Building completed in 2003
- Convenient to downtown St. Paul
- Operable windows on 2nd - 4th floors, exposed concrete structure with high open ceilings
- Highly visible pylon sign
- Parking at no additional cost

DATE: Wednesday, February 7th
TIME: 11:45am – 1:00pm
LOCATION: 60 Plato Blvd. East,
 St. Paul, MN

[Click here](#) to register.

Saint Paul BOMA extends its condolences to the family of Ken Andrews who passed away on January 26th.

Ken was the Security and Safety Administrator for Commercial Real Estate Services, Inc. at The Golden Rule Building and 81 On Seventh in downtown St. Paul working for the company for almost 30 years. He was an active member of Saint Paul BOMA working with other security leaders to launch the original BOMA radio program and establish best practices for security officer training. Ken also co-chaired the BOMA Security Group and participated on the Security Steering Committee. Ken was a valued member of our security professional community who will be greatly missed.

To learn more about funeral and remembrance service please [click here](#).

BOMA NEWS

Jim Commers-Director at Impark

Retirement is in Jim's future! He has spent 6 years with Impark, and February 9th will be his last day there. Jim said he has enjoyed being a part of St Paul BOMA; specifically the Government Affairs Committee. "Joe, the BOMA staff, the Board, and the entire membership do an excellent job looking out for the interests of St. Paul building owners and managers."



Tina Volpe-Senior Marketing Manager at JLL

Her last day with JLL at Union Depot will be on Friday, February 2nd. During the last five years Tina has been at Union Depot that she feels were unforgettable. Tina will be continuing her Marketing career across the river for ABM Parking.

**We all wish Jim and Tina the best of
luck in their future endeavors!**

Host an American Red Cross Blood Drive

In September, BOMA International and the American Red Cross formed an alliance to help save lives during National Safety Month. We are again asking for your support. The American Red Cross has a critical need for blood and platelet donors to help address a winter blood donation shortage caused by ongoing severe winter weather in parts of the country and widespread flu. More than 550 blood drives have been forced to cancel due to winter weather in the first three weeks of January, causing over 16,500 blood and platelet donations to go uncollected. We are asking you as building managers and business owners to consider having a blood drive over the next few months to help us replenish the supply. If you are unable to have a blood drive, would you please consider informing your staff of the great need for blood.

Please contact Karla Fenstermaker at 612-720-2991. Karla would be more than happy to come out and meet with you to describe the process of setting up a blood drive or provide information about blood drives that are open to the public. The organization needs your help and appreciates those of you that currently support the lifesaving mission of the American Red Cross.

Spring SMT/ SMA/ FMA/ RPA

Managing the Organization – SMA RPA FMA

Start Date: Mon., March 26th Seven weeks total
Test Date: Schedule through off site testing facility.
Class Time: Mondays - 6:00 – 9:00 p.m.
Cost: \$955 Members / \$1,075 Non-members
Location: Town Square Tower, 445 Minnesota Street, Conf. Center off of Lobby skyway

This newly redesigned course will help you become an effective manager and leader in your organization. Your role will take on new meaning as you learn and understand the impact that you can have on your organization and on the individuals who work for you. The course will reinforce the theory and strategies with a new case study in which management practices are applied to address industry trends and issues related to enhancing the value of an asset.

Key topic areas: managerial roles and leadership skills • organizational culture and effective group/team management • strategies for planning, controlling, decision making, and problem solving • skills for improving communication and motivating employees • lessons on how to implement change successfully • sustainable strategies for managing building operations

Refrigeration Systems and Accessories – SMT

Start Date: Wed., March 28th Seven weeks total
Test Date: Schedule through off site testing facility.
Class Time: Wednesdays - 6:00 – 9:00 p.m.
Cost: \$855 Members/ \$975 Non-members
Location: Town Square Tower, 445 Minnesota Street, Conf. Center off of Lobby skyway

Maintaining the proper comfort level in an office environment is essential for tenant satisfaction. Refrigeration equipment is a key component of an air-conditioning system that must be properly maintained and operated at maximum efficiency. This course reviews the basic refrigeration cycle and refrigeration system components, as well as how to operate and maintain reciprocating and absorption refrigeration systems. You will gain the skills and knowledge to describe the principles of refrigeration and identify the performance characteristics of refrigeration components.

Key topic areas: refrigeration cycles and principles • mechanical components of refrigeration systems • systematic troubleshooting • general maintenance procedures

Contact Denise for more details and to register.

Impact of the Tax Bill on CRE

What is the impact of the recently passed tax reform legislation on the CRE industry? BOMA International has conducted a brief analysis to help members understand how it will affect commercial properties.



