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Upcoming Events

Trivia Challenge – 4/7
Annual Meeting– 4/12
BOMA'S Hidden Gems- 4/22
May Membership Meeting – 5/11

Newsletter sponsored by:

GSP BOMA Annual Meeting

Date:

Monday, April 12, 2021

Time:

12:15 pm – 1:30 pm

Although future development has been somewhat in the background in the last year as the pandemic and civil unrest were in the forefront, the City of St. Paul, along with private developers have been working to move projects forward.

As we look forward to a post-pandemic reality, all eyes are on what the future holds and how we can balance new development and business growth while utilizing existing vacant space and managing current tenant needs. **Nicolle Goodman**, who was named Director of St. Paul PED in July 2020, will join us for an update on the following developments: RiverCentre Ramp, Highland Bridge, Hillcrest & Snelling/Midway. Join us to learn about these projects, and what else PED is doing to attract new jobs to St. Paul.

Register

One Hour CEU has been applied for

CHAIR'S REPORT – *David Ketcham*



Hello everyone –

Greater St. Paul BOMA's golf committee has begun the process of planning for our annual golf outing. We are so proud of this event and how successful it has become. We were very pleased to have the opportunity to have a limited event last year during the peak of the pandemic. Not many associations were as fortunate as Greater St. Paul BOMA. This year we are planning for a full tournament with golf, a banquet and prize giveaways. Please save the date, Monday, July 19th, on your calendars. The forecast for that day is sunny and pleasant....

Our sponsors have already begun to send in their registrations, and we will follow up with golfer registrations in April. Please register your foursomes as quickly as possible, as we anticipate the foursomes to fill quickly. We are very much looking forward to a great day at Prestwick in Woodbury.

BOMA International is moving forward with their annual conference as an in-person event. Unfortunately, they have moved their conference from late June to mid-July and it conflicts with our golf event. The BOMA International Conference will be held in Boston this year. I will be representing Greater St. Paul BOMA and finishing St. Paul's leadership rotation as the President of the Midwest Northern region. I will unfortunately miss the golf outing, which is disappointing. However, I will look forward to seeing pictures and hearing from all of you on how amazing of an event it turns out to be!

I hope all of you are enjoying the spring weather and I look forward to seeing you all soon.

David



MN Legislative Update

With Sonnie Elliott

On Thursday, March 18th, 2021, Governor Walz released revisions to his budget that were proposed in January. The revisions come in the wake of the February forecast update which revised the previous budget forecast from a \$1.28 billion deficit to a projected budget surplus of \$1.6 billion for FY2022-23.

Governor Walz proposes spending \$52.3 billion over the next two years, an 8.2% increase over the current budget. His initial proposal would have increased taxes \$1.66 billion which included establishing a fifth-tier income tax on households earning more than \$1 million, raising the corporate tax rate to 11.25%, and an additional 4% capital gains tax on income over \$1 million.

With the positive economic outlook from the February forecast, Governor Walz maintained some of his earlier tax increases. His revised budget still includes the fifth-tier income tax and the capital gains tax increase, but he reduced the corporate tax rate increase to 10.8%. Governor Walz also included a proposal that exempts the first \$350,000 of PPP loans from Minnesota taxes and exempts taxes on up to \$10,200 of unemployment benefits to mirror the federal tax exemption.

Leaders in the House and Senate recently released their own budget recommendations. The House has proposed spending \$52.58 billion while the Senate has proposed \$51.9 billion over the next two years. The budget targets provide the framework for Finance and Tax Committees to begin developing their omnibus proposals in each body that will need to come to a resolution by the constitutional deadline of May 17th, 2021, to establish a state budget for FY2022-23.



BOMA Throwbacks

During our big move to Osborn370 at the end of February, we were able to sift through some historical treasures from decades past. We found the article below on the big Y2K scare back at the beginning of the new millennium. Can you believe it's been over 20 years since everyone thought all computer systems were going to crash and life as we knew it would end? Where were you and what were you doing while all that was going on? What did you think of the situation?

