



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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January

New Years Day-Closed	Jan. 1 st
Membership Meeting	Jan. 8 th
Brokers Group	Jan. 10 th
Holiday Party	Jan. 11 th
Superintendents Group	Jan. 17 th

February

Brokers Group	Feb. 7 th
Membership Meeting	Feb. 12 th
Superintendents Group	Feb. 21 st

Transporting to the Future – Where Will the Rail Lines Take Us?

We have all been there; stuck in traffic, late for a meeting and going nowhere. Over the last several years, Ramsey County's Regional Railroad Authority has led, funded and participated in regional planning initiatives in cooperation with many public and private partners. With these partners they have opened several new "lines" of transportation to help ease the congestion.



Where are we seeing the differences? What does all this new development mean for the business community? Will this bring new business into the region? Will it help us to lease up vacant space? Join us on Monday, January 8th as Ramsey County Transit Project Manager, **Mike Rogers**, comes to discuss "Transporting to the Future".

One Hour of CEU APPROVED!!

Date:	Time:	Location:	Cost:
Monday, January 8th 2017	11:40 – 12:00 Networking 12:00 – 12:30 Lunch 12:30 – 1:30 Program	DoubleTree Hotel 411 Minnesota St. St. Paul , MN 55101	\$42.50 member \$48.00 non-member



[Click here](#) to register!



PRESIDENT'S REPORT

Joe Spartz, President
Greater Saint Paul BOMA

With most of the holiday season in the rearview mirror, and the fury of a Minnesota winter starring us in the eyes, what is a BOMA member to do knowing full well that the worst is yet to come? For some of you with warm weather plans, you may be comforted by the knowledge of a temporary reprieve from the torments of Boreas and his compatriot, Jack Frost. For the rest of us, we'll muddle through as best we can by enjoying ourselves at some of the local distractions that keep us from slipping into a wintry funk.



BOMA Holiday Party: Socialize with members while enjoying Mancini's appetizers and drinks. [Click here](#) to learn more.



Crashed Ice: Be part of the largest extreme ice competition in the U.S. [Click here](#) to learn more.



Saint Paul Winter Carnival: What's a winter without a carnival in Saint Paul? [Click here](#) for more information on the Winter Carnival.

Super Bowl Week: Is it possible the Purple faithful will be cheering for their own team at U.S. Bank Stadium? The Big Game and all of its excitement comes to the Twin Cities. [Click here](#) for Super Bowl Fun!



HAPPY NEW YEAR AND ENJOY THE START OF 2018!

Superintendents Group

Paul Griffin is the Mobil Industrial Lubricant Sales Engineer located in Minneapolis, MN. Paul is a graduate of Purdue University, where he received a B.S. in Chemical Engineering. He has been with ExxonMobil for 3 years, consulting customers on oil and grease related projects throughout Minnesota.

Paul and Brooke Jaunich will be discussing the fundamentals of grease lubrication for industrial machinery. This will include topics such as: grease components, consistency, thickener technologies, compatibility, and application methods. There will be time left at the end for questions on specific grease applications.

DATE: Wednesday, January 17th
TIME: 11:30am – 12:45pm
LOCATION: 81 On 7th, Suite 100
COST: \$18 pre-registered, \$20 walk-in
EDUCATION: SMA/SMT/RPA/FMA CPD'S

[Click here](#) to register!

Saint Paul Cozy

What: Saint Paul Cozy, is a pop-up art project yarn bomb on St. Paul lampposts

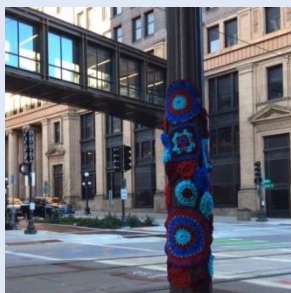
When: Jan. 25-March 4

Where: 12 city blocks between Rice Street and CHS Field along Fourth Street.

How to get involved: There are still a few lampposts that need to be adopted. Knitters and crocheters are also invited to contribute squares and pieces that can be attached to a 4-foot-by-16-foot project sign in CHS

Field plaza. The contributions can be dropped off at cozy Meet and Make gatherings or at the Saints office during regular business hours.

Info: saintpaulcozy.com

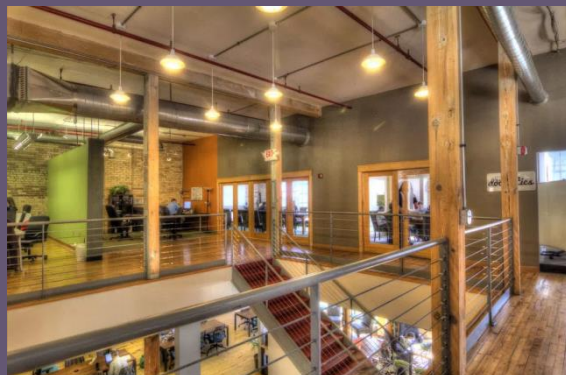


Brokers Group

Julie Bauch, Bauch Enterprises invites the St. Paul BOMA brokers group to the CoCo Building (213 4th Street East) on Wednesday, January 10th.



