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## Upcoming Events

### December

Membership Meeting – Dec. 9  
Super. Meeting – Dec. 18  
Winter Solstice – Dec. 21  
Christmas Day – Dec. 25

### January

New Year – Jan. 1  
Membership Meeting – Jan. 13  
SMA/FMA/RPA – Jan. 27  
SMT – Jan. 29

Newsletter sponsored by:



## First Responders Appreciation Luncheon

St. Paul BOMA is committed to supporting our First Responders. These dedicated public servants protect the health and safety of our community. Come join our annual First Responder Appreciation luncheon to support and thank these valuable contributors to the success of St. Paul and the County.

At this meeting you will hear from Deputy Chief **Matt Toupal** and Chief **Eddie Frizell** of Metro Transit. We also will hear from **Rick Schute**, the Director of Emergency Management and **Bob Fletcher** of Ramsey County.

This event will be held at Twin Cities Public Television (TPT). Networking begins at 11:40 am and a prime rib lunch begins at 12:00 noon. Please join us and bring your staff members! [Register here.](#)

## One hour of Continuing Education is APPROVED!

### Sponsors:

**GOLD & SILVER**



**Date:**  
Monday,  
Dec. 09

**Time:**  
Network - 11:40 am  
Lunch - 12:00 pm  
End - 1:30 pm

**Location:**  
TPT Building,  
Saint Paul,  
MN



## CHAIR'S REPORT



We have all heard the axiom that it takes a village to raise a child. So, is there any possible connection there to the world of real estate and buildings in St. Paul? As we view the changing world, we see a greater amount of stress in society... economic gaps between classes, substance addictions, mental illness, increasing violence, and homelessness affecting people with full time jobs and as well as those just trying to get by in life on a daily basis. So again, what is the connection to St. Paul buildings and GSP BOMA?

*It takes a village...* At our December Membership Meeting, we heard from a wonderful panel addressing the local issues around homelessness that included Catholic Charities, Ramsey County, City of St. Paul DSI and the SP Police Department. Societal issues affect all of us and impact the safety, security, and vitality of the downtown core office market and those that live, work, and play in this environment. Hosting this panel gave our members a front row view of the issues and the opportunity to learn more about causes and trends of homelessness, and how to create housing stability and economic opportunities. The statistics and trends graph looks like a hockey stick and we are at the tipping point of finding solutions that will work so St. Paul doesn't begin to resemble the west coast cities having much greater issues that we see today. The recent construction of the Higher Ground and Dorothy Day Place facilities are directly addressing these needs and reflect a combined effort of government, charities and business to improve our community.

*It takes a village...* my wife and I recently attended a fundraiser for the Foundation of our local school district. I wondered why a

## CHAIR'S REPORT – CON'T.

Don't our taxes pay for everything they need to educate our children and didn't we just approve an increased levy just three weeks ago? To my surprise, the Foundation supports and provides needy children and families with consistent weekend and holiday food access, books so at-risk kids don't fall behind during the summer months, and restored musical instruments so kids can enjoy band and the benefits of the arts in an affordable manner. These solutions all go well beyond the academics our schools deliver.

*It takes a village...* one can't read the paper or watch the local news without hearing about more instances of violence in our community or items of concern for riding the local light-rail trains. On the front lines of these events are our local police and EMS providers. Every December, our GSP BOMA Chapter hosts an Appreciation Lunch for all of our First Responders - SPPD, Metro Transit Police, Sheriff's Office, Fire and EMS Department personnel. THEY appreciate that WE appreciate them! Please free your calendar to join us on December 9 for an opportunity to express your gratitude to these amazing people... and enjoy a wonderful prime rib lunch while you do it!

Our world has changed and we are no longer able to go about our regular day of simply managing buildings or providing goods and services to those managers. Our community needs dictate that we all take an active role and make an honest effort to get involved, be aware, and contribute to society solutions. After all... it takes a village to take care of each other.

Jerry Hersman  
*GSP BOMA Chair*



## PRESIDENT'S REPORT

# Downtown Saint Paul Security Study Completed

St. Paul BOMA initiated a process to conduct a security study of downtown Saint Paul in 2017. The goal was to create a comprehensive security plan. While we recognized that our downtown was safer than most, we wanted to be proactive and raise the bar on expectations for workers, residents and visitors in the downtown area.

After conducting an RFP process, BOMA hired Rozin Security (RSC) to lead the study. RSC recently completed their risk assessment of downtown St. Paul. Based on these results, RSC made a series of recommendations for improving security in downtown St. Paul. BOMA leaders identified three key recommendations we are making our top priorities.