OCTOBER 4, 1999

ST. PAUL BOMA SPECIAL INSERT

PAGE 7

In Search of the Y2K bug

By Bill Fredericks, Manager, Facilities Engineering & John Hintze, Supervisor, Facilities Engineering, Minnesota Life

The Y2K bug is a strange and dangerous bug. It can hide in the computer program that runs your building equipment, in the program that runs your life safety system or in just about anything that has electronics in it. This bug could hide in your computer for years, but on that joyous holiday of New Years 2000, it could come alive and shut down your building.

At Minnesota Life Facilities Management our pursuit of the 'bug' began in early 1997 when we began to look at our computer software and embedded computer chips for any potential millennium problems. By the end of 1997, our search had expanded to include our Building Operating Systems, Life Safety Systems, Security Systems, elevators, escalators and even our in-house power distribution systems. At first, some suppliers where a bit reluctant to give us the information we needed, but by 1998 the information began to flow. With the information from our suppliers in hand, decisions were made to upgrade systems if needed, replace a system if fixes were not available, or abandon a system all together and do the job a different way. Once the upgrades or replacements where completed, the task of documenting and re-documenting, checking and recheck-

ing our systems began. These tasks won't end until the day the bug dies on March 1, 2000. Yes, the year 2000 is a leap year so some problems can arise on February 29, 2000.

During the last two years, St. Paul BOMA has maintained an active role in helping building owners to search for the bug. Examples include inviting a Y2K bug expert to do a presentation at a Superintendents group in June of 1998. In October 1998, a building checklist and other Y2K information were distributed to members to assist them in their search for the bug. This year, St. Paul and Minneapolis BOMA brought in Chris Picerno from BOMA International to address their members on "How to Successfully Tackle the Year 2000 Challenge". St. Paul BOMA also co-sponsored with Minnesota Life a 'Y2K Utility Preparedness' seminar that included representatives of NSP, St. Paul District Energy, US West, St. Paul Water Utility, and the St. Paul Police.

Minnesota Life Facilities Management has also taken a very active role in the planning and implementation of our company wide millennium roll over planning which includes contingency planning. With the final leg of the search for the bug coming in March of next year we will be able to rest easy knowing the bug is finally dead and all is well.

St. Paul BOMA Downtown Committee

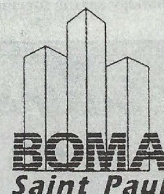
By Charlie Gravelle, Property Manager/Piper Jaffray Plaza-Hines Company & Lisa Rother, Property Manager/Firststar Center-The Hearn Company

The Saint Paul BOMA Downtown Committee's mission is to "provide a forum for the dissemination of information on issues of concern unique to the central business district, including skyways, parking and transportation." The Committee is made up of building owners, managers and representatives from parking management companies. The committee meets quarterly or on an as-needed basis.

As Saint Paul continues its revitalization, the committee serves a vital role in making decisions that impact its members and the central business district of Saint Paul. An example would be the 2 - 7 million dollar Wabasha/St. Peter Street "Streetscape" project. The committee was instrumental in supporting the current project and, when presented with a plan that would change the traffic flow of the streets within the confines of this project (St. Peter and Wabasha) to a two-way

model, in conducting and presenting research in favor of maintaining a one-way direction for these streets. The Downtown Committee also gets involved in programs for renovating and upgrading skyway signage in St. Paul and in mass transit and parking issues.

All are welcome to participate! Anyone interested in attending a meeting and becoming a member of the committee may contact the Saint Paul BOMA office at 651-291-8888.





New Saints Team—Same Great Experience

After 28 years as an Independent Professional Baseball team, the St. Paul Saints are in for a big change this year. In January, the St. Paul Saints reached an agreement with the Minnesota Twins and Major League Baseball (MLB) to become the team's Triple-A affiliate club. The Rochester Red Wings (New York) had been the Triple-A affiliate for the Twins during the past 18 years, ending in 2020. The Saints now take over that role. What will it mean for the Twins, Saints and St. Paul? I caught up with Tom Whaley, Executive Vice President of the Saints recently, and we discussed what Saints and Twins fans should be expecting this year.

