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Upcoming Events

- January Membership Meeting—1/13
- January Brokers Meeting — 1/5

Newsletter sponsored by:



January Membership Meeting:

Securing St. Paul's Downtown With a Looming Federal Trial and Potential Unrest

11:45 am - 1:30 pm at the DoubleTree Downtown
\$48 for Members and \$75 for Non-Members

[Click here to register](#)

With the federal civil rights trial of the Minneapolis police officers looming on the horizon, eyes are once again focused on the security and safety of our city. What is being put in place by our city and state to combat any protests that could become violent? How can the private and public sectors work together to prepare? What lessons can be learned from the criminal trial that occurred in Minneapolis?

Join us for a panel discussion that includes **Sr. Commander Jesse Mollner**, 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. The panel will bring us up to speed on how the public sector is preparing for potential unrest, and perspectives from the private sector on how the downtown community should be planning.

Prior to the panel discussion, St. Paul BOMA will have the pleasure of honoring and recognizing **Todd Axtell**, the St. Paul Chief of Police. Chief Axtell has been a great friend and supporter of the business community and his impact will be long lasting on the city of St. Paul.

CHAIR'S REPORT – *Heide Kempf-Schwarze*



Happy New Year!

My name is Heide Kempf-Schwarze, and I am honored to serve you as the incoming chair of the Greater Saint Paul BOMA Board of Directors. I have over 20 years of commercial real estate experience and I currently oversee the day-to-day operations of Wells Fargo Place as Senior Property Manager with Unilev Management Corp of Minnesota. I have been a member of GSP BOMA for the past 14 years since defecting from the other side of the river where I began my career.

The past two years have certainly been filled with challenges, but within this there have been tremendous opportunities for growth and change. One example of how GSP BOMA adapted was in our programming model. The old avenues for providing continuing education credits for our Building members and occasions to network for our valued Service Partners were thrown out the window in March 2020. However, with the support of BOMA staff and dedicated committee members, GSP BOMA was able to quickly pivot and continue to hold membership meetings virtually, then hybrid, before finally returning to in-person events. We were fortunate in that we had the tools and technology available to make this possible, but we look forward to a return to all in-person programming beginning this month. I look forward to seeing many of you at this month's meeting on the 13th at the DoubleTree Downtown. We will have with us Saint Paul Police Central District Senior Commander Jesse Mollner, the Downtown Alliance's Director of Safety Strategies, John Bandemer, and Shane Zahn, Director of Safety Strategies for the Minneapolis DID to provide an update on plans in place to ensure the safety of downtown businesses, their employees, and residents during the upcoming civil rights trial at the Federal Courthouse downtown early this year.

Lastly, I would be remiss if I did not acknowledge the leadership of my predecessor, David Ketcham, who made member engagement a key priority. I hope to build upon this work to engage members in new and innovative ways that enhance value for YOU and strengthen our GSP BOMA community. On that note, the Membership Value Team is hosting their first event for building members on Jan. 19 at 10 a.m. Grab a coffee at Caribou and meet in the reserved Food Court on the skyway level in Town Square. This is an informal gathering to network with other BOMA members. No need to register, building members can just show up. We hope to see you there!

- Heide

2022 Legislative Preview

Dates & Logistics

- January 31, 2022 - session begins
- February 15, 2022 - redistricting agreement deadline
- May 23, 2022 - session adjournment
- House: expected to remain largely remote. In person meetings and hybrid committee hearings will take place in the Capitol. House offices to remain closed to the public.
- Senate: expected to remain hybrid. Limited public access to Senate offices.