This beautiful brick and timber office suite is located on the second floor. 2,223 square feet of open space with built in bar that includes refrigerator, dishwasher and sink; private ADA restroom and freight elevator access. Small balcony overlooks the alley that the landlord plans to make green.



We will start with lunch at Hygga Lowertown, the first floor restaurant that offers a unique dining experience.

Metered, on street parking is located on Sibley Street and Wacouta Street. Parking ramp access is on Wacouta as well

Date: Wednesday, January 10th
Time: 11:45AM-1:00PM
Location: CoCo Bldg. on 4th

[Click here](#) to register!

BOMA WBM & NIC



On January 28th – January 31st, BOMA International will be holding the 2018 Winter Business Meeting in Washington D.C. This session will include standing committee meetings and the Board of Governors. St. Paul BOMA Treasurer, Dave Ketcham and President, Joe Spartz will be in attendance.



On a bi-annual basis, BOMA International also hosts the National Issues Conference. This will be held on January 30th. During the NIC, BOMA representatives meet with members of Congress to discuss issues important to the CRE industry.

ESST to Kick in for Small St. Paul Employers 1/1/18



Earned Safe and Sick Time, a paid leave ordinance passed by the St. Paul City Council in 2016, will go into effect January 1, 2018, for all employers in the city. The ordinance initially went into effect on July 1, 2017, but exempted smaller

organizations with less than 24 employees until the end of the year. Starting January 1, all St. Paul employers are required to provide employees with one hour of paid time off for each 30 hours worked, up to a maximum of 48 hours of paid time off per year. For a complete overview of this ordinance and a list of frequently asked questions, please refer to this employer resource [link](#).

WINTER EDUCATION SMT/SMA/ FMA/RPA Courses

Environmental Health & Safety Issues – (SMA, FMA, RPA)

Start Date: Mon., Jan. 22nd, Seven weeks total
Test Date: Schedule through off site testing facility
Class Time: 6:00 to 9:00pm
Location: Town Square Tower, 445 MN Street, Conference Center off of lobby skyway, St. Paul, MN 55101
Cost: \$955 members, \$1,075 non members

Ensuring workplace and employee health and safety are issues at the center stage of today's property industry. As a property professional, this course will help you develop and manage proactive environmental/occupational health and safety programs, comply with regulatory standards and guidelines, and assess when to obtain technical assistance.

Key topic areas: local, state, and federal regulations • environmental site assessments • hazard communication • emergency response • asbestos and lead management • ergonomics • indoor air quality • hazardous waste • storage tanks • audits, recordkeeping, and other regulatory issues • ADA, EPA, OSHA, CERCLA, and the FULL ALPHABET SOUP of environmental health and safety

Air Handling, Water Treatment & Plumbing Systems– SMT

Start Date: Wed., Jan. 24th, Seven weeks total
Test Date: Schedule through off site testing facility
Class Time: 6:00 to 9:00pm
Location: Town Square Tower, 445 MN Street, Conference Center off of lobby skyway, St. Paul, MN 55101
Cost: \$855 members, \$955 non members

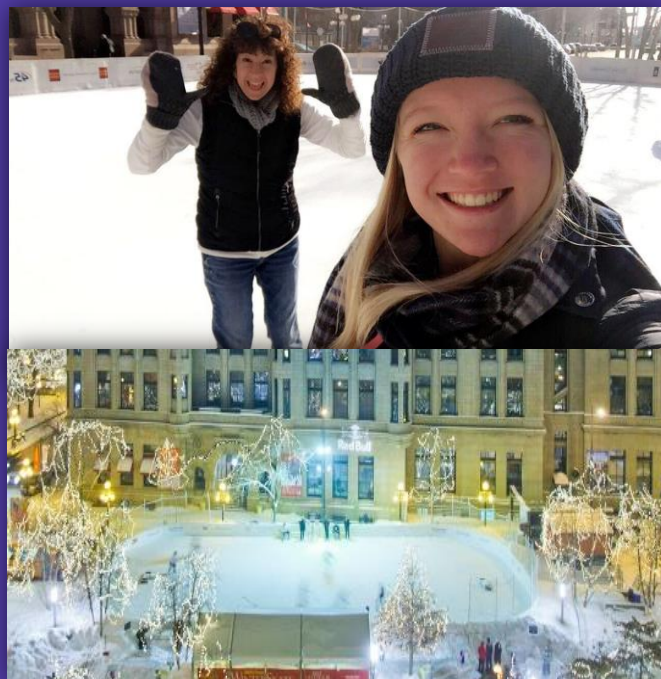
Through this course, you will learn about climate control for human comfort, the components of HVAC systems, and the basics of water treatment and plumbing systems. You will gain the skills and knowledge to perform common water tests, maintain air-conditioning systems, maintain water services, and inspect portable fire extinguishers.

Key topic areas: HVAC systems • air cleaning devices • indoor air quality • water conditioning and treatment • plumbing • fire protection • systems • fire alarm systems

Contact Denise to register or for more information!

