



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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March

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March Membership Meeting

The Minnesota Vikings moved into their new building in Eagan last year. St. Paul BOMA has arranged to hold our March membership meeting at the TCO Performance Center on March 18th. This is a great opportunity to get a tour of this state-of-the-art NFL practice facility and also learn about the larger development that will surround this site.

The Minnesota Vikings have been very flexible and supportive of our interest in holding this membership meeting. Given space limitations, please be aware of following:

There are a limited number of seats available and we have SOLD OUT. A waiting list for tickets has been created. Contact [Denise](#) if you would like to be put on it. Saint Paul BOMA members will be given priority on ticket availability.

In order to accommodate the maximum number of guests, we will not be able to serve a plated or buffet meal. We will serve a boxed lunch, and this will be reflected in the price.

You **MUST** be registered to gain admittance. The TCO Performance Center **will not** allow walk-up guests. This is a great opportunity to see this impressive facility and learn about a significant development project in the East Metro.

One Hour of CEU has been applied for!

<u>Date:</u>	<u>Time:</u>	<u>Location:</u>	<u>Cost:</u>
Thursday, March, 18th	11:00am- 1:00pm	MN Vikings Training Facility 2600 Vikings Cir Eagan, MN 55121	SOLD OUT!

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CHAIR'S REPORT

Growing up, the extent of politics at that time was voting for President every four years and paying attention to the annual meeting of our State Legislature to make sure they weren't passing any crazy new laws that would negatively impact us. Today, EVERYTHING is political and the world of legislation bleeds into sports (Colin Kaepernick, for example) or Hollywood entertainment - anyone ever hear of Jussie Smollett before 2019? Whereas the younger generation might believe the current political news environment is normal, current coverage really exploded with the advent of social media.

The political universe really does have some valuable processes in place that go beyond and transcend the Twitter world we experience daily. Advocacy, better known as "Lobbying", is a platform that goes back before the birth of our country. The term "lobbying" is first found in print in 1820! In its simplest form, lobbying is the practice of trying to persuade legislators or officials to propose, pass, or defeat legislation or to change existing laws. Advocacy is a core component of the contributions BOMA International provides the commercial real estate industry using its voice and expertise to represent our collective interests on legislative matters pending or under discussion.

For Greater Saint Paul BOMA, we perform a similar role on local matters - either existing or potential - affecting our members and others associated with our industry. You may be wondering what issues need our attention? The City of Saint Paul is taking a more and more active role in reviewing laws and ordinances affecting all citizens and working toward solutions they believe create a more sustainable and environmentally safe world for all. That is all well and good, but routinely those leading the decision process lack knowledge and history on the issues impacted by their actions. Some of the current topics under review at the City of Saint Paul level include:

- * Right of Way Maintenance - determining how all streets and roads get maintained, plowed, and lit in a timely and effective manner. In 2019, the City is beginning a 3-year program to complete mill and overlay (basically, new asphalt) on ALL downtown city streets. These extended projects impact tenant and visitor access to buildings and need to follow a thoughtful process.
- * New developments on the former Ford site, the new Allianz soccer stadium and renovation of the former Hillcrest Golf Course and the impact on those in the immediate neighborhoods.
- * Implementation of a new program to measure and report to the City all building utilities usage. How will this data be used and reported?
- * How will the downtown Bike Loop affect traffic patterns, street parking, and convenient building access.

When you consider that +/- 30% of the City of St. Paul real estate is tax-exempt, who pays for these projects through the taxing structure and how the rules get applied transparently and fairly is very important to our members. GSP BOMA is "at the table" on these projects and issues discussing policy and structure with city department managers at Public Works, Safety and Inspections, and Councilmembers to ensure our interests are known and represented. Our relationship with City leadership is strong and the City reaches out to GSP BOMA to by THE VOICE for local buildings on various matters - two of our Board members serve on the new SP Downtown Alliance and some of us participate on City Committees on Skyways and Public Housing. Advocacy is an important role your Chapter serves to represent members and we will be expanding and improving our topics reporting structure to all as we continue through 2019. Stay tuned!

Greater Saint Paul BOMA
Jerry Hersman, Board Chair

Superintendents



Forrest Brown (left) with Columbia Window Film & Graphics and is the longest serving 3M Window Film Dealer. Columbia has prided itself on educating and partnering with building managers to develop solutions that best serve their unique needs. In addition to solar control window films they also offer 3M Safety & Security Window Films solutions, large format custom printed glass and wall graphics.

Forrest will be speaking about the benefits of 3M Solar window films, and how they can help a building increase their efficiency. Solar window films help with fading, glare, heat and all-around employee comfort. He will also be talking about the safety and security window films, and how they can really help make a difference in today's social climate. Finally, he will be showing off the capabilities of decorative window film products, and the many ways they can be used.

DATE: Wednesday, March 20th
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!

Broker's Group

Osborn370



Tanya Bell (left) with Schafer Richardson invites the St. Paul BOMA come and check out the Osborn370 building. Validated parking available at the Lawson ramp.

Osborn370, the former Ecolab Headquarters, was purchased in the summer of 2017 by a group of local investors, developers and innovators with a vision of creating a downtown St. Paul hub of entrepreneurship, creativity and collaboration. Today, it is 65% occupied by companies such as TechStars, Center for Economic Inclusion, Lighthouse Software, and American Public Media/Glen Nelson Center and features a full floor of community amenities, Bridgewater Bank branch and a social enterprise run coffee/wine/beer bar.