2021 Session Recap

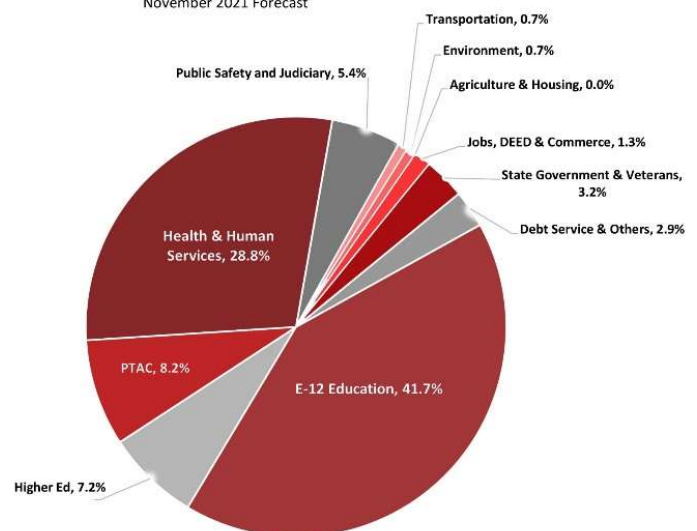
2,722 bills introduced in the House
2,643 bills introduced in the Senate
45 bills enacted into law

Any bill not passed is considered viable for the 2022 session

Budget

- \$7.7 billion forecasted budget surplus for the FY 2022-2023 biennium
- The FY 2020-21 biennium ended with a positive general fund balance of \$4.1 billion, \$2.9 billion higher than estimated at the end of the 2021 legislative sessions. The closing balance at the end of the biennium represents “money in the bank” available as a resource for the FY 2022-23 biennium.
- Total state general fund expenditures for the FY 2022-23 biennium are projected to be \$51.9 billion, \$364 million (0.7 percent) lower than previously expected.
- Total general fund revenues for FY 2022-23 are now forecast to be \$56 billion, \$5.1 billion (10.1 percent) more than the February 2021 forecast. Total tax revenues for the biennium are forecast to be \$53.4 billion

Where the General Fund Dollars Go



How the 2020-2021 legislature has allocated general fund dollars.

Beginning budget - \$54.5 M

Spent - \$47.4 M

After supplementing the Budget Reserve, Cash Flow Account, and Stadium Reserve, plus appropriations unspent – Carry Forward \$4.1 M

Bonding



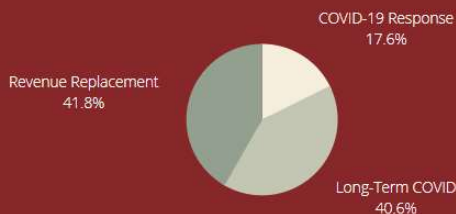
- A record \$5.5 B in requests have been made.
- In 2020, the bonding bill appropriated \$1.9 B.
- Of the current requests, \$4.2 B come from state agencies, and \$1.2 B from cities, counties and local entities.
- Gov. Walz is expected to release his recommendations by Jan. 17.



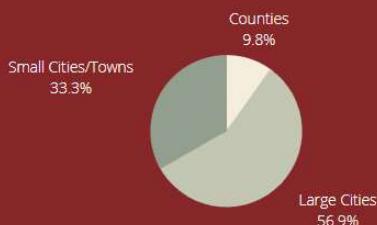
Redistricting

- Every 10 years, based on the new census data, Congressional and Senate district boundaries are redrawn. The Minnesota state legislative districts are also redrawn.
- Feb. 15 deadline for Congressional, Senate, and House district maps.
- March 29 deadline for municipal district maps.
- April 26 deadline for local government election districts maps.
- Chief Justice Gildea has named the panel of five judges to the commission that will draw the maps in the event the legislature cannot agree by the deadlines.

State Allocated Funds



Municipality Allocated Funds



American Rescue Plan Federal Funds

- Minnesota received est. \$8.5 billion in federal funds.
- Cities, counties, and townships received est. \$2.1 B.
- Of that, \$1.11 B goes to the counties, \$644 M to the 21 largest cities, and \$377 M goes to remaining cities and towns.
- The state received \$2.833 billion - \$500 M for COVID-19 response to be allocated by Governor Walz, \$1.1 B for long-term COVID-19 response to be allocated by the legislature, and \$1.2 B in revenue replacement.
- \$3.5 B is allocated to program specific federal funds.