- **Fusion Center:** Establish a communications center that will gather, analyze and disseminate security-related information to downtown resources in a coordinated and efficient manner.
- **Community Ambassadors:** Provide support to this non-profit organization that provides outreach to downtown youth that helps them to make better life choices.
- **Downtown Safety Ambassadors:** Business Improvement District employees who perform cleaning and hospitality duties, along with a street-level presence that provides deterrence against unwanted activities while increasing a sense of security for residents, workers and visitors.

BOMA and the Saint Paul Downtown Alliance are currently going through the process of communicating information about these priorities, and identifying partners and resources to help us support and implement these important recommendations. To learn more details about this study and the key recommendations, plan to attend the January 13th BOMA membership meeting. [Click here to register.](#)

# *Expanding Resources for the Homeless in Saint Paul*



11/18/2019 – The December Membership Meeting for the Saint Paul BOMA Chapter featured a cast of four speakers and the panel moderator: Ellen Watters of Watters Consulting, Chris Michels with Catholic Charities, Max Holdhusen of Ramsey County's House Stability, Travis Bistodeau of the Department of Safety and Inspections, and Wes Denning with the Saint Paul Police Department.

This panel of experts had been gathered to discuss the issue of homelessness in Saint Paul and the current situation as of 2019. According to Michels and the data presented, the homeless population in the metro has risen 10% from 2015 to 2019 and through a collaborative effort with multiple agencies and organizations they hope to halt the increase of those who are succumbing to homelessness.

Catholic Charities is one of many non-profit organizations that seek to help those who are most in need regardless of faith, background or circumstance. They provide shelters and meals to the homeless while also advocating for at-risk individuals such people of color, the disabled, and the elderly to break the cycle of poverty and create opportunity.

Who is most at risk for becoming homeless? While each individual's experience is unique - factors such as addiction, mental health conditions and lack of treatment, poverty/low wages, and a lack of social support from friends or family are all contributing factors.

Travis Bistodeau cited some of these unique circumstances as important reasons for the Department of Safety and Inspections (DIS) to change their approach to homeless individuals and encampments. DIS's historical involvement in homelessness relied on Chapter 34 of the Saint Paul Legislative Code which imposes a standard of minimum property maintenance for any structure a person might live in. Tents in the woods or along freeways do not meet the chapter 34 requirements of having basic sanitation or public health and safety – and after a 24 hour notice was posted to vacate the encampment, DISI would arrive to assist the individual in removing their belongings or confiscating anything left behind unattended.

As Bistodeau mentioned, changes to their approach were recently implemented as this strategy was not effective at getting unsheltered individuals off the streets and into transitional housing. (cont. on next page)



# *Expanding Resources for the Homeless in Saint Paul*

DSI's foundational principles going forward are that 1) Everyone experiencing unsheltered homelessness is vulnerable and deserving of being treated with respect and dignity and 2) Encampments represent a serious health and safety risk and do not represent a dignified form of shelter.

As these organizations band together to decrease the number of unsheltered homeless in Saint Paul, the support and efforts of the Saint Paul Police Department is critical. Commander Wes Denning presented to BOMA attendees information on how the police are changing their approach to interacting with the homeless, with a stronger focus on outreach and connected to services, thanks to the Community Outreach and Stabilization Unit (C.O.A.S.T) – which was created in 2018 to better respond to mental health crisis incidents.

While Catholic Charities has many shelters and the recently completed Dorothy Day Place offers transitional and permanent housing to those few who qualify, the panelists did admit that a shortage of affordable housing and strict requirements on shelter access can be an initial deterrent to some unsheltered individuals. In order to help offset this, Max Holdhusen announced the reopening of Safe Space as a year-round low-barrier shelter where law enforcement and other authorized agencies can refer individuals who are found in the skyway, transit, or outside for overnight shelter. This 64 bed shelter hosted over ten thousand overnight stays last winter and sheltered almost 900 individuals from the cold.

BOMA members are encouraged to be aware of these services and agencies in their communities.. Panel moderator Ellen Watters reminded us all that homelessness is an issue that affects everyone, not just those who are unsheltered.

Whether or not you decide to give money to panhandlers or the unsheltered homeless though... At the end of the day, Commander Wes Denning says that's a personal choice. The best way to give back to the homeless community is to support the organizations doing outreach and providing shelter.

