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## Upcoming Events

- February/March Membership Meeting– 3/7

Newsletter sponsored by:



## February/March Membership Meeting:

**11:30 am - 1:30 pm at the DoubleTree Downtown**  
**\$65 for Members and \$99 for Non-Members**

[Click here to register](#)

- 11:15 – 11:30: Networking
- 11:30 – 12:00: Lunch
- 12:00 – 1:30: Meeting

Join us for a two-in-one meeting that will cover the following topical issues in the St. Paul metro area:

### Insight on Long-term Shelter Needs in St. Paul:

- An update on the latest state of affairs relating to the barriers against affordable housing.
- A discussion on the development of some of St. Paul's shelters.
- A glimpse into the City's stance on the issue and their proposed solutions.

### Rent Control and the Impact on Development:

- Clarifying the new ordinance – what are the specifics and who does it affect?
- An analysis on how the ordinance is affecting specific development projects.
- Looking at the bigger picture - how are other cities being impacted?

# CHAIR'S REPORT – *Heide Kempf-Schwarze*



We are only through January and your association is already hard at work for members! I have several updates for our members and suggestions on ways you can become more engaged with Greater St. Paul BOMA in 2022.

On the advocacy front, Greater St. Paul BOMA, along with BOMA Minneapolis, BOMA Duluth, NAIOP and MNCAR, met recently with Minnesota House leadership to discuss the statewide property tax on commercial real estate. The reduction or elimination of this tax has been one of the top legislative issues BOMA has advocated for over the past decade. Given the large state surplus, we are hopeful that some type of adjustment will be considered as part of any tax bill that passes during this session. For more information on the meetings that took place earlier this month, see the accompanying article in this newsletter.

As announced in the January newsletter, Joe Spartz will be retiring later this year. Since taking the helm in 2013, Joe has been a steadfast leader for Greater Saint Paul BOMA in more ways than I can outline here, and the board has appreciated all of his work in strengthening the association. I am especially grateful to Joe for his efforts to seek and secure available COVID-19 funding, which has contributed to BOMA's financial stability during the upheaval of the pandemic. Please join me in thanking and congratulating Joe as he heads toward new adventures!

A search committee led by the GSP BOMA Executive Committee will be working with Joe in the coming months to identify his successor. As we embark on this process, I invite members to get involved by sharing what you see as the most crucial qualities in a president, so that these are part of our consideration of the candidates. Please email me directly at [heide.schwarze@unilev.com](mailto:heide.schwarze@unilev.com) with any thoughts or feedback you have.

There will be three open seats on the board of directors come April. If you are interested in learning more about this opportunity, or if you have any recommendations on potential board candidates, let us know. Jerry Hersman is heading up the Nominating Committee and you may email him at [jerry.hersman@frauenshuh.com](mailto:jerry.hersman@frauenshuh.com) with your considerations.

If you are still looking for ways to be involved but none of the above pique your interest, consider joining a committee. There are a number of committees seeking additional volunteers with varied time commitments. Contact the BOMA office at 651-291-8888 or [office@bomasaintpaul.org](mailto:office@bomasaintpaul.org) to learn more.

-Heide



# MN Legislative Update

## With Sonnie Elliott

The 2022 Legislative Session began on January 31, 2022. The legislature will hold the session through a combination of online and in-person meetings and hearings. It is expected to wrap-up by May 23, 2022.

The legislature arrives to a projected \$7.7 billion in surplus funds ("surplus"). The legislature set the state's two-year, \$52 billion budget last session. The surplus is in addition to the money appropriated last year.

The governor has provided his recommendations for use of most of the surplus. An important consideration for Greater St. Paul BOMA is the Walz recommendation that one-time funding of \$2.7 billion be used to replenish the Unemployment Insurance Trust Fund. As we headed into session, this was an important priority for Greater St. Paul BOMA and others in the business community. With the Governor's recommendation, it is almost a certainty the funds will be used to replenish the UI Trust Fund.

The Governor also recommended \$700 million in "Walz Checks" be delivered back to taxpayers in one-time rebate payments. Single filers with incomes of \$164,000 or less and \$273,470 for joint filers will be eligible to receive the rebates.