Rent Control & Assistance

- New rent control measures passed in St. Paul and Minneapolis during the 2021 elections.
- St. Paul: capped annual rent increases at 3%.
- Minneapolis: voted to allow city council to draft rent control measures as part of their charter.
- Minnesota has received 65,619 applications for rental assistance, totaling \$398.4 M requested. More than \$273.9 M has been paid in over 58,640 payments.



Other Key Issues to Watch

Changes to MN liquor laws, sports betting, public safety and police reform, ongoing COVID-19 response measures, and election security.



St. Paul BOMA President Announces Retirement

Joe Spartz, president of St. Paul BOMA, announced to the board of directors his plan to retire on July 1, 2022. The board decided to form a Search Committee to identify a replacement.

Spartz started in February of 2013. When asked about leaving BOMA, he said, “By the time we hit mid-year, I’ll have been with BOMA for almost a decade. It’s time for a new person to take the wheel with a fresh perspective.” He added, “I appreciate the opportunity to have served the members of this great organization and am thankful for the incredible leaders and staff I’ve partnered with during my time with St. Paul BOMA.”

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January 5th Broker’s Meeting: Happening tomorrow but you can still sign up!



Date:
Wednesday, January 5th
Time:
11:45 am to 1 pm

[Click here to register](#)

January is taking us to 360 Wabasha with **Tina Hoyer of NTH, Inc.** as our host! Please plan to meet at the Wabasha Street door. Parking is available next door in the Victory Ramp, or across the intersection at Infor Commons.

About 360 Wabasha

360 Wabasha is a notable Art Moderne style building with approximately 90,000 gross sf. Originally named the Northern States Power building, 360 Wabasha was built in 1930. Ecolab purchased the building in 1979 and has maintained the building as a corporate facility ever since. The building is now for sale, and this is an opportunity to check out space you likely have not seen before. Many uses could be considered for this building that is well located in downtown.



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Winter Educational Classes

Refrigeration Systems and Accessories - SMT

Start Date: Wednesday, January 19th, Seven weeks total.
Test Date: Schedule through off site testing facility.
Class Time: 6:00 – 9:00 p.m., Mondays
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

Maintaining the proper comfort level in an office environment is essential for tenant satisfaction. *Refrigeration Systems and Accessories* 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.

Key topic areas: refrigeration cycles and principles • mechanical components of refrigeration systems • systematic troubleshooting • general maintenance procedures

Environmental, Health & Safety Issues – SMA/RPA/FMA

Start Date: Monday, January 17th, Seven weeks total.
Test Date: Schedule through off site testing facility.
Class Time: 6:00 – 9:00 p.m., Mondays
Cost: \$980 for Members, \$1,080 for Non-Members / Printed course book \$40
Location: Town Square Tower, 445 Minnesota Street, Conf. Center off of Lobby skyway

Environmental Health and Safety Issues presents best practices for developing and managing an effective environmental health and safety program. You will learn about the regulatory process and how it affects facilities. Compliance with laws and regulations is a key focus. The course will prepare you to conduct site assessments, analyze risk, and cooperate with compliance audits. The course also guides learners through the planning process to mitigate the risk from any workplace emergency, specifically addressing hazardous materials, air quality, water pollution, asbestos and lead hazards, and tank management. The management of and response to specific indoor environmental quality complaints is also addressed.

Key topic areas: regulatory overview, including OSHA and EPA regulations • hazard communication and emergency response • asbestos and lead management • office and industrial ergonomics • indoor air quality, air emissions, and pollution control • storage tanks, hazardous waste, and site assessment • audits, record keeping, and legal issues

