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Upcoming Events

BOMA's Hidden Gems – 3/19
Annual Meeting– 4/12
Trivia Challenge - TBD

Newsletter sponsored by:

GSP BOMA Annual Meeting

Date:

Monday, April 12, 2021

Time:

12:30 pm – 1:30 pm



It is almost that time where our members will elect BOMA Board Officers! We currently have an opening for a Building Member Director. If you are interested in serving on the board, please contact Jerry Hersman (Jerry.hersman@frauenshuh.com) or Joe Spartz (joe.spartz@bomastpaul.org).

This meeting will feature guest speaker **Nicolle Goodman**, the Director of St. Paul PED. More information and registration details to come.

CHAIR'S REPORT – *David Ketcham*



Spring has sprung!

As I write this, the temperatures are a balmy 38 degrees in downtown St. Paul. Just a few short days ago we were 50 degrees colder. I love Minnesota. I especially love Minnesota in the spring. Hopefully spring will bring about some positive changes to our commercial real estate world as we get back to the vibrant and dynamic environment that we all want and need.

Spring is all about change and we have made the big move from the First National Bank Building to Osborn370! Our new address is **370 Wabasha Street North, Suite 690 St. Paul, MN 55102**. Look for more info and pictures in the coming pages.

The Board of Directors held our annual lunch meeting the with St. Paul City Council. We did not meet in person, but we were still able to have a lively exchange of ideas. The City Council briefs the board on their 2021 priorities and initiatives as well as developments at the Ford Site, RiverCentre Ramp, Hillcrest & Midway. The board updated the council on our 2020 Market Report and the impact of the pandemic on the commercial real estate industry in St. Paul. As always, it was a great conversation and we are grateful to the council for their time and interest.

BOMA International is moving forward with plans for an IN-PERSON annual 2021 convention. The convention will take place in Boston in late July. Hopefully, we will have a better handle on the pandemic at that time. I have had the privilege of attending 8 BOMA conventions over the years and it is always a fun and educational event. I will be in Boston this year, and I encourage anyone who may be interested to join me.

David



MN Legislative Update

With Sonnie Elliott

On Friday, February 26, 2021, Governor Walz and Minnesota Management and Budget (MMB) officials released Minnesota's February Economic and Budget Forecast. The budget forecast revealed a nearly \$1.6 billion surplus for FY2022-23 biennium compared to a \$1.3 billion deficit projection in November.

The positive projections are largely due to the December COVID relief package and the proposed \$1.5 trillion package currently being considered before Congress. The surplus assumes carrying forward the balance of the current biennium surplus (FY2020-21) which increased from nearly \$400 million to \$940 million. Further reductions in education spending and health care costs covered by federal payments contributed to the positive surplus projection.

Even with the positive economic news from the forecast, Governor Walz and DFL leaders are not ruling out tax increases. Governor Walz's budget included increased taxes on corporations and Minnesota's highest earners to address what he stated was tax fairness.

Republican leaders were quick to respond that tax increases are not needed and emphasizing it would hurt the economy. They raised concerns about government spending and accountability. They proposed using the projected surplus for targeted tax relief.

Governor Walz also recently released a \$518 million infrastructure proposal. His proposal includes \$150 million in Redevelopment Appropriation Bonds to support rebuilding efforts in St. Paul and Minneapolis to areas damaged by civil unrest in May. It would be unusual for the legislature to pass a bonding proposal this session. They usually do not include a capital bonding bill during the first year of the biennium.

The legislature will now begin developing their budget proposals for the FY2022-23 biennium. Governor Walz will also develop a supplemental investment proposal in response to the February forecast. The legislature's last day to meet in regular session is May 17th, 2021.

Interstate 94/35E, St. Paul

The Minnesota Department of Transportation will repair and resurface I-94 between Western Ave. and Mounds Blvd. and on I-35E from I-94 north to University Ave. beginning in summer 2021. MnDOT also will repair several ramp bridges and the Robert St. bridge over the I-94/I-35E commons. In addition, crews will address drainage issues along westbound I-94 and build new storm water drainage ponds.

This heavily traveled interstate corridor is a vital link serving interstate commerce, industry, businesses, freight haulers, commuters and local residents.

