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Newsletter sponsored by:



## May Membership Meeting: May 9th

### The Future of Work: Five Trends Shaping What's Next

**11:45 am - 1:30 pm at the DoubleTree Downtown**  
**\$48 for Members and \$65 for Non-Members**

**One CEU is Approved!**

[Click here to register](#)

The workplace is changing at an unprecedented pace especially amid the wake of the pandemic. Across the globe, we've seen a fundamental shift in how and where work happens. Amid these profound changes, organizations, developers, and landlords want to know what they can do to optimize their real estate assets. What will set them apart will be the experience they design for tenants and employees. In this session, we will discuss the five key megatrends impacting the workplace sector, and how design is responding.

Join us to hear from **Deanne Erpelding** from Gensler, where she is a Workplace Market Leader. Gensler is a global design and architectural firm.

**TIME:** 11:45 am – Networking  
12:00 noon – Lunch & Program

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



April was a month of transition on your Greater Saint Paul BOMA Board of Directors. We are pleased to have five newly elected Directors for their two-year terms. I also want to recognize our outgoing Directors for their time and service to the betterment of the Association. I would be remiss if I went without expressing my deepest gratitude to **Jerry Hersman** for doing the hard work of the Nominating Committee. You can find a short video of our departing and incoming board members [here](#).

Monday, May 9<sup>th</sup> **Deanne Erpelding**, Workplace Market Leader with Gensler, will be joining us to share perspective on the future of work and the workplace. Join us to learn what trends have emerged from the pandemic and how property managers can best position their assets to attract and retain tenants.

Finally, although it seems that winter isn't quite ready to release its grip, the Golf Committee has once again been steadfast in planning the annual golf tournament. We will return to Prestwick in Woodbury on July 18<sup>th</sup> for the 35<sup>th</sup> Annual GSP BOMA Golf Tournament. Foursomes are filling up fast and can be reserved by contacting **Denise** in the BOMA office.

~ Heide





# MN Legislative Update

## With Sonnie Elliott

The legislature is moving into the last month of the 2022 legislative session. Supplemental spending bills, reimbursement of the Unemployment Insurance (UI) Trust Fund, front line worker bonus pay, a bonding bill, and tax cuts all remain to be decided.

A UI employer tax increase will need to be paid by businesses at the end of the month to begin paying down the debt in the UI trust fund. The hope is to pass a bill to pay off the \$3 billion deficit before the tax filing deadline. In addition to UI, there are other tax issues to be resolved before the legislature adjourns on May 23. Here is a recap of the positions each body has put forward regarding tax cuts:

DFL Governor Tim Walz proposes to spend \$2 billion on direct rebate checks of - \$500 per individual or \$1000 per married couple. "Walz checks," are popular with the voters. The Walz proposal also includes a temporary increase in the maximum credit amount allowed for the child and dependent care credit and increases the income threshold. The proposal also adds \$7 million to the "Angel" tax credit, which aims to assist early investors in new businesses in the state.

The Senate, led by a GOP majority, is pursuing an \$8.4 billion tax bill focused on cutting income taxes. In their proposal, they reduce the first-tier income tax rates from 5.35% to 2.8%. The proposal also eliminates the tax on social security income at a cost of \$1.6 billion. Under the bill, about 75-80% of households will see a tax reduction of some kind. The Senate plan does not include any rebate check payments to citizens. There is talk of a second tax bill that may include a Statewide General Property Tax levy reduction.







# MN Legislative Update ... *cont'd*

## With Sonnie Elliott

The House, led by a DFL majority, has a tax bill proposal of \$1.6 billion. Instead of “Walz checks” or across-the-board tax cuts, the House bill would give families a \$325 rebate per child rebate in addition to a credit of \$3000 per child under age 5, capped at \$7500. The House proposal eliminates some social security benefit taxes but adds an income cap to those cuts. Other notable provisions include an increase in tax credit for student loans to \$1400 and the renter credit changes to a refundable income tax credit.



The May 23, 2022 date of adjournment is set by the state Constitution; there is no option to extend it. Governor Walz has said he will not call a special session and they need to get on the campaign trail before the November election. But if they don't agree on the budget and tax cut items, the billions of projected surplus dollars remain unspent and stay in the state coffers. There are already whispers at the Capitol about the likelihood of a special session this summer.