Joe: Hi Tom. I'm sure the Saints organization is excited by this huge change in the operations model of the team. So why did the ownership of the Saints decide to make this move? Does it have anything to do with the pandemic?

Tom: We are very excited by this change and what it means for the city, fans and team. This deal first came to our attention nearly two years ago when St. Paul appeared on a list of potential AAA markets, so it preceded the pandemic. MLB has been focusing on restructuring the Minor League system to make it more player-friendly and healthy, and CHS Field was targeted as a potential location for the Twins' Triple-A team.



Continued on next page

New Saints Cont'd...

CHS Field also was an important consideration. The Twins and MLB love the ballpark, both from a player development perspective, but also for a great fan experience. The ballpark design was very forward-thinking, so it will require only a few minor tweaks, like expanding the locker rooms and adding a player nutrition lounge, to accommodate the Triple-A team. There's no better facility of its kind in the world. Without it, we would never have been considered.

Joe: So what does the schedule look like for 2021?

Tom: We open the season on the road in Omaha on May 4th. Our home opener is May 11th v. Iowa. We anticipate there will be 60 home games this year. Starting next year, we'll have a full schedule of 70-72 home games. This is great for St. Paul to have these additional games with fans visiting the downtown area. It's a big win for city vibrancy and downtown businesses.

As far as the teams we'll be playing, we're part of Triple-A East. This will allow the Saints to play some geographic rivals in Des Moines (Cubs) and Omaha (Royals), along with a few others to the east, such as Toledo, Columbus, Indianapolis and Louisville, which were St. Paul rivals going back to the turn of the 20th century. The close proximity cuts down on travel time for the teams which was a goal for MLB with the restructuring.

Joe: As of today, it looks like you will have a similar attendance parameter to what the Twins will be following.

Tom: Yes, it's in the 25% range, but since we won't have our home opener until mid-May, we're hoping that number can be bumped up a little. Right now we're planning for about 2,000 tickets per game, but expect that will rise before too far into the season.

Joe: When will you know the actual roster of players?

Tom: Once the team breaks from spring training, CHS Field will be home to a "taxi" squad for the Twins where they may shuttle some players back and forth between the two teams. It provides some roster flexibility early in their season. CHS Field served this purpose last year. Once the dust settles, our season starting roster should be ready.

New Saints Cont'd...

Joe: The Saints are known for their creative, entertaining game experience that has been part of the organization's culture. How will that change?

Tom: It won't. If we had to change that element of the Saints we wouldn't have done this deal. We are committed to who we are—our traditions of the fan experience and fun. If MLB had required us to change that, it wouldn't have been worth it. Fans should expect the same great game day experience and customer service we have provided over the years. Also, we aren't raising the ticket prices. So this is a real win for the fans to have a higher level of play on the field, combined with the Saints experience folks have come to expect.

Joe: Will there be a pre-season promotion similar to "The World's Largest Game of Catch" the team used to hold?

Tom: For sure. We are planning season opening festivities in downtown and we'll have these finalized as we get closer to that point.

Joe: Last question Tom. So what does the future hold for this arrangement with the Twins? Are you locked in for 3-5 years?

Tom: It's actually a 10-year agreement that we signed with Major League Baseball. This provides for a fair degree of stability for MLB, the Twins and the Saints. We're excited by our new arrangement and can't wait for the season to start.

[Click here](#) for the FAQ section of the Saints website. Click the image below to view their homepage and get your tickets!



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Call for Articles

Every month, we feature an article written by one of our service provider members and we are continuing to receive excellent submissions. This month's article on the efficacy of REME HALO against COVID-19 (which you'll see in the pages ahead) was provided by Harris. If you are interested in submitting an article for a future edition of the newsletter, please contact Samantha Davis:

stpaulboma@bomastpaul.org



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Brokers Group

Let's stay in touch! These meetings are an opportunity for us to meet and catch up to discuss the market. Please join us.