Over the next several weeks, the legislature will hold hearings on the surplus, bonding bill and governor's recommendations. By the end of February, the legislature will receive another budget forecast with news of any changes to the surplus. Then the difficult decision making will begin on new spending, tax cuts and bonding. Some of the governor's budget recommendations will pass and others will be replaced by the legislature's priorities.

BOMA hopes one issue will be included in the negotiations. We would like the state to decrease the statewide business tax with the upcoming surplus. Our colleagues in the commercial real estate industry will meet us at the Capitol for MNCRE Day at the Capitol on March 17, 9 a.m. This is a good opportunity to tell lawmakers about the negative impact high business property taxes have on the commercial real estate industry. Watch for an email invitation to BOMA members to this event.



# BOMA Meets with Legislators on Property Tax

St. Paul BOMA members, along with representatives from other commercial real estate associations, met separately with Rep. Paul Marquart, Tax Committee Chair, and Rep. Cheryl Youakim, Property Tax Chair, to discuss the statewide property tax. Bill Huepenbecker, Pat Wolf and Tina Hoyer represented St. Paul BOMA during these Zoom meetings on January 19<sup>th</sup>. The meetings were initiated to build awareness within the House leadership about the importance of reducing or eliminating the statewide property tax. Given the projected State surplus, this seemed like an opportune time to make our case with the legislature.



Rep. Cheryl Youakim



Rep. Paul Marquart

The statewide property tax on commercial and industrial properties puts a disproportionate burden on businesses throughout the state by adding a separate tax on top of the local property taxes paid by commercial properties. Although the tax is assessed to the building owner, the cost is paid by the building tenants, many of whom are small businesses. Given the projections for continued solid revenue collections at the State level, the need for this tax is diminished. The current surplus presents an opportunity to reduce or eliminate this tax without reducing services or burdening other sectors.

This tax was started in 2002 and due to an inflator mechanism built into the original tax language, has grown from \$592 million to over \$800 million. While some adjustments to this tax have occurred in the past four years, these changes primarily focused on giving relief to very small properties in rural areas. BOMA advocates relief that is across-the-board, which means a reduction in the overall levy, and preferably, its elimination.

## Annual Meeting April 11<sup>th</sup>

St. Paul BOMA will hold its Annual Meeting at noon on April 11, 2022 at the DoubleTree hotel. During the Annual Meeting, BOMA will elect officers and directors to the board. If you are interested in inquiring about board opportunities, contact Jerry Hersman at [jerry.hersman@frauemshuh.com](mailto:jerry.hersman@frauemshuh.com) or the BOMA office at [office@bomasaintpaul.org](mailto:office@bomasaintpaul.org).



# Spring Educational Classes

## **Electrical Systems and Illuminations – SMT**

Start Date: Wednesday, March 30th, Seven weeks total.

Test Date: Schedule through off site testing facility.

Class Time: 6:00 – 9:00 p.m., Wednesdays

Cost: \$860 for Members, \$960 for Non-Members / Printed course book \$40

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

*Electrical Systems and Illumination* is about understanding the electrical systems and illumination in buildings and facilities. Specifically, the chapters in this text address the fundamentals of electricity, electric circuits and circuit protection, lighting systems, power distribution, motors and motor maintenance, electrical system installation, and electrical safety practices.

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

## **Fundamentals of Facilities Management - FMA**

Start Date: Monday, March 28th, Seven weeks total.

Test Date: Schedule through off site testing facility.

Class Time: 6:00 – 9:00 p.m., Mondays

Cost: \$980 for Members, \$1,085 for Non-Members / Printed course book \$40

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

*Fundamentals of Facilities Management* includes a number of key concepts and applications that are designed to provide the base from which you can build a career in facilities management. Successful facility managers must have business savvy supported by a broad scope of technical knowledge. Therefore, you will gain an understanding of the importance of facilities management to business organizations and operations, while also learning strategies for internal marketing. You will learn how to structure and manage operations and maintenance programs, and how to manage personnel effectively to control workloads. You will likewise acquire project management and leadership skills crucial to your success.

