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Upcoming Events

January

New Year – Jan. 1
 Brokers – Jan. 8
 Membership Meeting – Jan. 13
 SMA/FMA/RPA – Jan. 27
 SMT – Jan. 29

February

City Council & BOMA Board
 Luncheon – Feb. 19

Newsletter sponsored by:



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 a national 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.

[Click Here to Register and Learn More!](#)

1 HOUR of CEU APPROVED!

Sponsored By



Date:
 Monday,
 January 13th

Time:
 11:30 – 1:30 pm

Location:
 DoubleTree



CHAIR'S REPORT

Perception Is Reality

Perception is reality. We've all heard that phrase and seen examples. A few years back, there was an incident in one of our downtown skyways that was reported in the local papers as an attack by unruly youth on a father and son that were simply moving through the skyways to their destination. The papers were a bit short on details and the SP police even more vague on what occurred as their investigation remained active. The immediate reaction (or perception) of downtown building owners, workers and citizens was "this new crime **reality** needs to stop now"! Bottom line, the future vitality of downtown was at risk due to a perceived negative image of safety for all visitors and lack of any action plan to resolve issues.

Following the event, GSP BOMA hosted a number of building owners so a dialog could be started to flush out what people knew and what actions were desired as an outcome. Our group hosted more talking sessions involving more parties and began to detail action plans so the perceived reality would not become actual reality and perceived safety and security in the core downtown area could be addressed and restored. GSP BOMA continued to lead on this process and determined a study was needed to identify what "problems" were real (vs. perceived), where safety gaps existed, and how to restore a positive image of vitality. In 2017, our chapter initiated a process to create a comprehensive security plan to determine root causes affecting safety in the area and to propose recommended solutions that would be supported by a wide and deep constituency of interested downtown groups. Following a fundraising effort and vendor selection process, the end result was to contract with Rozin Security, the group that created the security plan for the Mall of America as well as the 2018 Super Bowl hosted locally.

CHAIR'S REPORT – CON'T.

The study was completed in early 2019 and shared with our partner, the St. Paul Downtown Alliance as well the St. Paul Mayor's Office to flush out comments and concerns to ensure a quality plan was available that would address needs across various sectors of the city. More recently, St. Paul is dealing with a record level of homicides and issues that require a plan that dilutes the negative factors such as economic hardship and homelessness. The recommendations proposed reflect these conditions and were reviewed with a shorter list of actionable plans approved by the parties involved.

The final plan is now ready for broad disclosure and discussion and will be presented publicly for the first time at our January 2020 Membership Meeting with a panel presentation that includes Rozin Security, the St. Paul Downtown Alliance, the Community Ambassadors Initiative and Securian's Kathy Beck as a member of our own GSP BOMA Security Committee. Please plan on joining us on Monday, January 13th at our Membership Meeting to be the first to hear the results and a discussion on the key initiatives of the completed study. This is an exciting topic kicking off 2020 for us and will be an active issue for the balance of the year locally. In closing, the GSP BOMA office and our Board wish you all the best for a fabulous 2020!

Sincerely,

Jerry Hersman

GSP BOMA Board Chair

First Responders Luncheon

12/9/2019 – BOMA's Annual First Responders Appreciation Luncheon kicked off with the introduction of five guest speakers from various Saint Paul and area law enforcement agencies. Deputy Police Chief **Matt Toupal** from the Saint Paul Police Department, Captain **Rick Grates** of Metro Transit Police, Saint Paul Fire Chief **Butch Inks**, Ramsey County's **Bill Finney**, and **Rick Schute**, Director of the city's Emergency Management Department all stood up to say a few words and thank BOMA for the event which took place in the lobby of the TPT Building.



Deputy Police Chief Toupal set in motion a wave of appreciation by thanking BOMA for the relationship it has with the Saint Paul Police, remarking on how it has strengthened and grown over the years. It is the relationships between various organizations that help to shape downtown, he remarked, and a reason for the success of the recently rolled out programs.

Captain Rick Grates of the Metro Transit Police stood in for Chief Eddie Frizell to express his gratitude at all the growth his department experienced in 2019 and all the challenges of having a new chief on board. This year, Metro Transit Police opened a new facility near Target Center that can fit up to 250 officers. Going forward from this new base of operations, Captain Grates is optimistic that staff can be divided up to better serve bus and rail lines and utilize the 180 cameras around the metro to better protect the Twin Cities.