Summary of work

- Repair I-94 and I-35E pavement
- Repair and resurface ramps and frontage roads along I-94
- Repair drainage and storm sewers
- Repair other bridges along the corridor
- Repair sidewalks and upgrade sidewalks and approaches along the frontage roads to meet Americans with Disability Act (ADA) standards

Benefits

- Provide a smoother, longer lasting road surface
- Improve safety and mobility along the corridor
- Upgrade pedestrian/bicycle accessibility

Construction schedule

Summer 2021 through fall 2022

Traffic impacts

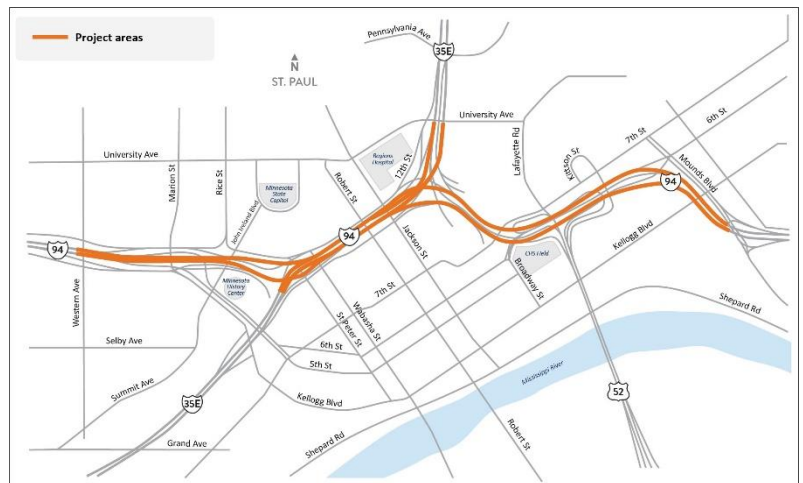
Multiple weekend closures, lane and ramp closures on both interstates and some local roads. When possible, MnDOT will attempt to keep two lanes of traffic open in each direction. Information about upcoming traffic impacts will be shared as details become available.

Cost

\$33 million (estimated) including ADA and frontage road work

For more information/email updates: www.mndot.gov/metro/projects/i94-i35e-stpaul/.

Contacts: Kent Barnard, Communications and Engagement kent.barnard@state.mn.us 651-234-7504
Kim Zlimen, PE, Project Manager kimberly.zlimen@state.mn.us 651-234-7665



BOMA has a new home!



The big move we've been telling you about for months finally went down last week! From the First National Bank Building to Osborn370, it was a heck of a transition. Our office is now completely set up at **370 Wabasha Street North, Suite 690, St. Paul, MN 55102.**

Moving and Storage Minneapolis & Twin Cities

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Questions?

Contact an Alexander's representative today for more information



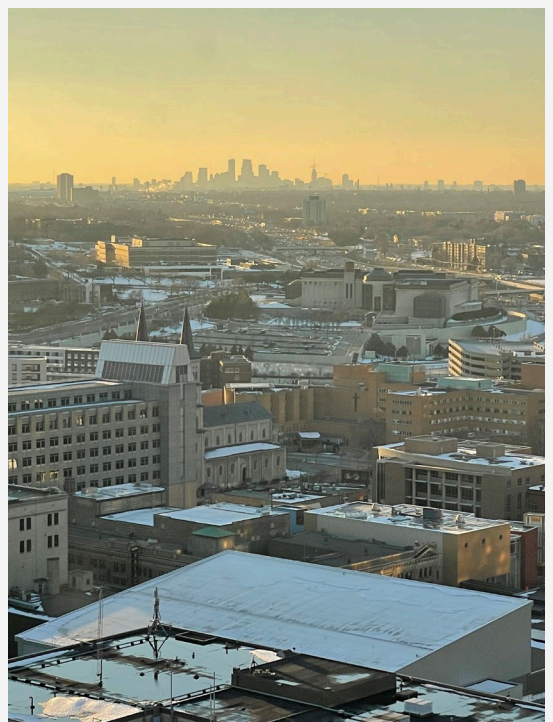
MINNEAPOLIS & TWIN CITY MOVERS

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For helping Greater. St. Paul BOMA with this major move!

Special thanks to Denise Jenkins!

The powerful initiative that Denise took in coordinating this move made for a smooth shift to Osborn370. Pat Wolf with Commercial Real Estate Services came by and kept us company the whole evening. The waves of nostalgia rolled through as the movers hauled out the furniture from First National Bank. There were quite a few laughs, memories shared, and even a few tears as BOMA's home of 25 years was emptied out. I mean, who wouldn't be a little bummed to part ways with an office that offers sweeping views of the Twin Cities for as far as the eye can see? It's been real, but change is a necessary process for any organization. We're looking forward to all the memories that will be created at Osborn370!



