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- Brokers Meeting – 9/7
- Trade Show & Expo – 9/20
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- Electrical Systems and Illuminations SMT – 9/28

Newsletter sponsored by:

GSP BOMA Trade Show & Expo

DoubleTree Hotel – Downtown St. Paul

411 Minnesota St, St Paul, MN 55101

DATE: Tuesday, September 20th

TIME: 10:30 AM – 11:30 AM - CEU with Alvéole

11:00 AM – 1:30 PM - Trade Show & Expo

Mark your calendars! The 2022 Trade Show & Expo will be here in no time. There will also be an education component with Alvéole before the Trade Show & Expo where you can get one hour of free CEU.

[Register Here](#)



CHAIR'S REPORT – *Heide Kempf-Schwarze*



With the State Fair in full swing, like many of you, my mind shifts to back to school and budgeting. GSP BOMA has a full stack of opportunities to meet your educational needs and provide resources for managers deep in the weeds of 2023 budgets.

For those who have not already registered, the annual Tradeshow on Tuesday, September 20th is not to be missed. Urban beekeepers from **Alvéole** have developed a one-hour program on how honeybees are being used to engage office tenants. Attendees will earn continuing education credit by attending the program before the interacting with Service Partners participating in the Tradeshow. Make sure to have your engineering team register as well.

The Marketing and Leasing Committee, along with BOMA staff, are working hard behind the scenes on the Annual Market Report which will be shared with members at the October General Meeting. Also joining us will be **George Hoene** from the Saint Paul Port Authority. George will provide updates on some of the Port's current projects in the pipeline.

Lastly, the Education Committee is finalizing details on a BEC program to be held in late October or early November which will address the Department of Energy's energy efficiency standards that go into effect January 1. Building managers and engineers should not miss this important meeting. Watch for more information in the coming weeks.

~ Heide



We’ve recently gotten an update from the August 9th primary from Taft Advisors. Here’s a little snippet from the article, but please be sure to read the entire document.

“Minnesota has one of the only divided legislatures in the country – will that remain the case in 2023? With more Republican and Democrat candidates from the extremes of the political spectrum, razor thin margins in both the House and Senate, hot-button issues front and center in the debates, and approval rates at an all-time low for the Democrats nationally, it’s shaping up to be a very interesting election. Minnesota is one of the few truly “purple” states when it comes to control of the state legislature and statewide offices. The August 9th primary results did not provide any strong indications as to which party will be in control of the legislature after the 2022 general election in November.”

Taft/
Advisors LLC

Election Update August 2022

2023 Legislature

Minnesota has on of the only divided legislatures in the country – will that remain the case in 2023? With more Republican and Democrat candidates from the extremes of the political spectrum, razor thin margins in both the House and Senate, hot-button issues front and center in the debates, and approval rates at an all-time low for the Democrats nationally, it’s shaping up to be a very interesting election.

Minnesota is one of the few truly “purple” states when it comes to control of the state legislature and statewide offices. The August 9th primary results did not provide any strong indications as to which party will be in control of the legislature after the 2022 general election in November. The gubernatorial race is neck-and-neck with most poll results within the margin of error. Depending on who wins these races, the priorities of the legislature and Governor, and the ability to work with legislators and agencies, could shift.

The pre-primary financial reports reveal possible momentum for the campaigns as we move into the general election cycle.

Fundraising Highlights

Pre – primary

Governor/Lt. Governor
Walz/Flanagan vs. Jensen/Birk

- According to pre-primary financial reports, incumbent Walz has almost \$5M on hand, with over \$6M total raised, while challenger Jensen has just \$580K on hand, with over \$2M total raised.
- Walz has reportedly purchased large blocks of ad time already – something Jensen won’t be able to match at this point. Expect independent expenditures (“IE”) to play heavily in this race.

IE: What’s That?

A political communication made not in cooperation, consultation or in concert with a particular candidate or issue.

Independent Expenditures in 2018

IEs spent over \$33B to influence Minnesota’s election outcomes in 2018. That’s over 55% of the total money spent. Of that \$33B+, over \$16B was spent on the Governor’s race. With strict spending limits for campaigns and the great number of loss-up races in our state this year, we expect to see even greater spending from IEs on both sides of the aisle.