Key topic areas: principles of information management • investment, cost controls, and budgeting strategies • operating levels of facilities activities • outsourcing principles • benefits of leasing vs. ownership

**If you're interested in signing up for a class, contact the BOMA office at 651-291-8888 or [office@bomasaintpaul.org](mailto:office@bomasaintpaul.org)**

# Community Forum



By now, many of you have probably seen our notices about the new communication tool that allows members to connect online and share information on the latest trends, issues, and topics relating to the commercial real estate industry. It's called the Community Forum and it is up and running! You can access this feature by logging into your member account, then clicking "Community Forum". For more information on how to use this platform, click here for the user guide.

## Did You Know?

Xcel Energy has a vision to see 20% of all vehicles (1.5 million) replaced with EVs by 2030 across their service areas!

**Elisa Rasmussen, Manager of Community Relations and Foundation**, and her team posted an article in the Community Forum that explains the vision.

[Click here to read the article in the Community Forum](#)

## Also...

One of your fellow BOMA members is looking for recommendations on behalf of a tenant for the best security system to install in their suite. Any ideas, anyone?

[Click here to provide a recommendation in the Community Forum](#)



## January Membership Meeting: Preparing for the Federal Trial of the Former MPD Officers

**Written by Marketing and Communications Coordinator Samantha Davis**

When Greater St. Paul BOMA held its last membership meeting on January 13, there was a considerable amount of concern about what the approaching federal trial would entail for building owners and property managers. With such a high-profile trial taking center stage in downtown St. Paul, there was high anticipation of more civil unrest. Thankfully, as I write this article at the end of January, the environment downtown has remained calm and secure. A few organized demonstrations and caravans have occurred, but no unusual scenes have played out in the streets. Even so, it is still critical to have the pertinent information, tools, and plans in preparation for any volatile situations.



BOMA members who joined us at the DoubleTree on January 13<sup>th</sup> were able to listen in on an in-depth panel discussion featuring **Ramsey County Attorney General John Choi, Senior Commander Jesse Mollner with the St. Paul Police Department, the Downtown Alliance's Director of Safety Strategies, John Bandemer, and Shane Zahn, Director of Safety Strategies for the Minneapolis DID.** Panel Moderator **Kathy Beck, Manager Security Operations & Investigations with Securian Financial** moderated the discussion with a series of questions to provide topical information for commercial real estate professionals ahead of the trial.

**Jesse Mollner** started off with an overview of the SPPD's preparations for the trial, stating that the SPPD has been preparing for a high-stakes trial since May 2020. The department has been responding to incidents of civil unrest and public assembly (whether or not its planned or lawful), and has formed what are called mobile field force teams to adequately monitor demonstrations, protests, and any other situation involving massive civilian gatherings. In situations such as these, the SPPD always asks, "What resources are needed to handle this circumstance?" In the case of a federal trial, the SPPD forms federal partnerships, such as with the US Marshal's Office and Federal Protective Services .



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## January Membership Meeting...*Cont'd*

Furthermore, a trial that is taking place on the footprint of federal property requires a unified command structure. It's essentially all hands-on deck. "All of our partners, Ramsey County, Emergency Management Services, Public Works, Parks and Rec, everyone's got a hand in how we prepare for something like this," Mollner mentioned. Mollner explained the open communication that has been going on between law enforcement and protest organizers, which is a strong indication of safe conditions. He also emphasized the importance of checking multiple sources, referring to the [SPPD website](#) and [Twitter page](#) for updates, and being wary of media reports that conflict with information coming from the City of St. Paul or the SPPD.

**John Bandemer** described his most critical role as facilitating communications and ensuring the cohesiveness of information that is going out to the public in high-alert scenarios such as a federal trial. He and his team created a tool, a security information dashboard, that has provided property managers with access to daily information briefs, secured chats, a daily demonstration calendar, and visual cameras. Given that we are well into the trial, it is likely that anyone who was interested in signing up for the dashboard has already done so. However, the trial is not over yet and if you're still interested, send an email to [john.bandemer@stpdowntownalliance.org](mailto:john.bandemer@stpdowntownalliance.org).