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

Chef Terry John Zila adds flair to Osborn370's Tenant Holiday Party

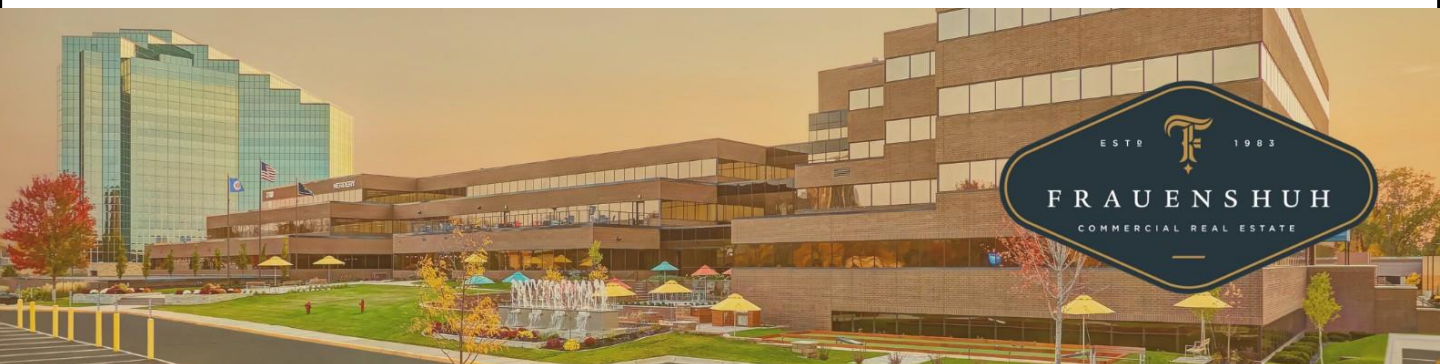


Chef Terry John Zila

Osborn370 tenants who attended Schafer Richardson's holiday party this past Dec.15 got a taste of what's coming to the building's main lobby in the new year. Attendees were spoiled with exquisite bites such as smoked salmon goat canapés, hummus, feta & blistered pepper croustades, seafood salad on romaine lettuce, lobster grilled cheese, and more. The man behind the delicacies is Terry John Zila, owner of HEPCAT Coffee, which will make its grand entrance in February. Zila has 20 years of experience in the restaurant industry and has been exposed to a diverse array of cooking styles. He can cook up whatever type of cuisine you're looking for, whether that's Asian, European or American.

A fun fact about Chef Zila is that he is no stranger to the media. He has appeared on the Food Network's Bakers Vs. Fakers, DIY Network's Curb Appeal and appears regularly as a Food and Entertaining Contributor for ABC affiliate KSTP's Twin Cities Live, NBC affiliate KARE 11 News and CBS affiliate WCCO's Morning News. He is also a guest Chef on The Matt McNeil Show on AM 950 KTNF Radio.

The Osborn370 community is looking forward to having its lobby graced with HEPCAT Coffee's top-notch food and drink options!



Osborn370 Holiday Party Highlights



Annual First Responders Appreciation



You may recall that in our December newsletter, we mentioned the completion of another successful First Responders Appreciation Lunch. The weather cooperated nicely (no snow, no ice, and no sub-zero temperatures!) and we had about 50 first responders show up for a meal. WCCO also stepped on the scene to capture a portion of the event. Our recap of the event includes not only a bunch of awesome pictures, but a special “First Responders Features” section that gives you a glimpse into the lives of some of the men and women who serve our St. Paul communities. We found out some unique things along the way, so click the button below to indulge in some great human-interest stories!

[First Responders Feature Stories](#)

St. Paul Fire Station 8:



Photo disclaimer: The event pictures above and on the following two pages were taken by GSP BOMA staff. However, GSP BOMA does not take credit for any of the photos in the “First Responders Features”. All photos in this section were provided by the officers interviewed and corresponding sites.

Annual First Responders Appreciation







COVID-19 Mask and Vaccine Mandates in the Workplace: A Glimpse at GSP BOMA's December Seminar

Written by Marketing and Communications Coordinator Samantha Davis

The searing debate over mask and vaccine mandates will remain a prominent point of discussion as we enter the third year of dealing with COVID-19. And with the emergence of new variants, we will continue to observe varying responses among individuals, companies, and local/state governments as they grapple with the best methods of contending with the virus. What types of mandates can we expect to see companies and landlords implement for the health and safety of employees and tenants? **Dennis Boyd, Director Healthcare Solutions with Marsden Services** and **Don Davis, Vice President, Advocacy, Codes & Standards with BOMA Intl.** joined us during our seminar on Dec. 13 to help our members gain a better understanding of what the continued threat of COVID-19 entails for commercial real estate.