## **IMPORTANT CONTACTS**

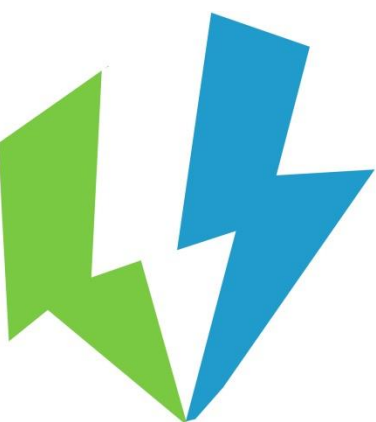
Commander Wes Denning: 651-263-1188

Amber Ruth (Mental Health Professional – COAST): 651-774-0011

COAST Unit: 651-266-5840

DSI Non-Emergency Reporting: 651-266-8989

# Race to Reduce Recognition Ceremony



## Energize Saint Paul

## Race to Reduce

For the City of Saint Paul's 2019 Race to Reduce, over 200 commercial, public, and multifamily buildings benchmarked their energy and water usage. This is nearly double the participation in 2018. On December 3<sup>rd</sup>, Mayor Melvin Carter will join the Energize Saint Paul team in celebrate these participants at our Recognition Ceremony. The ceremony will be at Bad Weather Brewing (414 7<sup>th</sup> Street West, Saint Paul) from 3:00 to 4:30 p.m.

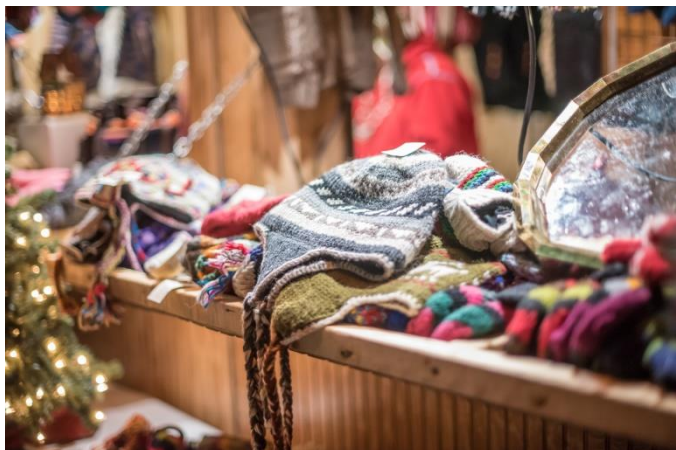
At the event, Mayor Carter will recognize representatives from each participating building, present them with a certificate, and be photographed with them. Participants will hear from Energize Saint Paul organizers about successes from the year and ideas about how to make buildings even more energy efficient. City staff and Energize partners will be attending alongside Race participants and there will be time to network.

Building owners, managers, engineers, and their teams are all encouraged to attend. They are all leaders taking great steps to maximize energy efficiency, increase property values, save money, and protect the climate, and we would be honored to have them at the ceremony. At the event, we will encourage building managers and engineers to connect, share energy efficiency achievements, and learn from one another.

Come celebrate with us and enjoy complimentary food as well as a cash bar. While we encourage you to walk or take transit, there is free parking at Bad Weather Brewing Company or on 7th Street. There is no registration fee; just bring yourselves and anyone who would like to attend. A big thank you to Bad Weather Brewing Company, and to our partners, for supporting this event!

# More than 30 vendors will be at Union Depot for the 6<sup>th</sup> annual European Christmas Market

*European Christmas Market will offer guests a traditional experience with gifts, food and entertainment*



The 6<sup>th</sup> annual **European Christmas Market** is set to transform **Union Depot's** East Plaza into a charming, traditional European experience. This holiday attraction will begin Friday, Dec. 6 and run weekends through Dec. 22. Guests will be able to visit the market Fridays from 4 to 9 p.m., Saturdays 10 a.m. to 4 p.m., and Sundays 11 a.m. to 6 p.m. The outdoor market is sure to bring a magical, Old World European atmosphere to Lowertown as it is based on the festive, open air **Christkindlmarkts** that take place during the advent season in many European countries.

Guests will be able to shop for unique, handmade gifts from local crafters and artisans. Available items include ornaments, nutcrackers, woolen accessories, toys, jewelry and more. European-inspired food and delicacies will be available for purchase from more than 30 vendors, as well as German beer and Glühwein, a traditional drink of spiced mulled wine—which is sure to keep guests warm while shopping outside. There will be a full schedule of entertainment including live music, dancers, an appearance from Santa and his reindeer, along with free goat and dog sled rides.

On Friday, Dec. 6 and Dec. 13 from 7 p.m. to 9 p.m. guests can also experience a visit from the traditional Krampus, a scary assistant to Saint Nicholas. This Austrian folklore creature is known for frightening naughty children during the holidays.

The 6<sup>th</sup> annual European Christmas Market will also have a Christmas Market mug available for purchase, perfect for sipping on Glühwein and as a take home memento.