When it comes to adequately preparing for a trial, it is crucial to understand the nature of the trial, which is where it was helpful to have **Ramsey County Attorney General John Choi** step in. "This is actually a criminal trial," he stated and added that it is not being televised. He explained that former MPD Officer Derek Chauvin was convicted in Hennepin County on state court charges for second-degree murder and manslaughter, facing a sentence of 22.5 years in state prison. Choi further described the ramifications of Chauvin's trial and those who were in the room received a crash course in court proceedings and insight into the current trial.

When **Shane Zahn** took the microphone, he shared information from the Minneapolis Downtown Council relating to the [State of Minnesota vs. Kimberly Potter trial](#), which can provide context for the trial in St. Paul. Zahn emphasized the importance of leading with confidence rather than fear and uncertainty. His key takeaways included:

- Being informed: Using well-vetted sources such as the SPPD website and Twitter page, the City of St. Paul, the Downtown Alliance's communication tools, and of course, Greater St. Paul BOMA.
- Having a plan – Taking all factors into consideration when deciding whether or not to board windows or how to arrange employees' schedules.
- Knowing your resources: Staying connected with entities that provide security updates, communication tools, information on road closures and changes with public transportation, etc.



# January Membership Meeting...Cont'd

GSP BOMA members can [click here](#) for a quick glance at the resources the panelists provided during the membership meeting.

## Meeting Highlights



**Sonnie Elliott with Taft Advisors joined us to provide a legislative update.**



**President Joe Spartz presenting Chief Todd Axtell with an award in appreciation of his dedicated leadership with the SPPD and St. Paul community.**

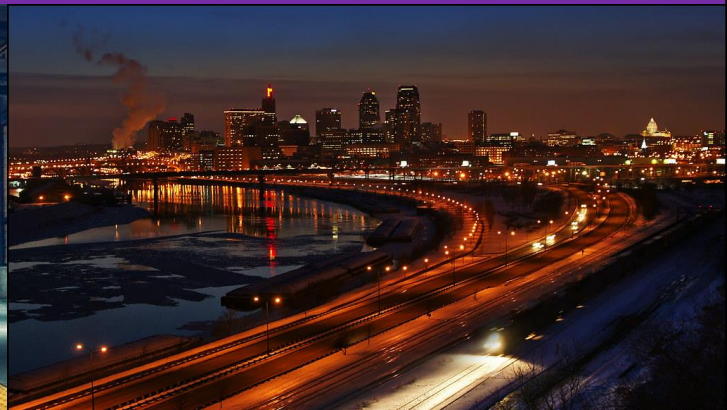


**Members enjoying lunch and networking before the panel discussion.**



**Kathy Beck leading the panelist discussion.**

## The Purple Line Project: What Does the Future Hold?



### Written by Marketing and Communications Coordinator Samantha Davis

Many of you may be familiar with the Purple Line Project, which is a proposed 15-mile bus line connecting downtown St. Paul to White Bear Lake, with stops in several communities along the way. If you're not all that familiar or would like to further acquaint yourself with the project, the [Metro Transit website provides a brief overview of the key components](#).

The \$475 million project has cruised along through several approvals to reach the third of five stages necessary to come to fruition. Back in October 2021, the [Ramsey County Board voted to commit \\$39.9 million of county funding](#) to support the two-year development phase. The most recent milestone, in December 2021, was receiving the green light from the Federal Transit Administration for project development, which means the project leadership has now officially transitioned from Ramsey County to the Metropolitan Council.

With approvals such as these in place, it seems the Purple Line is on track to begin service in 2026 as predicted by project backers. However, with most new development projects come controversy. There is a significant level of dissent for the continuation of this initiative. While several East Metro area businesses, health care organizations and nonprofits openly support the project, some White Bear Lake city council members and residents are not all enthused about the Purple Line. Chief among the reasons of opposition to the project include a lack of ridership numbers to justify the development of the bus line and concern about the loss of the quaint, small town feel of White Bear Lake. Many do not like the idea of about 90 busses rolling through the community on a daily basis.