Boyd pointed out that many state and municipal courts side with companies that enforce vaccination. There are even instances where healthcare employers do not allow testing as an alternative to getting the vaccine. On the flipside, vaccine mandates that infringe on a person's religious or medical choices are not allowed. For example, someone with an underlying condition may be advised by their physician to hold off on the vaccine or avoid it altogether. Boyd is actually a person who falls in this category. He is not a good candidate for the J&J vaccine because of his susceptibility to blood clots.

Educating employees on COVID-19 and the vaccine is crucial. Having spent about 2,000 hours studying the virus and the vaccine, Boyd is very well-versed on the impacts of mask-wearing and vaccination. He cautions against allowing politics to control the narrative on masks and vaccines. "We need to align and educate based on the science," he said. He displayed data accurate as of Dec. 10, 2021, that reveals that out of 470 million administered COVID-19 vaccines, 6,400 cases of deaths have been reported to the CDC-VAERS (Vaccine Adverse Effects Reporting System). After further scientific analysis of the factors relating to those 6,400 reported deaths, the CDC-VAERS has confirmed that only six of the reported deaths are directly related to the vaccine.

Continued on Next Page

COVID-19 Mask and Vaccine Mandates...Cont'd

There are several ways in which employers can increase vaccinations among employees. Boyd's advice? When it comes to vaccine requirements, companies and landlords should encourage rather than mandate. "Allow employees to exercise their religious and medical exemptions, allow for testing as an alternate form of compliance, and continue educating employees on the science of the vaccine," he said. He also emphasized the need for companies to provide their employees with vaccination resources (information on where to get vaccinated or holding onsite vaccination) and time off for getting the vaccine. Most people become ill for at least a day or two when getting their shots, so it only makes sense to acknowledge this issue with time off! Another method of increasing vaccinations among employees is by offering incentives such as company swag, additional PTO days, gift cards, cash payments, etc. The critical component of this method is to ensure all employees receive the same incentives. Not only is it unfair for employees who got the vaccine early on to miss out on benefits that other employees were enticed with later, it could actually be unethical or lead to a diminished company culture at the very least.

You can [click here](#) to view Boyd's presentation slides, which provide unique insight into other topics such as the types of vaccines developed in response to COVID-19, effective testing protocols, and common reasons why people refuse to get vaccinated.

Don Davis conducted his analysis of COVID-19 mask and vaccine mandates through more of a legal lens. He started with an in-depth history of vaccinations dating back to 1777 during the Revolutionary War, citing George Washington's vaccination mandate among all soldiers when smallpox was going around. "An enormous amount of academic research has shown that if it weren't for those vaccinations, it is unlikely that the United States would have prevailed in the Revolutionary War," Davis said. After his historical overview of vaccinations, Davis moved into answers to the most urgent questions such as "Can the Government Mandate Vaccines?", "Can Employees Claim Exemptions?" and "Are Mask Mandates Legal?". The answer to all three is yes and Davis gave compelling insight as to why. He mentioned that the decision to mandate masks and vaccines is left in the hands of state governments and highlighted states with such mandates in place such as New York, Illinois and Washington state. The most prevalent workforce mandates lie within the education and healthcare sectors. On the federal level, there is really no wiggle room. On Sept. 9, 2021, President Biden issued executive orders requiring all federal contractors and workers to be vaccinated.

Davis described several other nuances on federal and state regulations that you can view in more detail in his [presentation slides](#).



A Look at the Evolving Recycling Industry with Tom Heuer of Aspen Waste

Written by Marketing and Communications Coordinator Samantha Davis

Some of you may remember when **Tom Heuer, director of business development at Aspen Waste**, joined our August 2020 membership meeting as a guest speaker. He provided an overview of the major impacts of the pandemic on the recycling industry and insight as to what items can and can't be recycled. He posed the question, "Are You Wish-Cycling?" to get members thinking more carefully about their recycling habits. At that time, the recycling markets were not doing well. "The recycling markets were in disarray and still being substantially disrupted by China's major shift in accepting waste materials," Heuer said. In 2018, China essentially declared that they no longer wanted to be the world's dumping ground and they started only accepting waste items that are 99.5% free of contaminants. You can read more about that by [clicking here](#), but for now I'll return to the focus on how the pandemic has impacted the recycling industry.