Leaving First National Bank Building



Hello Osborn370!





Celebrating 50 years of operation is no small feat for any organization. We are honored to continue providing education, networking opportunities, advocacy, and a variety of other tools for our building members and service providers. As we celebrate five decades of making a positive impact on the commercial real estate industry, we'll be sharing fun facts, photos, and articles from years past. See the next page for a look at the front page of a newsletter from March of 1990. You'll see right away how much our communications have changed!

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 fever screening (which you'll see in the pages ahead) was provided by Identisys. If you are interested in submitting an article for a future edition of the newsletter, please contact Samantha Davis:

stpaulboma@bomastpaul.org



BOMA
ST. PAUL



March 1, 1990

NEWSLETTER

MARCH GENERAL MEMBERSHIP MEETING

ST. PAUL ASSOCIATION OF BUILDING OWNERS & MANAGERS
386 N. WABASHA STREET, SUITE 645 • ST. PAUL, MINNESOTA 55102 • 291-8888

The General Membership of the St. Paul Association of Building Owners and Managers (BOMA) will meet on Monday, March 12, 1990, at 12:00 noon at the Radisson Hotel St. Paul located on the corner of Kellogg and Wabasha Streets. Our meeting will be held in the Governor's Room North on the lower level of the Hotel. Upon entering the Hotel, take the escalator to the Lower Level and follow the signs.

Our guest speaker will be Mr. William Siskar, Development Engineer for Allied Signal. Mr. Siskar will discuss the current state of chlorofluorocarbons (CFCs) and their impact on our industry.

R-11 is a refrigerant commonly used in centrifugal air conditioning machines and R-12 is a refrigerant commonly used in refrigerators, freezers and automotive air conditioners. Of the refrigerants considered most harmful, these two directly affect us in the operation of our buildings and our home life.

What is the current thinking and proposed future life of freon? What substitutes have been developed to take the place of freon? What characteristics will the alternatives have and how will this impact our industry relative to the potential of having to use an alternative to freon that may mandate additional equipment to cool our facilities? These and other questions will be addressed by Mr. Siskar who will place before you the latest thinking on this topic.

Because this presentation will impact your operating staff, you are asked to invite them to be in attendance with you at this meeting. Please return the enclosed card indicating your ability to attend plus those you choose to bring with you.

One hour of continuing education credit has been applied for.

PRESIDENT'S REPORT

In my President's Message in the February Newsletter I indicated that I had hoped that I would not have to again bring to your attention the topic of once-through usage of water for cooling. Forgive me, I didn't tell the whole truth.

Legislative action on this topic since the beginning of the 1990 Legislative Session has been very fast and furious. A number of bills have been introduced, all calling for conversion, with no future usage of well water for cooling, and a very restrictive fee structure.

On Friday, February 23, a meeting was held with the lobbyists from the various organizations, including the lobbyist from St. Paul BOMA, that resulted in a discussion of the position of this legislation as well as the pros and cons of the various bills that have been introduced to date. It was the general consensus that all of the legislation introduced was not building-friendly. In an attempt to soften the impact on the topic of conversion, one piece of legislation mentioned a cooling system conversion credit which would amount to a 10 percent credit for the cost of conversion that would be applied against the franchise tax so imposed. In essence, this credit amounts to 10 percent against state income tax which, for most of us, does not have any relevance to our industry. The credit excludes those buildings owned by partnerships, trusts, individuals, and hospitals. This tax has little value to us.

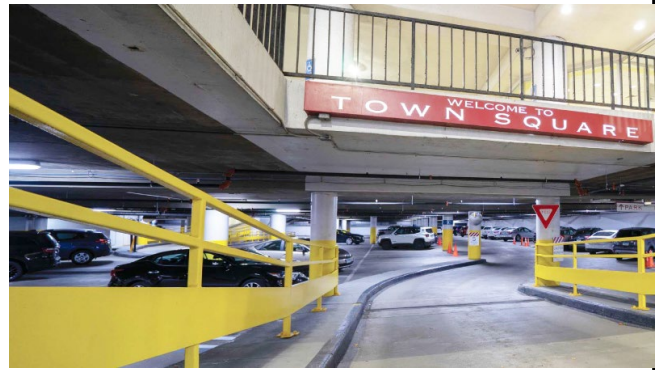
At the present time, the thrust of our collective lobbying efforts will be directed towards slowing down the process, keeping in mind that the Legislature mandated that the Department of Natural Resources conduct a study with its findings being directed to the Legislative Water Commission. It will be our attempt during this Legislative Session to request that the Legislative Water Commission review in depth and detail all the findings generated by the DNR and hold over any decision until 1991.