Those who support the project are less worried about more busses on the road and more concerned with increasing public transportation access to people living in the communities along the bus route. Simply put, people are going to struggle more on various fronts (economically, socially, medically, etc.) if they are having trouble getting to their most critical destinations. The expansion of bus routes throughout the Twin Cities, specifically the Purple Line, will ease the commute to work and increase access to other community resources such as medical appointments, childcare facilities, educational institutions, and enrichment activities.

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## Purple Line Project



While the project is indeed moving along, there is enough resistance to create uncertainty for its future. On January 11, **Brian McClung of Park Street Public** and **Shannon Watson of the St. Paul Area Chamber**, held a Zoom meeting with leaders across various sectors to provide updates and facilitate a discussion on small steps that residents, business owners, property managers, and leaders in the metro area can take to ensure the project moves forward. Below is a recap on the updates provided and suggestions for how to actively support the project.

### **Project updates and key information from Frank Alarcon - Senior Transportation Planner - Ramsey County**

- There are over 111,000 residents along the Purple Line route, of which more than half are BIPOC.
- Approximately 106,000 jobs and more than 50 healthcare facilities are along the corridor.
- The route will provide high frequency service every 15 minutes from early morning to late evening, which means riders will not have to rely on bus schedules to plan their outings.
- The Purple Line will connect to the broader regional transit systems such as the Green Line next to Regions Hospital, the Gold and Blue Lines in downtown St. Paul, and the future G Line.
- According to the most recent ridership evaluations, it is expected there will be about 7,400 daily rides by 2040.
- Construction is slated to begin in 2024 with service starting in 2026.
- There is now a Purple Line project office located downtown St. Paul in the Metro Square building.
- In December 2021, the Federal Highway Administration produced a secondary finding of no significant impact to the interstate infrastructure.
- The Federal Transit Administration accepted the Purple Line Project into the project development phase of the New Starts program. This program is where roughly half of the Purple Line Project funding would come from.
- The project team is currently procuring new consultant teams to support the planning, engineering, landscaping, architecture and environment considerations.
- Three distinct contracts will be awarded in the early months of 2022, starting with an Advanced Stationary Planning consultant team (examination of the half-mile area around transit stations, guiding the future of land use, exploring transit-oriented development opportunities, etc.) which is expected to be awarded this month (February 2022).

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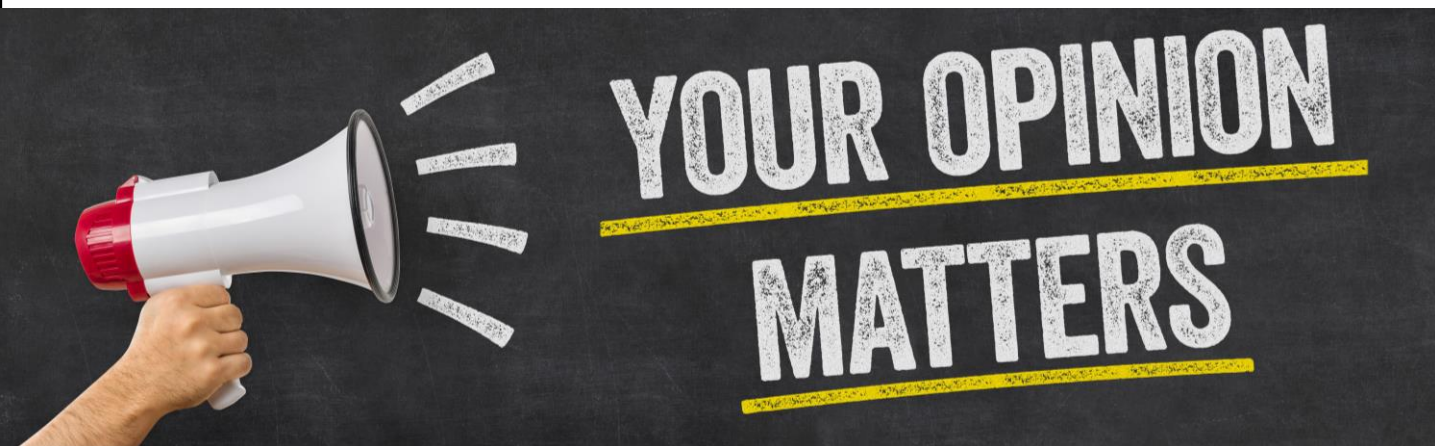