Wells Fargo WinterSkate

On December 19th Denise and Sadie took to the ice over their lunch break. They both had a merry time at the Wells Fargo WinterSkate! The rink is open until February 11th. Don't miss this downtown fun this winter! [Click here](#) for rink hours!



Jerry Hersman Moves to Frauenshuh



Jerry Hersman, St. Paul BOMA's Vice Chair, announced last week that after 15 years as the property manager at Landmark Towers, he will be moving on. His last day with TNP is 12/29/17. Jerry will be taking on the role of Director of Facilities and Property Management for Frauenshuh Commercial Real Estate. Jerry has committed to remain active in BOMA and downtown St. Paul. Congratulations Jerry!

Saint Paul Street Team



The mission of the Saint Paul Street Team is to create a more welcoming and safer environment during large and/or multiple events happening in downtown St. Paul. The Street Team consists of volunteers recruited primarily from Saint Paul residents, downtown businesses and employees. Volunteers greet and give directions to visitors on the street and in the skyways during downtown festivals and events.

Our objectives are to:

- Be a friendly face to greet and help visitors find their way around town
- Support the St. Paul Police department by helping visitors find their way so officers can direct traffic
- Offer suggestions and information to local downtown businesses (restaurants/shopping/maps)
- Be aware of and report issues on the street/skyway to Street Team Hub

Street Team volunteers have participated in four downtown events. In those four events

- 38 volunteer hours were contributed,
- 1725 people were greeted,
- 25 people asked for directions to Xcel Center,
- 89 asked for directions to the History Center,
- There is a total of 1,845 personal contacts were made.



**James & Mary greeting visitors
at the Hmong New Year**

Volunteer comments:

- *"I walked home last night and there was a couple at the Upper Landing Plaza uncertain as to where to walk. I told them about Red River to the right and that it had just been featured as the best seat in the Twin Cities. I walked them right to the river's edge and a table and they were thrilled. They then planned to walk to the High Bridge. I also told them about the Street Team and showed them the badge."*
- *"At times a dozen people would turn to go around the corner to the lobby where they would be out of the rain when I told them the doors would not open for another 45 minutes. Sometimes it would be one person who asked where to drop off water. When I saw several people fiddling with their smart phones I asked if I could help. They could not figure out where to go for tickets."*

Currently we are preparing for Super Bowl #52, so we are looking for volunteers for a few hours a month. I would appreciate your assistance by spreading the word about the Saint Paul Street Team. I have included a link to a flyer for posting. Also, if you have ideas on how we can partner together I would be open to talking with you and sharing Ideas. Please call Renee at 952-210-1955 or e-mail renee@capitolrivercouncil.org. Thank you for your consideration.

Equity on Ice



Want to be one of the first to skate on the TRIA Rink at the Minnesota Wild's new practice facility? Come support Equity on Ice!

Equity on Ice Fund was created to promote equitable access to the brand new TRIA Rink coming to downtown St. Paul in January 2018. Saint Paul Port Authority's not-for-profit arm, Capital City Properties, will be directing 100 percent of the net proceeds to other nonprofit organizations with a goal of community outreach through ice-related activities. TRIA Rink will also be used as the Minnesota Wild's premier training facility and new home for the Hamline University men and women's hockey teams. With 25,000 children in Saint Paul living in poverty and one of the largest achievement gaps in the country, Equity on Ice will be able to support the organizations needed to close this gap.

For more information go to
www.equityonice.org

[Click here](#) to learn more and to
purchase tickets!

BOMA Holiday Gathering - SAVE THE DATE

Greater Saint Paul BOMA invites all to come to a Holiday Gathering! Bring yourself, your significant other, and a guest! This is one of the events organized by our Special Events Committee. This is a good way to expand your network and build relationships in a very informal setting.



DATE: Thursday, January 11th

TIME: 5:00pm to 7:00pm

LOCATION: Mancini's, 531
West 7th St

COST: \$20 per person



[Click here](#) to register!

THE BOMA WATER AND WASTE CHALLENGE

The W² Challenge is a two-year initiative to support commercial real estate practitioners to benchmark water consumption and waste generation and associated costs, and implement common practices to improve performance.



To learn more [click here!](#)

BOMA CELEBRATES 21ST ANNUAL FIRST RESPONDERS APPRECIATION LUNCHEON

On December 11th, as part of the December membership meeting, BOMA celebrated the 21st Annual First Responders Appreciation Luncheon. BOMA recognizes first responders for the incredible service they provide. In attendance, along with many first responders, were Metro Transit Police Chief, **John Harrington**, SPPD Deputy Chief, **Matt Toupal**, SPPD Central District Sr. Commander **Tim Flynn**, and St. Paul City Councilmember, **Rebecca Noecker**.

Michael Rozin, owner of Rozin Security, also addressed the group. Mr. Rozin's firm has been selected to lead the BOMA security initiative which will create a comprehensive security plan for downtown.



SRM
ServiceMASTER
Recovery Management



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