Strong arm robbery in St. Paul

Though it's not healthy to walk around in fear all day, it is essential to watch your back at all times. When you're out and about, you have to be aware of your surroundings and the people around you. Skip the music, put away your phone, and keep your eyes and ears open. And if you have to stop at an ATM, make sure you're extra cautious. Otherwise, someone may run up on you and snatch your money, just like earlier this year when an 87-year-old man fell prey to strong arm robbery in Town Square. He was pulling some cash from an ATM when another guy swooped in, snatched his wallet with the \$200 withdrawal, and ran for the hills.

Thankfully, one of the security officers saw what happened and intervened. Todd Siemonsma, who's been a security officer for four years in Town Square, immediately chased after the assailant and was able to get the wallet back into the hands of the victim. You can catch more details on the story by visiting the [St. Paul Police Department's Facebook page](#).



Siemonsma has received notable recognition for his act of courage, but to him, he was simply doing his job. Having been a Deputy Sheriff for 25 years, he is no stranger to situations like this. He has found himself in quite a few interesting scenarios over the years, but it is no deterrent to his desire to protect the public. "The most rewarding part of working in security is helping people get to their destinations safely. It's not hard to get turned around in the skyways, so people often look to us for support," Siemonsma mentioned. Security officers in the skyways are also constantly looking out for suspicious activity and potentially dangerous situations. Fortunately for Todd, the incident with the 87-year-old man was the first strong arm robbery situation he's personally had to deal with in his time with Town Square. "It's not uncommon though," he pointed out. He explained how the frequency of strong arm robbery in the downtown St. Paul area has increased since the onset of the pandemic, the influx of homeless people in the summer and winter, as well as the George Floyd tragedy.

Continued on next page

Strong arm robbery in St. Paul...cont'd



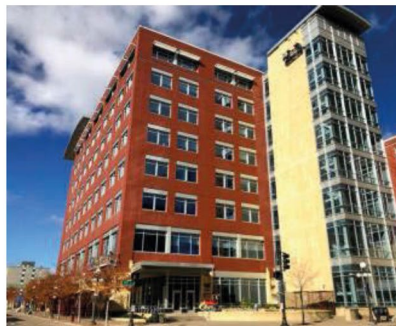
It also just boils down to the fact that we live in a world where people are constantly looking for opportunities. When there's an opening, they'll take advantage. "Strong arm robbery is a crime of opportunity," Siemonsma said. His advice for people walking down the streets is simple, but often overlooked. "After you use your card at an ATM, put it away immediately. Don't let it linger in your hands and don't fiddle with it.

"Stick the cash in your pocket and get it into your wallet or purse once you've moved away from the ATM," Siemonsma added. He also emphasized the importance of putting your phone in your pocket and avoiding texting while walking. Since strong arm robbery does not involve any type of weapon or violent attack, people usually aren't physically harmed. However, it is still a highly unfortunate and frightening occurrence that can throw your life off balance. So be cautious at all times!



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Upcoming Events

True or False:

St. Paul used to be known as "Pig's Eye".



These are the kinds of things you find out when you play Trivia Challenge! [Our third match in February](#) was a blast and the next one will be taking place soon. Stay tuned for more details.

If you're interested in joining a team, send an email to Samantha Davis at stpaulboma@bomastpaul.org.

If you'd prefer to watch instead of compete, that works too. Once registration is live, you can sign up to receive the Zoom link.

Special thanks to:



They've stepped up to sponsor the next match!

BOMA's Hidden Gems

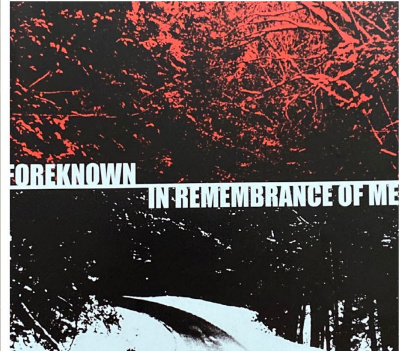


BOMA's Hidden Gems allows members to share their talents, expertise, and life experiences through informal discussions, presentations, demos, slideshows, and more. As much as we all want to resume normal life and in-person events, the reality is that we'll have to continue operating on a mostly virtual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

In February, [Kristen Beckman of RWK Services](#) showed us ways to consume a healthier diet with less sodium. See the next page to meet our second featured member in this series.