Back in the summer of 2020, Aspen Waste was experiencing a 30% decrease in commercial tons collected due to numerous buildings temporarily suspending their services. Furthermore, employees' work weeks were reduced from 50-60 hours to just 35. Aspen Waste also collects residential waste which makes up about 15-20% of their overall operations. Heuer noticed a major shift in the weight and volume of the residential waste, where there was generally higher volume than weight. Going back to Heuer's point about "Wish-Cycling", the overnight shift to remote working in 2020 has caused [challenges for recycling centers across the Twin Cities](#), that continued to impact the recycling industry throughout 2021. The biggest challenge these centers faced was a substantial increase in the amount of non-recyclable items (plastic bags, black plastics, and plastic utensils) arriving at their doorstep. The surge in cardboard waste put a strain on employees and the amount of non-recyclable items landing at recycling centers (more people at home not being as intentional with their recycling efforts and recycling items they're unsure about contributes to the Wish-Cycling conundrum).

Continued on Next Page

The Evolving Recycling Industry...*Cont'd*

Fast forward to 2022, and notable improvements are taking effect in the industry. “Our building customers are now seeing a 40% reduction in their bill,” Heuer mentioned. Why such a huge reduction? Let me give a simplified version of Heuer’s analysis. During the most disruptive period of the pandemic, Aspen Waste was being charged much higher processing fees by their partner facilities. This caused them to administer surcharges to their customer base. But as the recycling markets have stabilized, Aspen Waste’s partner facilities have lowered their processing fees (or eliminated them, as is the case with Aspen Waste’s partner, [Eureka Recycling](#)). The reason for these lowered (or eliminated) processing fees has to do with lumber. “The cost of lumber was skyrocketing. Builders were looking for alternatives for their projects and they turned to recycled plastic products,” Heuer said. “That market received a huge boost because it was supplementing the wood market, which had become insanely expensive,” he added. The shortage of wood caused a swell in the demand for plastics.

Another positive change is that the value of recyclables such as paper and cardboard has increased due to more shipping taking place. As people worked from home and avoided contact with others, they started ordering online more and sending more items to family and associates through the mail. “Items in the recycling stream are now more valuable. A year and half ago, cardboard prices were \$20-\$30 a ton. Now they’re \$160 a ton, so we’re talking about a major up-swing that has improved the recycling markets,” Heuer said.

Improvements such as these are good news for the vitality and sustainability of a city. Strong recycling markets increase the diversion rate of our communities, in other words, the portion of waste that is recycled rather than sent to a landfill. An increased diversion rate improves water and air quality and decreases the emission of greenhouse gases. Improved recycling markets also pave the way for [communities to create new, higher paying jobs](#).

Minnesota sets a high standard for recycling programs, comprising around 40% of Aspen Waste’s business (Heuer emphasized that this is a rough estimate), while other markets such as St. Louis or Des Moines, Iowa, only make up approximately 10% of Aspen Waste’s business.

“Recycling is heavily embraced in Minnesota. So many people including residents and building tenants are like, ‘We’re gonna recycle because it’s important’,” Heuer said. “You can’t make anyone recycle, so it’s invigorating to see Minnesota leading by example,” he added.

To learn more about Aspen Waste’s mission and services, visit their site at www.aspenwaste.com

Service Provider Article

This month's article from SDQ provides insight on best practices for maintaining a safe and welcoming office environment. 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