Taft/
Advisors LLC

State Legislature
Key Primary Results

SD 5 GOP

Paul Utke – 57.33%
Bret Bussman – 32.34%
Dale Anderson – 10.34%

SD 9 GOP

Jordan Rasmusson – 51.59%
Nathan Miller – 48.41%

SD10 GOP

Nathan Wesenberg – 36.81%
Steve Wenzel – 32.46%
Jim Newberger – 30.73%

SD 41 GOP

Tom Dippel – 60.94%
Tony Jurgens – 39.06%

SD 54 GOP

Eric Pratt – 53.70%
Natalie Barnes – 46.30%

SD 54A GOP

Erik Mortensen – 55.00%
Bob Loonan – 45.00%

SD 56 DFL

Erin Maye Quade – 64.61%
Justin Emmerich – 35.39%

SD 62 DFL

Omar Fateh – 60.65%
Shaun Laden – 39.35%

SD 65 DFL

Sandy Pappas – 65.56%
Sheigh Freeberg – 22.64%
Zuki Ellis – 11.81%

SD 50B DFL

Steve Elkins – 61.09%
Andrew Carlson – 38.91%

SD 52A DFL

Liz Reyer – 60.86%
Sandy Masin – 39.14%

SD 67A DFL

Liz Lee – 88.93%
John Thompson – 11.07%

Special Session?

Despite the threat of losing out on billions of potential federal dollars from the Infrastructure Investment and Jobs Act (requiring the state to match a certain percentage of the funds), the chances of a special session are almost non-existent. Republicans got a lot of what they wanted and, despite pressure, they didn’t think spending more would help them. The Democrats were not willing to give more to the republicans or to compromise their own priorities. The stalemate has led advocates from a wide variety of groups to call for a special session to pass a bonding bill and matching funds, but unless something changes after the primary election, those calls are likely to go unanswered.

Taftadvisors.com

Sonnie Elliott | Jeremy Estenson | Addie Miller | (612) 977-8400

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Meet the City of Saint Paul’s Homeless Assistance Response Team (HART)

The City of Saint Paul created the **Homeless Assistance Response Team (HART)** in late 2021 to address an unprecedented rise in homeless encampments amid a regional crisis in affordable housing.

The City of Saint Paul and surrounding region saw a significant rise in unsheltered residents and homeless encampments over the last several years. During the height of the COVID-19 pandemic, 2020-21, encampment numbers reached historic levels.

The City's guiding principle has been that encampments do not provide a safe, healthy, or secure living environment. The HART emerged as part of a City-wide commitment to engage the full spectrum of caring resources in our community to focus on our unsheltered residents.

Anchored in the Department of Safety and Inspections, HART works across departments, service providers and government jurisdictions to integrate services and connect directly with our community's most vulnerable residents, one person at a time. HART staff seek to identify the unique needs of each unsheltered resident and, utilizing available community resources, secure the appropriate shelter or housing options and services, and to clear encampment sites.

HART's Goals

- Provide a 24/7 response to those who are unsheltered or need immediate shelter supports
- Learn more about individuals living in City encampments, in caves, or other outdoor spaces, to locate the right shelter environment to best fit each person's needs while recognizing their barriers.
- Transition as many individuals who are unsheltered to available shelter resources while thoughtfully closing encampment sites across the city.
- Continue working to decriminalize homelessness through identifying individual needs and connecting people to the medical, mental health, and other services they need to help them transition out of the unsheltered environment.



Meet the City of Saint Paul's Homeless Assistance Response Team (HART)



HART's Day-to-Day Work

As of August 2022, the team is assessing 55 active encampment sites throughout the city, with an estimated 116 individuals. HART is relentlessly engaged. This means visiting encampments repeatedly as needed to build relationship and trust and increase the chance that staff is present at moments of readiness for change or assistance.

- Ongoing communication and coordination with community service partners to assist in setting up long-term outreach services or re-engagement with outreach services.
- Coordinating on-site mental health assessments and on-site medical interventions to address health and wellness issues.
- Assisting individuals in shelter readiness (for e.g., to spay-neuter, certify companion animals).
- Providing resources and assistance in navigating supports related to domestic abuse and violence, and sexual exploitation.
- Prepare for impending encampment closures to ensure personal belongings will be stored or individuals will be relocated to shelter/housing opportunities when they are available.

The team includes:

David Hoban, deputy director, Department of Safety and Inspections

Andrea Hinderaker, HART Program Coordinator

Brian Ganzel, HART/DSI Inspector III

Sam Stoltz, HART Outreach Advocate

Meet the City of Saint Paul's Homeless Assistance Response Team (HART)



What can you do to help?