## Purple Line Project

### Project updates and key information from Frank Alarcon - Senior Transportation Planner - Ramsey County

- In March 2022, a major contract for engineering and project management services will be awarded which will facilitate the design work to prepare the project for construction. The design process is currently about 25% complete and though there is not an exact date of completion, it is fully anticipated the design will be 100% complete by 2024 to begin construction.
- In May 2022, a smaller contract will be awarded for peer review ongoing environmental services.
- Another major project task involves the formation of advisory committees, one of which will be the Corridor Management Committee that will consist of elected officials in the municipalities along the bus route, county officials, and other community leaders.

The list of updates provided in this article is not exhaustive, so if you have questions about other project updates, feel free to reach out to **Frank Alarcon** at [frank.alarcon@co.ramsey.mn.us](mailto:frank.alarcon@co.ramsey.mn.us),



As mentioned earlier in this article, the Purple Line Project has been met with disapproval. While the ramifications of the opposition aren't fully known, the project could use further advocacy to ensure its continued success. A simple but impactful way that you can support the project is through voicing your support. Whether it's reaching out to the mayor of White Bear Lake, writing a letter to the editor, or sharing project information with your network, all efforts to express support of the project will make a difference. If you have any questions about how to voice your opinion, you can reach out to **Brian McClung** with **Park Street Public** at [brian@parkstreetpublic.com](mailto:brian@parkstreetpublic.com) and/or **Shannon Watson** with the **St. Paul Area Chamber** at [shannon@stpaulchamber.com](mailto:shannon@stpaulchamber.com).





Ramsey County saw a busy year and many milestones achieved in 2021 with its **Riverview Corridor** initiatives. As 2022 moves along, there are opportunities for you to provide your input on the development of several projects.



For example, you can help plan the St. Clair, Randolph, and Otto stations by taking a brief survey to share how you experience these neighborhoods and provide suggestions for improvement. Your responses will help the [Station Area Planning Task Force](#) as they develop plans to guide future growth and investment in these neighborhoods. Some highlights that residents/community visitors will be able to enjoy include Cooper's Foods, Saints Coast Barber and

Pajarito's for modern Mexican food and drink in the St. Clair area, Shamrock's, Phi Chay Thai Cuisine, and 7<sup>th</sup> Street Parlor in the Randolph area, and Mississippi Market Co-op and J.R. Macs Bar and Grill in the Otto area.

## New Minnesota-Inspired Art Installation at MSP Airport

Created by artist **Jen Lewin**, the art installation highlights the natural phenomenon of the aurora borealis, or what most of us know as the "Northern Lights". The Aurora welcomes guests and travelers with ever-changing sparkling lights activated by those walking on the "lakes" below.



[Click here to visit the Riverview Corridor website](#)

## Service Provider Article

This month's article from Paul Davis Restoration provides steps on preventing and lessening water damage to your property. Turn the page to read the article!

If you are interested in submitting an article for a future edition of the newsletter, please contact Samantha Davis: [stpaulboma@bomastpaul.org](mailto:stpaulboma@bomastpaul.org)



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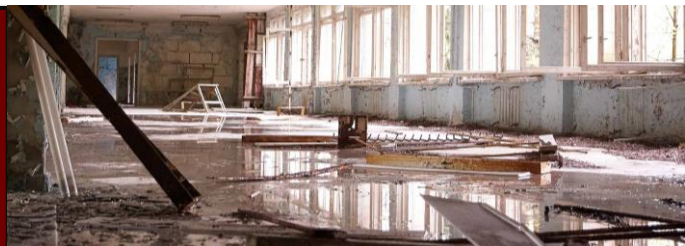
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## Six Steps You Can Take to Prevent and/or Lessen Water Damage to Your Property



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In the world of water damage restoration, we see A LOT of wet buildings. In fact, at our office in St. Paul, MN, for every one fire damage call we receive, we will get 20-30 calls for water damage! While some things are always inevitable, many of these incidents are preventable. Since listicles are so popular these days (thanks, BuzzFeed), and there are a lot of preventive items to cover, I have compiled the following list of six proactive steps you can take to prevent or lessen water damage to your property.