## More than 30 vendors will be at Union Depot for the 6<sup>th</sup> annual European Christmas Market (con't.)



### •Dates and times for European Christmas Market:

Fri. Dec. 6, 4–9 p.m.      Sat. Dec. 7, 10 a.m.–8 p.m.      Sun. Dec. 8, 11 a.m.–6 p.m.  
Fri. Dec. 13, 4–9 p.m.      Sat. Dec. 14, 10 a.m.–8 p.m.      Sun. Dec. 15, 11 a.m.–6 p.m.  
Fri. Dec. 20, 4–9 p.m.      Sat. Dec. 21, 10 a.m.–8 p.m.      Sun. Dec. 22, 11 a.m.–6 p.m.

### Below is a complete schedule for the “Hub for the Holidays” events at Union Depot:

- **Holiday Tree Lighting and Movie Night:** Friday, Dec 6, 5:30–9:30 p.m.
- **European Christmas Market:** Dec. 6–Dec. 8, Dec. 13–15 and Dec. 20–22
- **Holiday Bake Sale:** Saturday, December 14 10 a.m.–5 p.m.
- **North Pole Express:** Dec. 6–Dec. 8 and Dec. 12–15 at a variety of times each day
- **Canadian Pacific Holiday Train:** Tuesday, December 10 6:30 p.m.–8 p.m.
- **Northstar Holiday Train:** Saturday, December 21 4 p.m.–6 p.m.

For the latest details about all Union Depot holiday events, visit [uniondepot.org/holiday/](http://uniondepot.org/holiday/)

## BROKERS GROUP

**Pete Dufour** and **Eric Rapp** with Colliers would like to invite the St. Paul Brokers Group to come and check out the Town Square Tower on December 4<sup>th</sup> at 11:45am. Plan to meet in the Skyway Training/Conference room which is next to the Management office.

The Landlord will commence with a \$3.5 million improvement project in December that will include an elevator modification, Lobby renovation and a Spec suite. In addition, the 24<sup>th</sup> floor was recently demo'd and brought to vanilla shell with a new ceiling and LED lighting.

We hope to see you there!

DATE: Wednesday, December 4<sup>th</sup>

TIME: 11:45am - 1:00pm

LOCATION: Town Square Tower, 445 Minnesota Street

## SUPERINTENDENTS GROUP

Here's your chance to check out the renovations that have been happening at Regions Hospital. This meeting will consist of a review of the history of Regions and their agreements with District Heating and District Cooling, along with a tour of the Regions Power Plant and all of the supporting elements that allow them to keep their campus operating.

**Rick Huston**, Sr. Director of Plant Operations is responsible for Safety & Security, Maintenance, Engineering Facility Planning and Constructions. Rick began working at Regions in 1987.

This is one meeting you won't want to miss!!

DATE: Wednesday, December 18<sup>th</sup>

TIME: 11:30am to 12:45pm

LOCATION: Regions Hospital 640 Jackson Street

## Winter Education Courses

**SMA/FMA/RPA Managing the Organization** will prepare you to manage and lead your organization through improved communication, motivation, relationship and team building, project management, problem solving, and decision-making skills. Managers who take this course will be able to further develop their group leadership and management techniques and abilities, and analyze and improve their relationships with staff, colleagues, and owners.

Upon successful completion of this course, learners will be able to:

- Understand and demonstrate what motivates staff and how to use techniques to influence staff behavior
- Demonstrate the importance of communication and marketing and provide tools and techniques for the manager to accomplish
- Provide a framework for organizing the various functions associated with facilities management and the rationale for organization configurations
- Demonstrate the importance of problem solving and provide problem-solving tools necessary for manager to guide staff in problem-solving activities
- Apply your learned skills and abilities to a sustainability-driven building upgrade case study

Key topic areas: management skills and tools • leadership styles and relationships • types of organizations • team building, leadership, and motivation • planning, controlling, and decision making • problem-solving techniques • project and change management • workplace safety and documentation

**Start Date:** Mondays, January 27<sup>th</sup> – March 2<sup>nd</sup> \* 6:00 PM – 9:00 PM

**Cost:** \$975 Members / \$1,075 Non-members

**Location:** Town Square Tower, 445 Minnesota Street, Conf. Center off of Lobby skyway

## Winter Education Courses

### SMT – Refrigeration Systems and Accessories

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. You will also learn how to establish maintenance processes and troubleshooting techniques.

Upon successful completion of this course, learners will be able to:

- Employ a working knowledge of refrigeration systems to describe how they can be integrated into an existing building
- Maintain a reliable and effective refrigeration system
- Troubleshoot refrigeration systems and accessories
- Perform general maintenance on refrigeration systems and accessories
- Explain the computer technology used to operate refrigeration systems

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

**State Date:** Wednesdays, January 29th

**Cost:** \$855 Members / \$955 Non-members

**Location:** Town Square Tower, 445 Minnesota Street  
Conf. Center off of Lobby Skyway

If you are interested in a class, please contact Denise at the BOMA office 651.291.8888.

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