Fire Chief Butch Inks informed the crowd that he was honored to be the Fire Chief and work with such an amazing staff. Earlier this year, St Paul Fire and EMS rolled out a new unit – the Basic Life Support Unit – that helps to prioritize response and get EMS out to those who need it. Currently they have twelve new people in the unit and hoping to push it up to forty-two in the next year.



Bill Finney of Ramsey County has many years of experience with Greater Saint Paul BOMA, and he was one of only two officers to patrol the Skyway back in 1976, when Bill Butth was still president of the Saint Paul Chapter. Ramsey County and Saint Paul are in his blood, he said, and he's proud to continue serving them both.



Rick Schute tied all it together as the last speaker. The Emergency Management Department is a supporting entity to all the first responder agencies in Saint Paul and as the Director, Schute is in charge of building relationships with first responders and ensuring that everyone has the training and resources they need to respond to an emergency or disaster situation.



Without these different organizations working together, Saint Paul would be not the growing and vibrant city that it is today. Greater Saint Paul BOMA would like to thank all those who were in attendance as well as the first responders who remained in the field to answer calls. We value your service.

2020 Minnesota Legislative Session

The 2020 Minnesota Legislative Session starts on February 11th. This is a non-budget year so the overall session will be more limited in scope. See the link for a great session preview provided by Sonnie Elliot with Faegre Baker Daniels.

[2020 Session Preview](#)



Stagnating labor market growth could impact MN economy

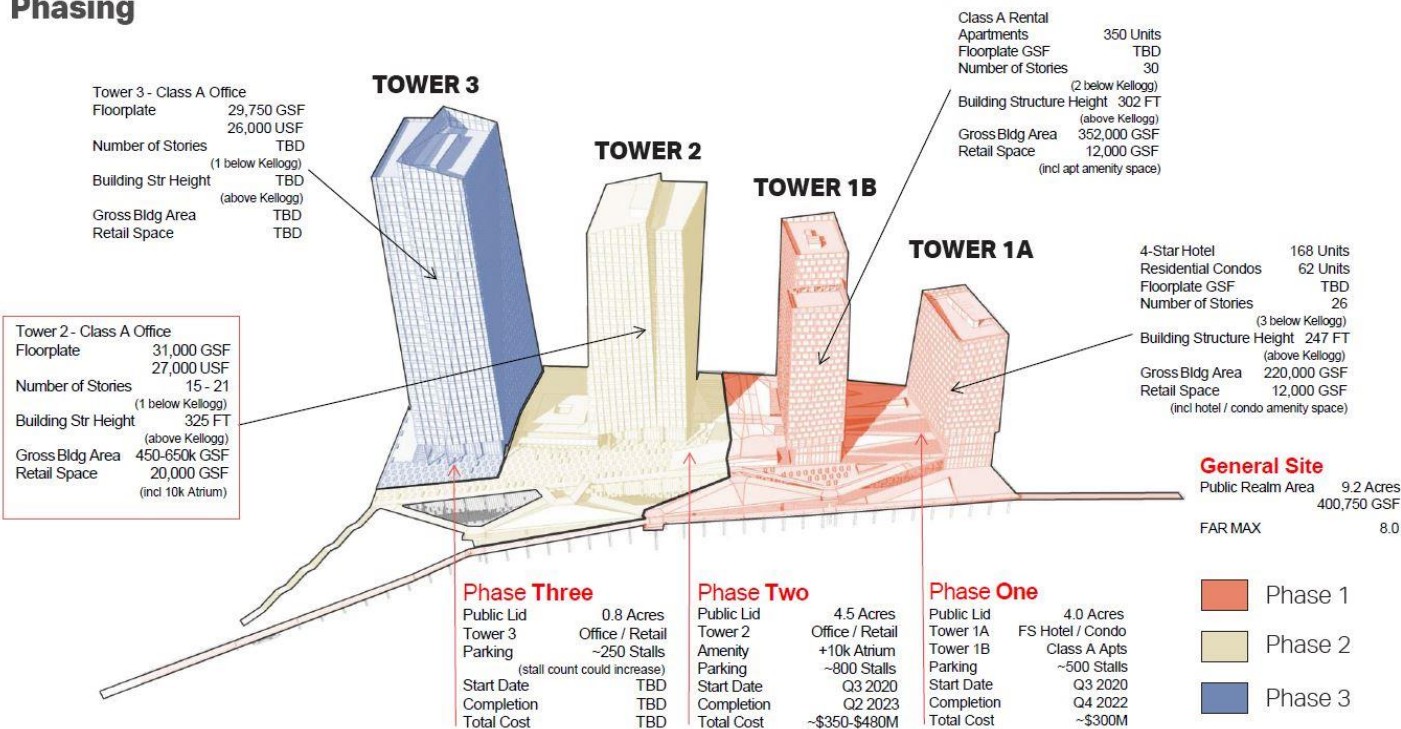
As baby boomers continue to retire, many industries in the United States struggle to find replacement workers. Given the demographics of our current population, an insufficient number of potential employees are entering the workforce to fill open jobs.