[Click here to read more.](#)

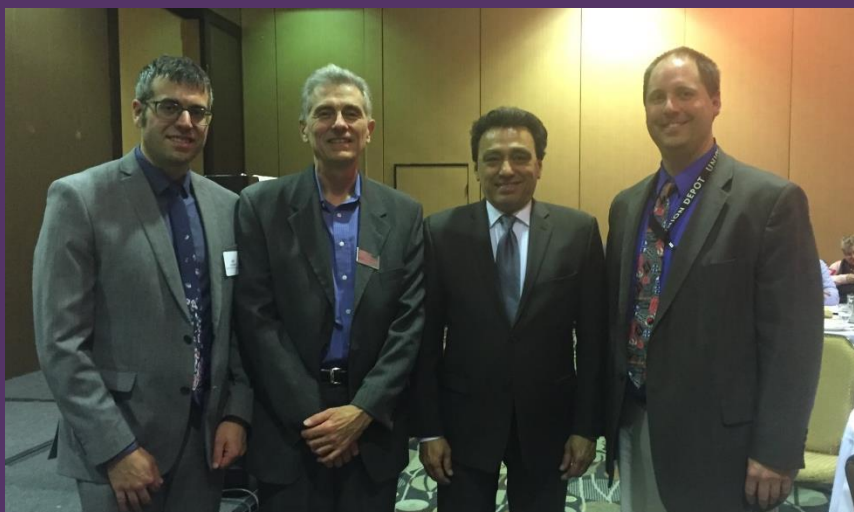
Annual Meeting: Board Vacancy

St. Paul BOMA will have three vacancies on the Board of Directors, two for Building Members and one for a Service Partner. These positions will fill 2-year terms starting April of 2018.



If you are interested, contact Joe Spartz at joe.spartz@bomastpaul.org.

January Membership Meeting



Ramsey County Senior Transit Planner, Andy Gitzlaff, Greater Saint Paul BOMA President, Joe Spartz, Ramsey County Commissioner, Rafael Ortega, and Ramsey County Transit Project Manager, Mike Rogers. (left to right)

The January membership meeting focused on the status of two transit lines being studied that will impact the East Metro region.

Riverview Corridor

After several years of consideration and extensive community input, Ramsey County has chosen to pursue

the Riverview Corridor transit line which will run down West 7th Street and Highway 5 from downtown to the airport. The mode of transportation chosen is a modern streetcar. While the traditional streetcar is viewed as quaint and nostalgic, the modern one is very similar to light rail except the track is at street grade. This configuration allows traffic to move over the track freely, which means streetcars can share the road with other vehicles. Estimated travel time from downtown to the airport is 30 minutes and it will be open for service in 10 years. [Click here](#) for more information.

Rush Line

This transit line will be a dedicated BRT (Bus Rapid Transit). Under this design, an exclusive corridor is designated for the bus allowing them to move along more quickly between stops. The line will run between downtown St. Paul and Maplewood Mall. It should be operational in 8 years. [Click here](#) for more information.



PARTICIPATE IN THE 2018 EER SURVEYS

Benchmarking your commercial property against others in BOMA International's Experience Exchange Report (EER) can save you up to 3% each year on operating expenses. **The first step to achieving these savings is sharing data from your building or portfolio with this year's Office EER or Industrial EER survey.**

Participating in the 2018 EER surveys unlocks a number of valuable benefits to help you improve your building's performance, from priority access to discounts on 2018 report subscriptions to a free top-level Market Snapshot—and much more.

Any commercial property can submit prior-year income and expense data to the 2018 surveys, regardless of whether or not the property is owned or managed by a BOMA member. The online submission form allows most respondents to finish in about 30 minutes, but there's no need to complete an entire survey at once. Save your answers as you go and return to the form as many times as needed before the **March 30 deadline**.

[Start your survey now at eer.boma.org](http://eer.boma.org)

WINTER BUSINESS MEETING & NATIONAL ISSUES CONFERENCE



The BOMA International National Issues Conference during the Winter Business Meeting (Jan 29-31) in Washington D.C. was a great success. A delegation of Minnesota BOMA representatives visited nine of the ten offices of our state's members of Congress. Three issues important

to the CRE industry were discussed: ADA Lawsuit Reform, Infrastructure Investment and Preserving Energy Star. Use the links below to learn more about these important issues for BOMA members.

[Click here](#) to learn more about
ADA Lawsuit Reform

[Click here](#) to learn more about
Infrastructure Investment

[Click here](#) to learn more about
Preserving ENERGY STAR



Kevin Lewis, Cindy MacDonald, Kim Ihle, Ted Campbell, Dave Dabson, and Joe Spartz (left to right).

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Joe Spartz, President

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Rhonda Pape, Co-Editor

Greater Saint Paul BOMA

First National Bank Building

332 Minnesota Street, W2950

St. Paul, MN 55101

Phone: 651-291-8888

Fax: 651-291-1031

www.bomastpaul.org

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New Members**Daniel Greene**

MN Services, Inc.

11301 West 47th Street

Minnetonka, MN 55343

T: 952-988-8575

Email: Daniel@mnservices.net

Steve Rinde

1Spot

14430 21st Avenue North

Plymouth, MN 55447

T: 763-404-4686

Email: srinde@1spottech.com



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