**1. Sump pump maintenance.** Many properties in Minnesota have a sump pump basket (or two!) in the basement. Those sump pump baskets should all have a working sump pump unit installed, and that unit should be checked regularly to ensure it is in working order. Sump pumps work much like a toilet fill valve, in that they each have a “float,” which rises with the rising water level and engages the sump pump when the water level gets too high, pumping away the excess water. I can’t tell you how many basement floods I have seen over the years that all started because the little float got stuck, which prevented the sump pump from ever turning on.

There is a unique mix of joy and frustration on our customers’ faces when we reach our hand down into the sump pump basket, jiggle the little float free from its stuck position, and the water in the basement immediately begins to be pumped away. Regular inspection and maintenance of these units can make all the difference. Of course, those units could be in perfect working order but won’t do a darn thing if the property loses power. That’s why every sump pump should have...

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## Six Steps You Can Take to Prevent and/or Lessen Water Damage to Your Property

**2. Battery back-up for sump pumps.** These are super simple and can make all the difference in cases of power loss. Take a moment and think about how many times you have experienced a weather-related power loss. Now ask yourself, was it raining at the time? In fact, more often than not, power losses occur during major storms, which bring a TON of precipitation.



The greatest sump pump in the world won't help you if your property loses power. Battery back-ups are essentially a boat battery, connected to your sump pump. When the unit detects a loss of electricity, the battery backup begins supplying power to the sump pump, extending the life of the unit by about 4-8 hours. This is usually enough time for the power company to get your neighborhood back on the grid.

**3. Water alarms.** Also known as water detectors or water sensors, these low-cost units function like a smoke detector, but for water leaks. They work by placing them in high-risk areas, such as near the water heater, air conditioner condensate line, washing machine or outside the sump pump basket.

When water comes in to contact with the unit, they alert the property owner or maintenance staff with loud beep or siren. They run on batteries, which can make it easy to place them in effective spots around the property. One of the downsides is they have to physically come into contact with the water, meaning they have to be placed on the floor in order to have a chance of ever detecting a leak.

The other drawback is they only work AFTER the damage has started to occur, so they are less proactive and more reactive. However, the damage that can be prevented by alerting you to the water intrusion immediately can still make a major difference in the cost of repairs.

Given that you have to be within earshot of the alarm for the unit to work, they aren't great for property owners and managers who are not constantly present at the property. However, they can be much more effective when paired with...



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## Six Steps You Can Take to Prevent and/or Lessen Water Damage to Your Property

**4. Flow meters.** Internet connected flow meters, such as the system offered by Pipeburst Pro (a company I have no affiliation with - I'm just a fan of their product) are a great example of how home automation technologies can change the way we manage our properties and control costs.

Flow meters are installed directly to the water main and constantly monitor the water usage throughout the day, every day of the week. They connect to the internet and relay the water usage information to a web-based portal that the user can access. Once the user has an idea of their typical water needs on a given week or month, they can set a threshold for how much water they will allow before setting off an alert.



**Flow Meters**

IOS Directory  
INTERNET OF THINGS  
MANUFACTURE DIRECTORY

The flow meter can even be connected to a powered shut-off valve, so that when the water usage exceeds the pre-set threshold, (such as when an ice maker or toilet supply line breaks) the system will automatically engage the shut-off valve, preventing additional water from entering the home. These systems can even be paired with other devices, such as water alarms!

**5. Drain line inspections.** It is usually not a question of "if," but rather "when." Eventually, the main drain line that connects your property to the city sewer system (or septic tank, for you country folks) will crack. When that crack occurs, if there is a tree with a root system that extends into your yard, those roots WILL find their way into that drain pipe. At that point, it is only a matter of time before those roots start to swell and expand, filling the drain pipe like a clogged artery. Sooner or later, something will be flushed into your plumbing system that will not make it past those tree roots, and everything between that clog and your basement floor drain will come back up, and it probably won't be into your toilet.