Minnesota isn't immune to this serious problem. The Star Tribune recently detailed the impact of this issue in our state. [Minn. growth to crawl into next decade](#)

Rather than being trapped by the consequences of this trend, including slow growth and a stagnating standard of living, there might be a solution; immigration. Recently, Steve Hine, the Director of Research at DEED, met with BOMA Minnesota leaders to discuss our state's changing demographics and how we can avoid getting caught by an economic slowdown. Come hear Steve Hine present to BOMA members on how we can avoid the inevitable negative impact a slow growing labor market will have on the Minnesota economy and commercial real estate. **To learn more and register, [click here.](#)**

AECOM: Updates to Riversedge Project

Phasing



AECOM has made some updates to their Riversedge Project.

To see larger version, [click here](#).

City Of Saint Paul - Electronic Plan Review

The City of Saint Paul is excited to announce Electronic Plan Review will go live in the new year.

Electronic Plan Review relies on ProjectDox software, which will make the development process more transparent and support improved communications among customers and City staff. The software will allow customers to submit commercial building and site plans to the City for review electronically in the first quarter of 2020.

The City has invested in ProjectDox software for use across City departments. The initial rollout is geared toward Site Plan and Commercial Building Plan Reviews.

For more info, visit <https://www.stpaul.gov/departments/safety-inspections/building-plan-review>

BROKERS GROUP

Jerry Driessen and **Frank Sherwood** at CBRE invite the St. Paul BOMA Brokers to come, have lunch and check out the James J. Hill Center at 80 West Fourth Street. There will be a tour also. Parking can be found at Landmark Towers ramp, street meters or around Rice Park.

The Historic James J. Hill Center was founded in 1921 as a private, non-profit reference library. The facilities are ideal for meetings, weddings, corporate events, and various gatherings up to 300 people.

Unique once in a lifetime opportunity to own a world class historic library. • Owner seeking interested parties • Never before on market • On the National Historic Register • Historic Structures Report available • Historical tax credit potential • PVN Consulting has provided historic consulting services to owner • Negotiable pricing • Arts District location on Rice Park • Near skyway system • Neighboring St. Paul Public Library (not part of offering)

DATE: Wednesday, January 8th

TIME: 11:45am – 1:00pm

LOCATION: James J. Hill Center, 80 West Fourth Street, St. Paul

SUPERINTENDENTS GROUP

No Meeting.



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 27th – March 2nd * 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.

BOMA Corner

Updates and Member Changes for Greater Saint Paul BOMA

Farewell, Mark Jones...

Mark Jones has worked at Securian *and* been a member of the BOMA Security Steering Committee for the last 14 years. December 31st was his last day, marking the start of 2020 as the first day of his retirement. Jones is also a full time licensed police officer and has been working year round for the State Fair Police Department for the past 10 years. He intends to increase the amount of hours he works there. Most importantly, he has two daughters in Arizona and plans on visiting them often with his wife.



Congrats, Pat Wolf!

On December 11th, 2019, Pat Wolf of Commercial Real Estate Services in downtown St. Paul won the Bisnow Twin Cities Power Women Award for her outstanding excellence and influence Twin Cities commercial real estate! The core purpose of award is to highlight the success of women in the industry and showcase initiatives which have been pivotal in driving change.

As President of Commercial Real Estate Services, Inc., Pat Wolf has been active in the downtown Saint Paul real estate market since 1978 and has been involved in managing/leasing several downtown St. Paul properties. The most prominent property in the portfolio is the Golden Rule Building. Commercial Real Estate Services, Inc. is a company she founded in 1990 and the firm specializes in providing high quality management and leasing services for property owners in the St. Paul area. Pat is a Certified Property Manager (CPM), and a Real Property Administrator (RPA). In addition, she is a past chairperson of the Greater St. Paul Building Owners and Managers Association (BOMA), and currently still retains a seat on their Board of Directors.

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**New Member****Matthew Dirksen**

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