DATE: Wednesday, March 6th
TIME: 11:45am – 1:00PM
LOCATION: 370 Wabasha Street North
4th Floor, Rainy Lake Conference Room
Saint. Paul, MN 55101

[Click here](#) to
register!

February Membership Meeting



Henry Chamberlain, BOMA International President, and Brian Cappelli, BOMA International Board Chair, presented at the February membership meeting. They discussed key trends in commercial real estate and how BOMA can support members with these changes.



Some of these trends include:

- Repurposing existing buildings
- Co-everything
- Talent flow—Generation Z is coming!
- Technology
- Wellness
- Sharing economy



Henry Chamberlain, Brian Cappelli, Jerry Hersman, Bill Buth, Joe Spartz, and Pat Wolf. (left to right)



Representative Roz Peterson accepting an honorary BOMA Membership Award!

BOMA International is responding to support members with a variety of resources. As technology and other changes continue, BOMA International communicates best practices through reports and in the BOMA Magazine. BOMA International is also ramping up efforts to provide the best training for current and future employees by building on its partnership with BOMI.

To learn more about what BOMA International can offer members, go to boma.org. You can also access the slides from Henry's and Brian's presentation [here](#).



Jerry Hersman, Brian Cappelli, Henry Chamberlain, and Joe Spartz. (left to right)

Spring Courses

SMT – Electrical Systems & Illumination

To safely operate and maintain a building's electrical equipment, you must thoroughly understand the components of electrical systems and how to measure the electricity your building consumes. This course provides you with a clear understanding of electricity basics, the skills needed to measure electrical consumption, and the ability to recognize, set up, and maintain reliable and effective maintenance and safety systems.

Key topic areas: alternate sources of electricity • electrical safety • electrical circuits • electric meters • cables, terminations, and conduits • maintaining light sources and fixtures • electric motor basics and maintenance

State Date: Wednesdays, April 3rd- May 8th
Cost: \$855 Members / \$955 Non-members
Location: Town Square Tower, 445 Minnesota Street
Conf. Center off of Lobby Skyway

FMA – Facilities Planning and Project Management

This course will help you develop the skills and knowledge critical to the successful execution of any facilities project. A case study woven throughout the course's textbook presents real world examples of proper planning and selecting a project team, as well as the importance of flexibility, follow through, and attention to detail.

Key topic areas: planning models • identifying and rating user needs • owned vs. leased developed facilities • managing the planning process • classifying facilities projects • specifications for facilities performance • design development and review • implementing projects • planning occupancy • project closeout

State Date: Mondays, April 1st- May 6th
Cost: \$975 Members / \$1,075 Non-members
Location: Town Square Tower, 445 Minnesota Street,
Conf. Center off of Lobby Skyway

To register for these classes contact [Denise](#).

Lowertown Mill & Overlay/Sidewalks Project

BOMA hosted a meeting on February 19. The purpose was to discuss a mill and overlay project in downtown that will include sidewalk work. This project will start in the summer and continue into the early fall, focusing in the Lowertown area east of Jackson. The project will continue in 2020 and 2021 until the entire downtown is completed.



Kathy Lantry and Paul Kurtz from Public Works discussed the details of the project. They also outlined the opportunity for buildings to potentially save time and money on sidewalk panels they will be responsible for replacing.

Public Works would like to include as many of the private sector buildings within a larger master contract as is possible. This will allow Public Works to negotiate the best possible rate for both the City and private sector cement work, along with being able to coordinate the entire project more efficiently.

For more information on this project and to sign up for updates [click here](#).

April 2nd Security Seminar

Human trafficking is a growing issue worldwide. You may think that it happens in bigger cities or other communities, but it could be happening right in front of you in your own building. When large events like the Super Bowl or Final Four come to our area, the problem becomes even more pronounced. What are indicators to watch for? How can you adequately train your staff and what do you do if you suspect some activity? How does this activity increase other types of crime?

Sergeant Nikkole Peterson with the Family and Sexual Violence Unit will join us and provide insight on this issue and how the private sector can partner with the public sector to combat this very serious crime. Nikkole has worked in the Family and Sexual Violence Unit, the Special Investigations Unit and she has been assigned to the Vice / Human Trafficking Unit since March 2016. She is currently a full-time member of the Minnesota Human Trafficking Investigators Task Force.

Date: Tuesday, April 2 nd	Cost: \$25 - members \$40.00 - non-members
Location: Securian Center River Room 400 North Robert St. Paul, MN 55101	Time: 8:30 AM - Registration and Refreshments 9:00-10:00 - Program

One hour of Continuing Education is pending approval.

[Click here to register!](#)

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Greg Sharpe: New BOMA Treasurer

At the February membership meeting, Greg Sharpe from Travelers was nominated by the Board to succeed Brett Greenfield as the St. Paul BOMA Treasurer. The Association's bylaws require members to ratify any officer replacement nominations. BOMA members unanimously ratified Mr. Sharpe's nomination. Mr. Sharpe will serve the remainder of Brent Greenfield's term which expires in April 2020.



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