Date: Wednesday, April 7th
Time: 12:00 to 1:00PM
Location: ZOOM

Upcoming Events

Trivia Challenge
Wednesday, April 7th
1:00 – 1:30 pm
Free event held via Zoom

You can still join a team, just send an email to Samantha Davis at stpaulboma@bomastpaul.org.

If you'd prefer to watch instead of compete, that works too! Click below to register and you'll receive the Zoom link.

Special thanks to:



KRAFT
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For sponsoring the match!

Register

BOMA's Hidden Gems



BOMA's Hidden Gems allows members to share their talents, expertise, and life experiences through informal discussions, presentations, demos, slideshows, and more. As much as we all want to resume normal life and in-person events, the reality is that we'll have to continue operating on a mostly virtual basis for several more months. Therefore, we want to give our members opportunities to engage more authentically in the meantime.

In March, [Jason Popovich of Inspec, Inc.](#) shared his touring adventures and music samples. See the next page to meet our second featured member in this series.





Thursday, April 22nd
1:30 – 2:00 pm
Free event held via Zoom

Register



- **Do you have difficulty finding healthy things to eat?**
- **Do you throw away a lot of your food because you don't eat it before it spoils?**
- **Is grocery shopping a chore?**
- **Do you know what makes for a good meal?**
- **Want to be inspired by beautiful, delicious and healthy meals?**

Register for this Healthy Meal Planning Hidden Gem's event today to learn more!



Upcoming Events



PACE LOAN
— GROUP —



GSP BOMA is co-sponsoring a PACE Loan Group webinar on April 22nd at 9am, where attendees will learn more about PACE financing from the experts! PACE (Property Assessed Clean Energy) financing is helping fill gaps in capital stacks for real estate developers in new construction and gut rehab projects. PACE financing is also helping property owners retrofit existing buildings to reduce utility bills.

Featured speakers will include:

- Michael Linder, PACE Program Administrator, St. Paul Port Authority
- Bali Kumar, COO, PACE Loan Group
- Josh Krsnak, President & CEO, Hempel Companies

[Register](#)

Mayor Carter to speak at May Membership Meeting



Join the St. Paul BOMA membership meeting on May 11th to hear **Mayor Melvin Carter** discuss his administration's successes during its first term and learn what his goals are for the City in the future.

[Register](#)

RGF[®] ENVIRONMENTAL GROUP STUDY: **REME HALO[®] INACTIVATES SARS-COV-2 BY 99.9%**

Proprietary PHI- Cell[®] Technology Eliminates the Need for Virus Particles to Travel through HVAC or Air Purification Systems

PORT OF PALM BEACH, FLORIDA (OCTOBER 26, 2020)

RGF[®] Environmental Group, Inc., a leading environmental design and manufacturing company, has released the results of a third-party study that reveal REME HALO[®] efficacy of 99.9% against the SARS-CoV-2 virus, commonly known as the coronavirus 2019 or COVID-19.

Commencing in March 2020, the study was overseen by Dr. James Marsden, Executive Director of Science and Technology at RGF. “The study results show the REME HALO[®] to be effective in combating the COVID-19 virus and a valuable solution to immediately improve the Indoor Air Quality of residential and commercial spaces and protect occupants against exposure to the SARS-CoV-2 virus.” The studies are ongoing.

The independent third-party study focused on the inactivation of SARS-CoV-2 using RGF’s proprietary REME HALO[®] product with PHI- Cell[®] technology. The testing, performed at the Innovative Bioanalysis Laboratories in Cypress, Calif., looked at neutralizing the virus within the occupied space in the air and on surfaces.