## BOMA Annual Meeting Elects New Board

The St. Paul BOMA Annual Meeting, held on April 11<sup>th</sup>, saw the election of new officers and board members for 2022-2024 terms. **Heide Kempf-Schwarze** was elected the Chair, **Bill Huepenbecker** the Vice Chair, and **Kori De Jong** the Secretary/Treasurer. Heide had been serving the remainder of the two-year term for David Ketcham when he resigned the Chair role last year. Bill moved from Secretary/Treasurer to Vice Chair, and Kori is new to her officer role, having joined the board as a director in 2021.

Five new directors were elected at the meeting. They are, **Angie Helms**, **Rob Loftus**, **Julie Perteet**, **Pat Scullin** and **Sheldon Vaz**. Welcome new BOMA Board members.



*Pictured Left to Right: Vaz, Kempf-Schwarze, Loftus, De Jong, Helms, Perteet, Huepenbecker, Scullin, Spartz*



## BOMA Honors Kempf-Schwarze & De Jong

At the Annual Meeting in April, BOMA recognized the contributions of two members. **Heide Kempf-Schwarze** was given the Volunteer Award for her work as the co-Chair on the Education Committee and filling out the remainder of David Ketchman's term as Board Chair. **Kori De Jong** was recognized with the President's Award for her efforts as co-Chair on the Education Committee, and her willingness to quickly take on an officer role on the board. Thank you Kori and Heide for your outstanding contributions to BOMA.



*Left: Kempf-Schwarze & Spartz*



*Right: De Jong & Spartz*

## Four BOMA Board Members Complete Their Term

Four BOMA members were recognized at the Annual Meeting for having served on the Board of Directors. They are, **Clint Blaiser**, **Jean Krueger**, **Laura Magnuson** and **Jordan Roberdeau**. Thank you Clint, Jean, Laura and Jordan for serving on the board.



*Left to Right: Kreuger, Blaiser, Roberdeau, Magnuson (not pictured)*

## Electric Vehicle Charging Stations and the Effects on CRE



There are many questions for buildings circulating around the electric vehicle (EV) topic, like, what is the trendline for EVs. Will EV charging capabilities need to grow? What type of infrastructure is required and at what cost? **Carl Schneeman**, a Managing Principal with Walker Consultants, presented to St. Paul BOMA members at the April meeting. Carl is no stranger to BOMA. Walker is a member and he led a discussion on autonomous vehicles several years ago. At April's meeting, the focus was on EVs and their impact on commercial real estate.

The current inventory of EVs on the road, which includes fully electric and hybrids, is still quite small as a percentage of all vehicles, roughly less than 1%. However, the trends are clear as EV sales continue to climb rapidly. By 2025, EV sales will constitute 10% of all vehicles purchased in the U.S. This number will continue to climb until they exceed over 50% of all purchases by 2040.

This growth in the number of EVs on the roads will require greater investment in charging infrastructure. While the federal government will allocate funding to states to beef up public charging capacity, there will be increased demand by tenants and customers for expanded EV charging capabilities in parking facilities.

*Guest Speaker: Carl Schneeman*



## Electric Vehicle Charging Stations and the Effects on CRE ... *cont'd*

What charging equipment to purchase and install is an important decision, as is capacity. With technology changing rapidly, investing too soon in equipment that will be unused and become obsolete, is an expensive mistake. While all parking facilities will eventually need some EV charging capability, timing is the key. Also, when a decision is made to move forward, even at a low level, think about if it makes sense to install a larger power infrastructure than is initially necessary, to make future expansion cheaper.

Other considerations include ADA. Make sure to take into account ADA requirements with the set up and spacing of charging stations. This will avoid unnecessary and expensive lawsuits in the future.

For more details on this presentation, [click here](#) for the full slide show.