A Musical Journey with Jason Popovich



Friday, March 19
1:30 – 2:00 pm
Free event held via Zoom

Join the second event in our **BOMA's Hidden Gems** series to hear about Jason's touring days and watch him play electronic music (keyboards, synthesizers, and sounds he's designed from scratch).

[Register](#)

About Jason:

Jason Popovich began learning music at the age of five when his parents bought him his first guitar and enrolled him in 5 years of piano lessons. Over the years, he learned music theory, which translated over to the ability to play multiple instruments as well as compose music. While enrolled in college at the University of Minnesota-Duluth, he was part of a band that was signed to a recording contract. Through the magic of the internet, and a lot of missed lectures, Jason remained a full-time student while touring 100+ days per year; playing anything from small club tours to large festivals such as Ozzfest and Warped Tour. Upon graduation, he subsequently moved to Minneapolis where he would join another group of musicians from his hometown. They wound up signing with a large label around the time Jason's first son was born. Due to the rigorous touring schedule, he chose to leave the group in 2007. Without a creative outlet for his music, Jason returned to his roots, brushing up on his piano skills to pursue the solo art of electronic music composition.

Spring Educational Classes

Air Handling, Water Treatment & Plumbing Systems – SMT

Start Date: Wednesday, March 24th, Seven weeks total.
Test Date: Schedule through off site testing facility.
Class Time: 6:00 – 9:00 p.m., Wednesdays
Cost: \$855 for Members, \$955 for Non-Members
Location: Town Square Tower, 445 Minnesota Street, Conf. Center off of Lobby skyway

Air Handling, Water Treatment, and Plumbing Systems is about understanding air-handling systems, water systems, plumbing systems, and fire protection systems. Specifically, the chapters in this text address human comfort, ductwork, air-handling units, and indoor air quality. They also discuss the basics of water system problems, water testing, and typical treatment options. The course concludes with a discussion of the psychrometric chart.

Key topic areas: HVAC systems • air cleaning devices • indoor air quality • water conditioning and treatment • plumbing • fire protection and alarm system

Facilities Planning and Project Management – FMA

Start Date: Monday, March 22nd, Seven weeks total.
Test Date: Schedule through off site testing facility.
Class Time: 6:00 – 9:00 p.m., Mondays
Cost: \$975 for Members, \$1,075 for Non-Members
Location: Town Square Tower, 445 Minnesota Street, Conf. Center off of Lobby skyway

Facilities Planning and Project Management stresses that technical skills are important, but strategy, leadership, and direction will contribute more to the success of your facilities projects than logistical prowess. You will learn to develop strategic facilities plans, plan facilities projects, and effectively implement and evaluate projects.

You will also understand the why and the how of communicating with those employees directly affected by facilities projects, and integrating them into the strategic process. To accomplish this, and to communicate with architects, designers, and general contractors, you will learn the basic symbols and tools you will need to read architectural drawings. The set of drawings included with this coursebook will be used in the course, relating course key concepts to the master case study, a facilities project for a hypothetical company, which is presented throughout the course.

Key topic areas: the value of planning and organizing • 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

If you're interested in signing up for a class, contact the BOMA office at 651-291-8888 or office@bomasaintpaul.org

Should You Implement Fever Screening at Your Facility?

by Nam Huynh, Director of Digital Marketing at IdentiSys Inc.

As we adjust to the "new normal" in midst of the COVID-19 pandemic, schools and businesses are grappling with how to safely remain open in addition to following national and local guidelines of mask wearing and social distancing. Implementing some sort of fever screening not only helps ensure the physical well-being of everyone, but also builds confidence among those who are more hesitant as well.

Some organizations are now taking the step of using handheld infrared thermometer devices to screen or detect individuals who have a fever, a possible symptom of the novel coronavirus COVID-19. These devices typically operate on batteries that often need to be replaced and requires assigning someone to scan the foreheads of everyone individually.



A more efficient and accurate method of doing this process would be to utilize a wall or poll-mounted body temperature detection device that only requires people to briefly stand in front of a device or simply walk through a designated pathway. These devices can operate as a standalone system or function as a multi-purpose entry and management solution with integration to new or existing access control, time tracking and smart building automation. Advance features are available, including mask detection and face recognition while wearing a mask for added convenience and safety.

