



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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In This Issue:

Membership Meeting
President's Report
Superintendents Group
Brokers Group
Spring Education Courses
BOMA Member Survey
Annual Meeting: Board Vacancy
Ford Site Update
ADA Update
Good Luck John Riley!
Lights Out Spring 2018
New Members

March

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

April

Brokers Group	Apr. 4 th
Membership Meeting	Apr. 9 th
Superintendents Group	Apr. 18 st

Homelessness and Winter Safe Space – The Impact on Downtown Business and Quality of Life

Join us on March 12th as St. Paul City Councilmember **Rebecca Noecker**, and **Chris Michels**, senior program manager with Catholic Charities discuss homelessness in downtown and share information on the operation of the Winter Safe Space shelter.

The Dorothy Day Center has long been a staple in downtown St. Paul. It has provided nightly emergency shelter, housing services, meals, showers, veteran services, laundry, mental health assistance, mail, chemical health support groups for thousands of people over the years. In 2016, construction on Higher Ground started, and with its completion, replaced the Dorothy Day Center. Even with the new facility, the demand can still be greater than the availability.

How is the current downtown quality of life in St. Paul? What are the factors driving homelessness and what has the response been to the increased services? With the skyway connections how are buildings impacted and what more can be done?

To combat some of the rising needs, the Winter Safe Space shelter was developed as a temporary, low-barrier shelter. It compliments local area shelter services that are at capacity during the cold winter season. The goal of this facility is to provide a temporary overnight space of last resort during the winter season when shelters are full.

One Hour of CEU Pending!!

Meeting Sponsors



Date:
Monday,
Mar. 12th
2018

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

Location:
DeGidio's
425 7th St W
St. Paul, MN 55102

Cost:
\$42.50 member
\$48.00 non-
member

[Click here to register!](#)



PRESIDENT'S REPORT

Joe Spartz, President
Greater Saint Paul BOMA

On February 22, BOMA International President, Henry Chamberlain, and BOMA International Chair, Rob Brierley, attended a luncheon with St. Paul BOMA leadership at Bar Brigade. It was a great opportunity to discuss the priorities BOMA International is focused on in Washington D.C. and to share with them our current market conditions.

Henry and Rob emphasized the three key BOMA legislative priorities for 2018.

ADA With the passage of HR 620 in the House, there is a real opportunity to gather support in the Senate. (See article in this newsletter.) Henry is hopeful we will be able to find success with this issue later in the year.

Energy Star Rob and Henry talked about the importance for the CRE industry to keep the Energy Star program. Over half-a-million commercial buildings in the U.S. use Energy Star Portfolio Manager. There is talk about eliminating it or moving it from the EPA to another department. According to Henry, either idea is bad, so BOMA members across the country need to be ready to defend it should a call to action go out for your support.



Infrastructure Investment BOMA supports more investment in roads, bridges and transit, along with other key components of the country's infrastructure. A healthy CRE industry is dependent on fully funded and operational infrastructure elements to ensure effective commerce and transportation. BOMA hasn't yet endorsed a plan to fund this increased investment.

Jerry Hersman and Pat Wolf led a discussion of local market conditions. Results from the 2017 Market Report were shared with Henry and Rob. There was also a conversation about some of the innovative downtown projects like The 428.

After the luncheon, I drove Henry and Rob past the Ford site. Their interest in visiting it came up in the lunch conversation. Tina Hoyer suggested approaching it south on Cretin for the best view. She was spot on. It looked so interesting as we neared Ford Parkway that we drove right into the site for a closer view. Henry was very impressed with the size of the project and the plan that has been approved by the City Council.

Superintendents Group

Ryan O'Rourke is the Director of Sales at 1SPOT Technologies in Plymouth. Ryan has worked as a technology executive for the last 13 years, where he has led teams in sales, strategy, and business development. He holds a BSBA from Drake University, and an MBA from the University of Minnesota.



Ryan will discuss how to use technology solutions to maximize your time and productivity in managing ongoing projects; and how to avoid falling into the trap of "fighting fires" every day. This presentation will cover a number of topics, including: internal and external communication, project management, strategic planning, and making the most of your current systems.