# Electric Vehicle Charging Stations

Changing Times and  
Transportation



Carl L. Schneeman, PE  
April 11, 2022





## Broker's Meeting: Wednesday, May 4<sup>th</sup>



**Jason Butterfield, Jerry Hersman, and Crystal Pingel** with Frauenshuh will be hosting this meeting at Infor Commons (380 St Peter St., Saint Paul). We will meet on the 10th floor conference room. Two hours of validated parking will be available at the Lawson Commons ramp (connected to Infor Commons), otherwise street parking will be available.

Where elegance meets energy and sophistication. Infor Commons, still crowned the “newest” office building in St. Paul, was constructed by local developer and philanthropist, David Frauenshuh in 2000. Originally built for Lawson Software (now Infor), this 14-story, 430,000 sf, Class A building projects style and class. Infor Commons encompasses 24-hour security, quick access to 94 and 35E, fitness, conference center, and on-site food, drink and bank options. Adjacent to Landmark Plaza and Rice Park, neighboring the St. Paul Hotel, The Saint Paul Chamber Orchestra, Ordway Center for the Performing Arts, Roy Wilkins Auditorium, and the Xcel Energy Center. The building offers incredible views of St. Paul’s Cathedral and the State Capital. Infor Commons currently has leasing opportunities ranging from 2,000 sf to a full floor of 34,129 sf.

**Date:** Wednesday, May 4th

**Time:** 11:45 am to 1:00 pm

**Location:** Infor Commons - 380 St Peter St, St Paul, MN 55102

[Click here to register](#)

# Security & Technology in Medical Building Management

**Greater Minneapolis BOMA**  
**Tuesday, May 17<sup>th</sup>, 2022**  
**7700 France Training Room**

The process of safeguarding medical facilities is a delicate balance between ensuring certain areas are physically secure and maintaining a welcoming, healing environment for patients, visitors, and staff. The best security plans combine cutting-edge technologies, staff training, and a compassionate attitude. New security technologies encompassing access control, visitor management, video surveillance, and mobile alerts are being implemented in medical buildings to promote safety and mitigate risks.

BOMA's Medical Building Special Interest Group has assembled a panel of industry representatives to discuss some of the enhancements they have put in place to help adjust to the new environment faced in medical office facilities.

**Schedule:**

- 8:00 am - Continental breakfast available
- 8:30 am - Session 1: New Technologies In Response To Security Incidents During The Pandemic
- 9:25 am - Break
- 9:30 am - Session 2: Panel Discussion Of Technology and Security Adaptations
- 10:30 am - End of event

**Presenters:**

 <p><b>NATE ZOELLNER</b>          Executive Vice President, Security Solutions, American Security &amp; Investigations</p>	 <p><b>DAVID BAEDER</b>          Manager of CoE Notifications with Siemens Building Technologies</p>	 <p><b>COMMANDER RYAN O'NEILL</b>          Ramsey County Sheriff's Office</p>	 <p><b>ANDREW PETERSON</b>          Innovation Consultant, Allina Health Corporate Security</p>	 <p><b>MATTHEW TOROLA</b>          Director of Facilities Plant Operations, M Health Fairview, University of Minnesota Medical Center</p>
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[Register](#)

## 35<sup>th</sup> Annual Golf Tournament: Monday July 18<sup>th</sup>

With over 150 people in attendance, you can't afford to miss this wonderful opportunity to catch up with old friends and make some new ones!

This event is open to all Greater Saint Paul BOMA members, their friends, and guests. Reservations will be accepted on a first-come, first-serve basis and are limited to 144 golfers.



Foursomes always fill up fast, there are only 3 foursomes left!

**If you have any questions about registering or sponsoring, please contact Denise at 651.291.8888 or [denise.jenkins@bomastpaul.org](mailto:denise.jenkins@bomastpaul.org).**

## Call for Articles

Every month, we feature an article written by one of our service provider members. This month's content features Spring cleaning advice on maintaining your parking garage and lots written by **Michael Retterath** of Walter Construction. If you are interested in submitting an article for a future edition of the newsletter, please email [stpaulboma@bomastpaul.org](mailto:stpaulboma@bomastpaul.org).