Hiring a plumber to inspect your drain line and provide a video inspection can give you the proof you need to either rest easy or take further preventative measures to remove the root before your basement starts to smell like Port-a-Potty at the end of weekend-long music festival. (I have found goldfish in basements that have had a drain back up. Just think about that for a second...)

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## Six Steps You Can Take to Prevent and/or Lessen Water Damage to Your Property

**6. Emergency action planning.** Do you know who to call if you have a fire suppression system (sprinkler system) leak? What if your boiler goes out in January and your usual boiler company is backed up? How about when a drunk driver accidentally drives through the front of your building, and a major thunder/hail/snowstorm is on its way? (We see about one or two of those every year.)

How about if someone is cut and leaves some blood behind the lobby or elevator? (Those incidents are more frequent than you might imagine!) Do you know the points in your foundation where water is most likely to enter? When emergencies happen, especially if they happen at 2 a.m., you don't want to have to turn to Google or wait from a call back from your buddy who "knows a guy."

Emergency action planning is a great way to ensure you or your property manager, maintenance staff or caretaker, has quick access to all the contacts they may need. Emergency action planning can also help to prevent damages from ever occurring, by giving you an overview of your properties' areas of potential concern. I can't speak for all restoration firms, but Paul Davis Restoration of Greater St. Paul and Minneapolis offers free emergency action planning and consultation for multi-family property managers and owners. The value can be substantial!

Hopefully these ideas can help you to prevent or lessen damage in your own property. If you have questions or would like more information, please give us a call!

**Cian Chase**

**Director of Training**

**IICRC Certified Master Water Restorer and Master Fire & Smoke Restorer**

**Paul Davis Restoration of Greater St. Paul and Minneapolis**

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**O: 651-243-0737**

**475 Cleveland Avenue North**

**Saint Paul, MN 55104**

[frontdesk@pauldavisminn.com](mailto:frontdesk@pauldavisminn.com)

[www.pauldavis.com](http://www.pauldavis.com)

## Hepcat Coffee Grand Opening at Osborn370



We are thrilled to announce that Hepcat Coffee will be holding its grand opening on Monday, February 7<sup>th</sup> in the Osborn370 main lobby. There will be coffee, cake, and delicious samples to enjoy.

Congratulations to Schafer Richardson for cultivating the relationship with Hepcat Coffee owner John Terry Zila. Whether you're a tenant or someone who frequents Osborn370, you'll be able to get back to enjoying coffee and outstanding cuisine before and after work or during your breaks!

## 2022 Winter Carnival



St. Paul's annual Winter Carnival is proof that the cold months don't have to be a drag! Well, at least not completely...winter is still a little rough on the system, whether you're a die-hard Minnesotan or a transplant from somewhere warmer (which is literally anywhere). If you're looking to get out of the house more, then check out some of the fun activities from gangster/ghost tours and ice carvings to scavenger hunts and snow mazes. Winter Carnival offers something for everyone, so get in on the action before everything comes to a close on February 6<sup>th</sup>!

[Event Calendar](#)



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Greater Saint Paul BOMA  
Osborn370  
370 Wabasha Street North, Suite 690  
St. Paul, MN 55102  
Phone: 651-842-4023  
[www.bomastpaul.org](http://www.bomastpaul.org)  
[www.bomasaintpaul.org](http://www.bomasaintpaul.org)



**New Members:**

**Sean Antolik**  
166 4<sup>th</sup> Street East  
St Paul, MN 55101  
T: 651-291-1979  
[sean.antolik@radiashealth.org](mailto:sean.antolik@radiashealth.org)  
[www.radiashealth.org](http://www.radiashealth.org)

**Hazelwood Professional Building**  
**Tim Karel**  
2785 White Bear Ave  
Maplewood, MN 55109  
T: 651-361-8941  
[timk@encompasspropertiesllc.com](mailto:timk@encompasspropertiesllc.com)

**226 Park Avenue South Building**  
**Anna Turk**  
226 Park Avenue South  
St. Cloud, MN  
T: 612-460-1839  
[annaturk@bridgerjack.com](mailto:annaturk@bridgerjack.com)



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