DATE: Wednesday, March 21st
TIME: 11:30am – 12:45pm
LOCATION: 85 East 7th Place,
 Conference Room 295
COST: \$18 pre-registered,
 \$20 walk-in
EDUCATION: SMA/SMT/RPA/FMA CPD'S

[Click here to register!](#)

Brokers Group

Tanya Bell, Grand Real Estate Advisors and **Denise McCormick**, Schafer Richardson invite the St. Paul BOMA Brokers group to the Osborn370 on Wednesday, March 7th.

Osborn370 is building a community of innovators in downtown Saint Paul. The former Ecolab headquarters is being transformed into a working environment where companies, organizations and individuals can create, innovate and collaborate. Through design, intentional collaborative spaces, business support services and lead tenants that draw creative companies, Osborn370 is designed to support entrepreneurial businesses and help them attract and retain the talent they need to power their growth.



Parking Availability: Lawson Ramp (enter off 5th Street) or Victory Ramp (enter off Wabasha) or even Treasure Island Center Ramp (enter off 6th Street or Wabasha)

Quote:

"The Glen Nelson Center and Lunar Startups are a perfect match for Osborn370." said Scott Burns, a technology start up veteran and partner in Osborn370. "The entrepreneurs they nurture will benefit from interacting with the innovators already in the building and we will certainly benefit from their energy and ideas."

DATE: Wednesday, March 7th
TIME: 11:45am – 1:00pm
LOCATION: 370 Wabasha Street North,
 Main Lobby, Saint Paul

[Click here to register.](#)

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.

BOMA Member Survey



St. Paul BOMA will be conducting a survey of our membership in March. We encourage all members to participate. The results will be provided to the BOMA Board to be used in planning for the next 5 years.

Watch for a survey announcement by email. It will provide a link to the BOMA website where the survey is being hosted.

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.

Ford Site Update



At the February BOMA membership meeting, attendees heard an update on the Ford site plans. St. Paul PED planner, Mike Richardson, provided detailed information on site's current status and what to expect over the next decade.

- The master plan for the 135 acre site was approved by the St. Paul City Council in 2017.
- A master developer search is expected to be completed within the next 3-6 months.
- Buildings will range from 2-10 stories.
- Up to 1,500 jobs and 4,000 residential units will be located on the site once it's fully developed.
- Over 20% of the site will be dedicated to parks, water-related features and trails.

One key element to the site that has yet to be determined is transit. Providing efficient transit access from both the Blue Line and the street car on the Riverview Corridor will be critical to the site's success.

[Click here](#) for the complete presentation on the Ford site.



ADA UPDATE

One of BOMA International's top priorities in 2018 is passing legislation that will protect commercial real estate and businesses against frivolous lawsuits related to ADA claims. This issue was a key topic discussed during meetings with Minnesota's Congressional Delegation during the 2018 National Issues Conference in January. Under consideration at the time of the NIC was a House bill, H.R. 620, which was written to provide protection for properties and businesses. The bill subsequently passed the House on February 14th.

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.

Our work now moves to the Senate. BOMA International is working to identify an author for a companion bill in the Senate. St. Paul BOMA will be collaborating with many business groups to secure the support of our two Senators once a bill is introduced in the Senate. When the time is right, we will send out a notice to members to contact the two Senators to encourage their support of the bill. Watch for updates on this issue.

Good Luck John Riley!!!



Sargent John Riley has been a fixture on the Downtown Beat since 2011. His last day will be March 16th. John will be transferring to the Major Crimes Division and will be an investigator in the Family and Sexual Violence Unit.

After graduating from the University of North Dakota, John went to work for the Albuquerque Police Department in New Mexico. Four years later he moved back to Minnesota where he was hired by the SPPD. He has worked patrol, narcotic investigations, arson investigation and been a crisis intervention team member. He has also spent 15 of those years on the Bomb Squad.

John has been and an important part of the St. Paul BOMA Security Committee, and members have appreciated his work on the SPPD and the updates he has provided at meetings over the years. Downtown will miss you John, and we would like to wish you the best of luck!



Save Birds, Energy, and Money!

Lights Out from March 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 March 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.

Audubon Minnesota @ mn.audubon.org

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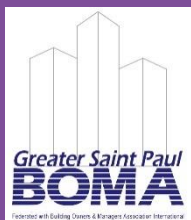
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