“In our New Normal, the public deserves the confidence of Indoor Air Quality solutions that are backed by science. This study proves the efficacy of one of our flagship products,” said Ron Fink, CEO, RGF[®] Environmental Group, Inc. “From restaurants to schools and places of business, RGF’s REME HALO[®] is a tested and proven solution that provides the peace of mind needed to get America back to work.”



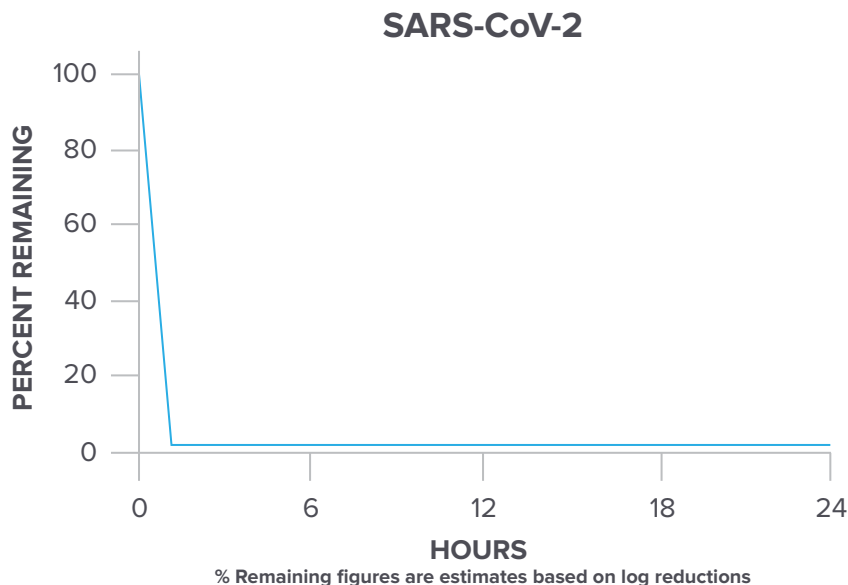
FIGURE 1: DR. JAMES MARSDEN, EXECUTIVE DIRECTOR OF SCIENCE AND TECHNOLOGY

The test procedure used the SARS-CoV-2 virus inside a large chamber (1,280 cu. ft.) representing a real-world air-conditioned office or home. The virus was nebulized into the space simulating a sneeze or cough from an infected person. With the REME HALO[®] operating inside the chamber the virus was reduced on contact, resulting in a 99.9% reduction of the virus within the simulated real-world space.

The REME HALO[®] active air purification system testing showed the SARS-CoV-2 virus was significantly neutralized within the occupied space on airborne virus, reducing the risk of person-to-person infection by respiratory particles and aerosols. The REME HALO[®] is an “active” solution that neutralizes SARS-CoV-2 within the occupied space, eliminating the need for virus particles to travel through the HVAC system filters or UV air purification system.

DISCLAIMER: The summary and any comments herein are based on the results from an independent laboratory study performed under controlled conditions and are not in any way medical claims. The product(s) and technologies described are not medical devices and are not intended to diagnose, treat, cure, or prevent any disease, virus or illness. 

Testing summary: 99.9% inactivation of the SARS-CoV-2 virus



Scan the QR code with your smartphone to view the SARS-CoV-2 test results video with Dr. Marsden

For more information or to schedule an interview, please contact Shawna Seldon McGregor at shawna@themaverickpr.com or 917-971-7852.



ABOUT RGF ENVIRONMENTAL GROUP, INC.

RGF manufactures over 500 environmental products and has a 35+ year history of providing the world with the safest air, water and food without the use of chemicals. RGF is an ISO 9001:2015 certified research and innovation company, holding numerous patents for wastewater treatment systems, air purifying devices, and food sanitation systems. Situated in the heart of the Port of Palm Beach Enterprise Zone, RGF Headquarters span 9 acres, with 130,000 square feet of manufacturing, warehouse and office facilities. RGF has recently upgraded its facilities, creating an increased vertical approach to manufacturing, further allowing the company to provide the highest quality and best-engineered products on the market. For more information, visit RGF.com.

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