**WALKER**  
CONSULTANTS



## Spring Parking Garage & Lot Maintenance



*Photo courtesy of Michael Retterath*

Late Winter and early Spring are great times to be planning and scheduling cleaning and maintenance of your parking lots and parking garages, also known as “ramps”, in the upper Midwest. Due to the amount of de-icing chemicals and sand used for managing snow and ice on roadways and parking areas during the winter, it is preferred to clean your parking areas as soon as the weather allows in the Spring. While cleaning is in process, take some time to note any leaking and deterioration in your parking garage.

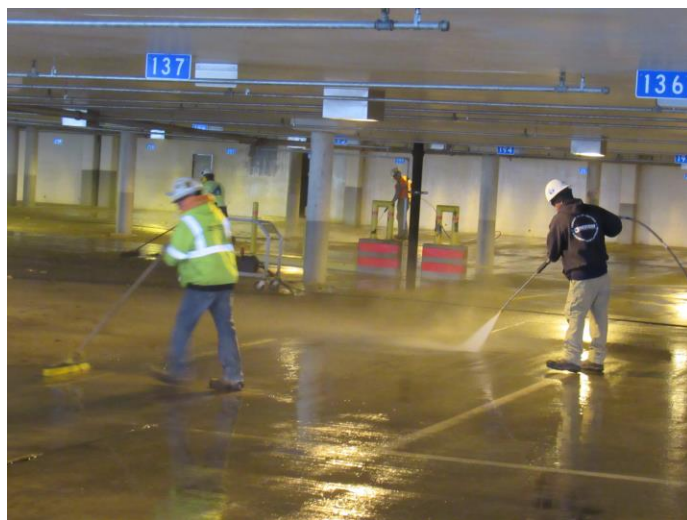
Why is regular cleaning important? It makes your facility look nicer and allows you to demand higher revenues from your parking patrons, but in the long run, it prevents accelerated deterioration of the parking slabs and lowers maintenance costs.

As part of your regular spring maintenance activity, Walker recommends the following activities be performed:

**Start with sweeping.** Sweeping your parking areas removes the bulky material, such as garbage and organics, and removes larger deposits of silt, sand, and dirt. Debris that is under wheel traffic can also damage coatings and joint sealants. Sweeping should ideally be performed with a mechanical, ride-on machine. However, smaller parking operations can get by with push brooms and simply picking up garbage. It is extremely important to keep this material out of your stormwater/water drainage system.

## Spring Parking Garage & Lot Maintenance ... *cont'd*

**Wash parking areas.** The correct pressure and flow rate are critical when planning your washing regimen. Too little flow and pressure will not clean dirt and road salt from the slab surface. Too much pressure will erode the top surface of your concrete. Before you start washing, install burlap or filter fabric over drains to prevent solids from plugging the drains. Wash deck surfaces with water supplied at 10 gallons per minute (GPM) flow rate with a nozzle pressure between 2,000



*Photo courtesy of Michael Retterath*

and 4,000 pounds per square inch (PSI). Always work your way to drains. In covered parking areas, washing ceilings, walls and columns may be required every 3 to 5 years. Capturing wash water and recycling it is becoming common practice and is required by some owners and municipal districts.

**Flushing drains.** Washing the parking surface is only half the job. After washing parking areas, remove the filter material from the drains. A minimum pressure and flow rate are required to effectively remove sediment and debris from the drain piping. Wash drains with a minimum flow rate of 15 GPM and a minimum pressure of 4,000 PSI. Make note of any poorly performing drain lines and have them video scoped to determine if you have plugged or collapsed drain lines and repair/jet them as necessary.