For high traffic applications, thermal temperature network cameras can be utilized to detect up to 16 body targets at a time. A high temperature detection alarm goes off for targets that meet or exceed a temperature level.



IdentiSys offers multiple solutions for [fever and elevated body temperature screening](#). [Contact us](#) to learn more about these solutions and how it can help your organization.



Cultivating Diversity & Inclusion: Where Do We Start?

Greater St. Paul BOMA and Greater Minneapolis BOMA partnered to host a panel discussion on diversity and inclusion in the workplace. It was a very spirited conversation moderated by Will Titus of [RSM](#) and featuring panelists Crystal Castille-Cromedy of [Hines](#), Brad Borowiec of [Zeller](#), and Steve Jordan of [Ryan Companies](#). To begin, Titus emphasized the importance of remaining positive and respectful at all times during the discussion. That's certainly an important ground rule considering how intense a dialogue on diversity can become. Even people who enter the conversation with good intentions can end up contributing to disruption and misunderstanding.

If you missed the event and want to watch the discussion in full, you can [click here](#). Otherwise, below are some key takeaways:

- Diversity is not just about race or ethnicity. It is a concept that includes many other differences among humans such as age, background, education, socioeconomic status, personality, sexual orientation, gender identity, and religious beliefs.
- Inclusion is celebrating and honoring diversity by creating a space in which all individuals feel safe, understood, valued, empowered, and a sense of belonging. One of the panelists, Steve Jordan, described the two terms well by saying, "Diversity is a fact and inclusion is the act."

As some of you read the above statements, you may not be able to help but think, "Doesn't any decent human being believe in diversity and inclusion?" or even "How serious of an issue is diversity and inclusion; is it really still that big of an issue in the year 2021?" These are questions that people in the audience actually asked during the conversation. Unfortunately, the answer to this question is a resounding YES, as some of the panelists and fellow attendees pointed out.

What is a solution to the achieving diversity and inclusion in the workplace?

- Equity: We all know how important equality is, but equity is a step further by taking into account that not all employees start from the same place in life or enjoy the same privileges as their coworkers. Equity ensures that the individual needs of employees are met. [The image on this site](#) gives a clear visual of the major difference between equality and equity.

The panel discussion went much deeper into the solutions for a more diverse and inclusive workplace, so it is definitely worth watching the recording in your spare time!



March Membership Meeting

How to protect your business amidst the Derek Chauvin court proceedings

2020 was a disruptive year and most people couldn't stop talking about how they couldn't wait for it to end. Between the pandemic, George Floyd's murder, the rioting that followed, and extensive damage to buildings, 2020 was rough to say the very least. However, the challenges we faced didn't disappear when the clock struck midnight on New Year's. The pandemic is still raging, the commercial real estate industry is still dealing with the aftermath of the rioting and looting, and racial injustice still exists. If anything, 2021 got off to a rocky start that probably dashed many people's hopes for a more peaceful year. We weren't but six days in when our nation's capitol was raided by violent protestors. Now we're at the beginning of March and the court proceedings for Derek Chauvin are about to commence. Whew! Talk about exhausting and worrisome. So, what can property managers expect now and how should they prepare their buildings for the potential of more civil unrest?

That's what GSP BOMA's last membership meeting was all about. Providing detailed information and advice on how property managers can protect their businesses in the coming weeks. The meeting was one of our longest yet, and there was an almost unprecedented level of engagement during the Q&A session. So, what are some key takeaways here?

For starters, there are two guides that may prove useful for property managers navigating the uncertainty ahead:

1. ["Protecting Your Building During Civil Unrest"](#)
2. [BOMA International's Civil Unrest Guide](#)

Furthermore, below are few pieces of information to consider:

1. There could end up being more static (peaceful) protests than violent riots.
2. There will be additional personnel and traffic control at Minnesota's capitol.
3. The St. Paul Downtown Alliance is building a network of cameras called "Fusis" that will allow for the integration of city cameras with private security cameras.
4. St. Paul law enforcement and political leaders have been in frequent communication and are on the same page in regard to the response to potential civil unrest.

There were so many other questions and key issues addressed in the meeting that can't possibly be recapped here. Therefore, please don't hesitate to reach out to GSP BOMA, SPPD, and local politicians for more insight!

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