Community members who wish to support those living in encampments are requested to consider donating appropriate items that leave a small footprint and minimal trash. Some suggestions include:

- Bus cards or tokens
- Bottles of water
- Small, nonperishable snacks such as granola bars, single-serve cheese & cracker packages, etc.
- Offering a garbage bag at the same time you bring donated items helps with clean up; and please be willing to collect a bag of trash when you leave.

If you see concerning conditions in encampments call the City's Information and Complaint line at 651-266-8989. These reports assist us in making informed decisions about sites going forward. If you observe serious behavioral, safety or security issues, please call 911.

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Note: HART provides weekly reports on the status of the encampments. Anyone who would like to receive these can request to be added to the distribution list via the www.stpaul.gov website.



September Brokers Meeting



Aaron Barnard with **Cushman & Wakefield** will be hosting this meeting at the Market House Building on Wednesday, September 7th at 11:45am. There will be ample street parking available.

The Market House building has the 2nd floor available for purchase. There is 18,000 sq. ft. available along with a shared elevator. Amenities include a lounge area, full kitchen and bar, two private bathrooms with showers, a small gym with treadmill, elliptical machine and free weights.

We hope your schedule will permit you to attend this meeting. There will be lots to discuss!

Date: Wednesday, September 7th

Time: 11:45 AM - 1:00 PM

Location: Market House Building, 289 5th Street E, 2nd Floor, St. Paul 55101

[Register Here](#)

2022 Trade Show & Expo



You don't want to miss out on this great opportunity to create and strengthen your connections with fellow BOMA members. **We'll have food and a raffle to win tickets for various sports events. The earlier you arrive, the better chance you'll have at winning!** These tickets have been graciously donated by our exhibitors, so don't forget to stop by their booths to say hello.

Ticket Donations:

American Security Corp. – MN Twins | EnviroBate – Saints | Innovative Masonry Restoration – MN Twins | Kraft Mechanical – MN Wild | Lindstrom Restoration – MN Wild | Palen Kimball – MN Twins | Marsden – MN Twins | Restoration Professionals – MN Twins

CEU: Creating a “Buzz” for Sustainability, Tenant Engagement and Your Bottom Line - One Hour of CEU – Pending

What's all the buzz about? In addition to green roofs, bees are now making their own impact on commercial real estate. You may have seen some strange looking towers on rooftops dotting city skylines. These beehives are home to “urban bees” and some of the benefits may surprise you! Join us as **Payton Kruse** and **Kyle Hagberg**, beekeepers with **Alvéole**, share how an urban bee program can create a “buzz” for sustainability, tenant engagement and your property's bottom line.

Date: Tuesday, September 20th

Time: 10:30 AM - 11:30 AM | CEU with Alvéole

11:00 AM - 1:30 PM | Trade Show & Expo

Location: DoubleTree Hotel - 411 Minnesota St, St Paul, MN 55101

[**Register Here**](#)

Fall Educational Classes

Building Design & Maintenance - SMA

Start Date: Monday, September 26th, Seven weeks total.

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 Lobby skyway

Building Design and Maintenance stresses that it is important for all building systems administrators to not only have an intimate knowledge of a facility's systems and components, but also understand the day-to-day and month-to-month operations that keep a building in good working order.

Key topic areas:

common building materials and systems in building foundations • curtain walls • windows • roofing systems • interior finishes • flooring, interior walls and ceilings • vertical transportation • grounds maintenance and inspection • the reading, scaling, interpretation, care, and use of construction documents

Electrical Systems and Illuminations – SM

Start Date: Wednesday, September 28th, Seven weeks total.

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 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:

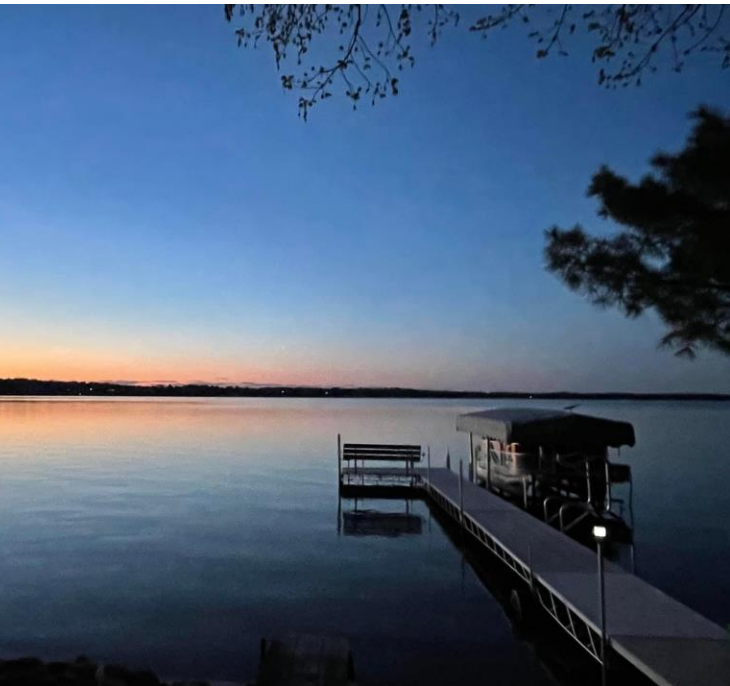
sources of electricity • electrical safety • electrical circuits • electric meters • cables, terminations, and conduits • light sources, fixtures, and maintenance • electric motor basics and maintenance