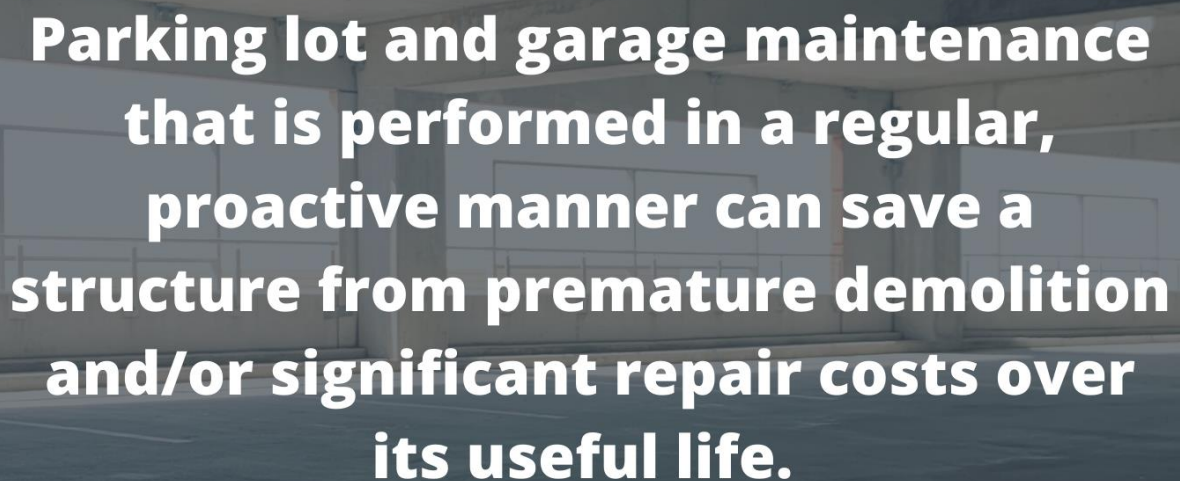
**Empty settling basins.** Newer parking facilities are equipped with settling basins that trap heavy solids and keep them out of drainage ponds and waterways. It is most convenient to call a company to pump or vacuum out your basin and properly dispose of the contents rather than trying to do it yourself.

Immediately after or during washing activities, we recommend observing your structure for leaks and ponding (non-draining) water. Areas of leaking should be noted for repair and ponding should be investigated to determine the cause, then a proper repair implemented.

## Spring Parking Garage & Lot Maintenance ... *cont'd*

Once the parking areas are clean, take note of damage that could cause harm to the general public and look for loose overhead concrete that could fall. Repair these items as soon as possible to limit your liability. Next, note cracks in the concrete, failed joint sealants (often referred to as “caulk”), failed expansion joints, failed traffic coatings, worn traffic markings, corroded drain piping, corroded electrical items, and damaged signs where they are present. Call a parking restoration consultant to specify the appropriate repair for each condition and have the work bid/performed by a contractor who specializes in parking lot and garage repairs. Further testing may be required to determine the correct repairs.

Knowing your structure and having a trusted, knowledgeable team of consultants and contractors can extend the service life of your structure.



**Parking lot and garage maintenance that is performed in a regular, proactive manner can save a structure from premature demolition and/or significant repair costs over its useful life.**



## A BOMA Welcome & Goodbye



Samantha Davis

In our April newsletter, we bid farewell to **Samantha Davis**, our Marketing and Communications Coordinator. Samantha did an incredible job running the GSP BOMA website, newsletter, Friday Blast, social media, sponsorships & promotions, and other various tasks that enhanced the GSP BOMA experience. Samantha was an integral part of our team and will be dearly missed! She will be passing on the baton to **Tonya Xiong**, our newest staff member.



Tonya Xiong

“Hi, I’m Tonya and I am very excited to be working with everyone here at GSP BOMA as the new Marketing & Communications Coordinator. This is a new endeavor and stepping-stone in my career. I am incredibly grateful to be here and hope to serve our members to the best of my abilities! I look forward to learning more about the role, our members, and making long-lasting connections.”

I was born and raised here in Minnesota but hardly found myself in the cities. I’ve always stayed away from the hustle and bustle, as I enjoy the feel and tranquility of a small town, but I hope to learn more about Saint Paul and all that it has to offer. I love being outdoors on the lake, camping, and hiking when I’m not creating art or taking online courses. I enjoy learning new things as often as I can and continue to build on my skills to become the best version of myself. I appreciate everyone’s patience with me as I take on this role and can’t wait to start attending meetings & start putting names to faces.”

You can contact Tonya Xiong at [stpaulboma@bomastpaul.org](mailto:stpaulboma@bomastpaul.org)

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Rhonda Pape, Co-Editor

**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 Member:**



**Patrick Kelly**

**408 Saint Peter Street, Ste 510**

**Saint Paul, MN 55102**

**T: 651-389-5026**

[pkelly@thompsoncoe.com](mailto:pkelly@thompsoncoe.com)



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