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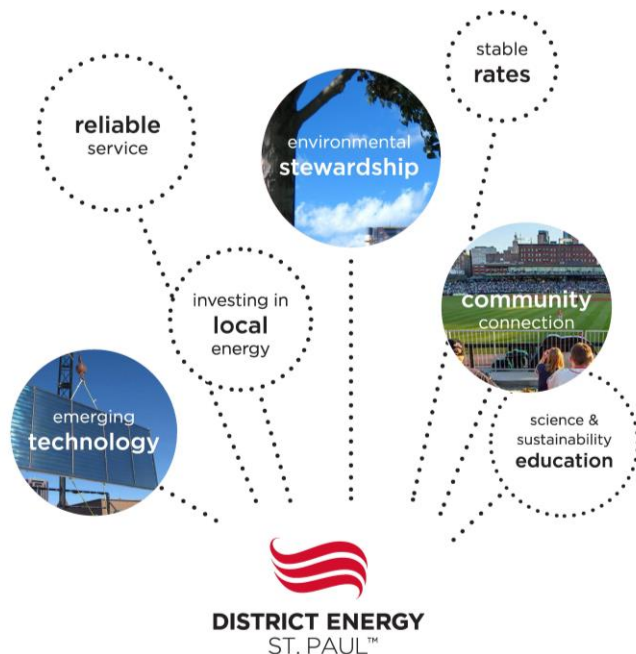


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Welcoming Winter in 2022

As we welcome in 2022, we are also welcoming in Winter and hopefully more of our workforce back to the office. Many of us are asking what we can do to make sure our employees and clients feel welcome as they return to the office during a pandemic and a Minnesota winter.

COVID-19

In the wake of the pandemic, employees have grown more discerning about the environments they work in, and they feel empowered to voice their concerns and expectations. To attract and retain high-performing workers, employers need to demonstrate that they're listening.

Remote work is top of mind for most employees and working from home is here to stay - at least for the foreseeable future. It's hard to say how much workers will continue to work remotely, as executives and employees aren't exactly on the same page. While 56% of employees say they want to work from home three days a week, 68% of executives say they believe workers should be in the office three days each week. Despite the gap between the two groups, one commonality is clear: most office environments are shifting to hybrid workplaces.¹

FLOORING

Floor matting is imperative. Too often we are reactive to our floor surfaces instead of being pro-active. Spend the extra money to have thicker and longer mats, 20-40 feet if possible. A sound mat prevents costly slip and falls, protects floor surface areas, traps debris before it enters the core building, prevents mold accumulation and is more attractive than salt and slush strains.

Realize that the workload for your janitorial staff increases by 20% or more during snowy months and it would be wise to plan for a few additional hours of coverage if your budget allows. Have empathy with your cleaning teams when you communicate any floor concerns and consider ramping up the frequency of specialty floor care projects (carpet cleaning & wax work) in vestibules, entrances and lobbies.

Be prepared to place the unsightly yellow "wet floor" signs by any entrance areas that could be unsafe. These signs go a long way in reducing potential slip and fall injuries and protect your building owners from a potential liability.

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Welcoming Winter 2022...Cont'd

PLUMBING

When temperatures reach subzero, sewer gas tends to escape from restroom floor traps/drains. Having your maintenance personnel pour hot water down the drain's weekly can eliminate any noxious odors from escaping. One tip to consider is to add two tablespoons of mineral and/or baby oil to the drain traps this prevents gas escaping for approximately one month.

Extremely cold temperatures can crack or burst pipes. It is important to inspect any exposed piping to determine if there are ways to either insulate them or keep the surrounding temperatures warm enough to prevent them from freezing.

Winterization doesn't just include your building's interior. Winterizing should include checking roofs, gutters and caulking (caulking is such a simple maintenance item that it's often overlooked, yet it is the first line of defense in keeping water out of buildings). Another task to perform on the outside of your building is turning off the water supply and blowing compressed air through your sprinkler system lines to purge them of water and prevent them from freezing and bursting.

VENTILATION/HEATING

Remind your tenants about proper fire escape and fire drill procedures. Winter months have a few heat related hazards from cubicle floor heaters, boilers and carbon monoxide/natural gas. Now is a good time to check you fire extinguisher service dates and check all fire alarm sensors.

If we all work together, we can ring in 2022 by creating happier and healthier buildings for everyone.

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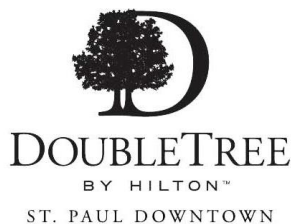
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