If you are interested in a class, please contact Denise at 651.291.8888 / denise.jenkins@bomastpaul.org

Member Adventures



Alicia Schaupp from **Innovative Masonry Restoration LLC** – “I recently visited family in San Antonio that I haven't seen since before the pandemic (2019). I met my niece for the first time and we had some great adventures at Morgan's Wonderland, LegoLand and at the Animal Wildlife Safari.”



Jen Pytleski from **Viking Electric** – “Peaceful, summer nights at the lake! (Webster, WI)”

Call for Service Provider Articles

Every month, we feature articles written by our service provider members. This month we have an article about the donation efforts of **Harris** by **Erin Czyzewski** and an article about changes in HVAC systems by **Chris Buchanan** of **Modern Heating & Air**.



Modern Heating & Air
Building Efficiency and Sustainability

A Service Logic Company

If you are interested in submitting an article for a future edition of the newsletter, please email stpaulboma@bomastpaul.org.

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Harris Hosts Nation-Wide School Drive

St. Paul-based **Harris** has successfully completed its first company-wide school supply drive. With its 15 offices across the country and various job sites participating, the mechanical contractor was thrilled to donate to 15 non-profits across the nation. Harris kicked off the drive by sending 30 backpacks to each of its locations. Team members collected a variety of supplies including writing utensils, art supplies and backpacks.

The St. Paul office donated supplies to the **Boys & Girls Club** of the Twin Cities. Harris supported students of all ages across the metro area to start the school year off with confidence! These school supplies will be great tools for building skills, classroom success and a productive school year.

The school drive is just one part of Harris' community outreach program, **Harris Helping Hands (HHH)**, its company-wide volunteer program that connects employees with the community. HHH supports initiatives that align with Harris' vision and values and is currently organized into four pillars: wellness, environment, education and shelter.



Harris' last HHH initiative supported its environmental pillar, which involved hosting a tree planting donation. Working with **OneTreePlanted**, Harris donated 2,578 trees to be planted throughout the U.S.

A leader in the mechanical contracting space, Harris specializes in service, design and engineering, construction, building automation, manufacturing, conveyors and end-to-end building systems for projects of all sizes, scope and complexity across the country including stadiums, K12 schools and universities, hospitals and medical centers, data centers, casinos, as well as industrial, commercial and manufacturing facilities.

Harris wishes students good luck in the upcoming school year!

Why Can't I Get A New HVAC Until 2023?



Supply chain issues have affected every industry - from restaurants to auto dealers - since the start of the pandemic. Products that we took for granted being available when we wanted them, have seemingly vanished, or now take so long to acquire that we're adjusting our expectations and/or making choices we may not have considered in 2019.

The HVAC industry has not been spared these hardships either. Circuit chip production and labor shortages push lead times on new equipment and some parts out to dates where the supplier won't even provide an ETA!

But there is also a purpose-driven reason for longer lead times. On January 1, 2023, the U.S. Department of Energy's new minimum efficiency standards will go into effect.

The Changes Include:

- New minimum cooling efficiencies for newly manufactured residential and commercial HVAC equipment. Cooling units above 65k (> 5 tons) will see efficiency requirements increase by approximately 15%
- Natural gas heating efficiency (> 225,000 btu/h) increases from 80% to 81% steady state efficiency

All equipment shipped from January 1, 2023, onward must meet these requirements.

Manufacturers are facing the need to re-tool their lines while filling outstanding orders. Some have chosen to stop production on the old equipment entirely, going offline and setting up the factories to churn out only 2023 compliant product.

Why Can't I Get A New HVAC Until 2023?

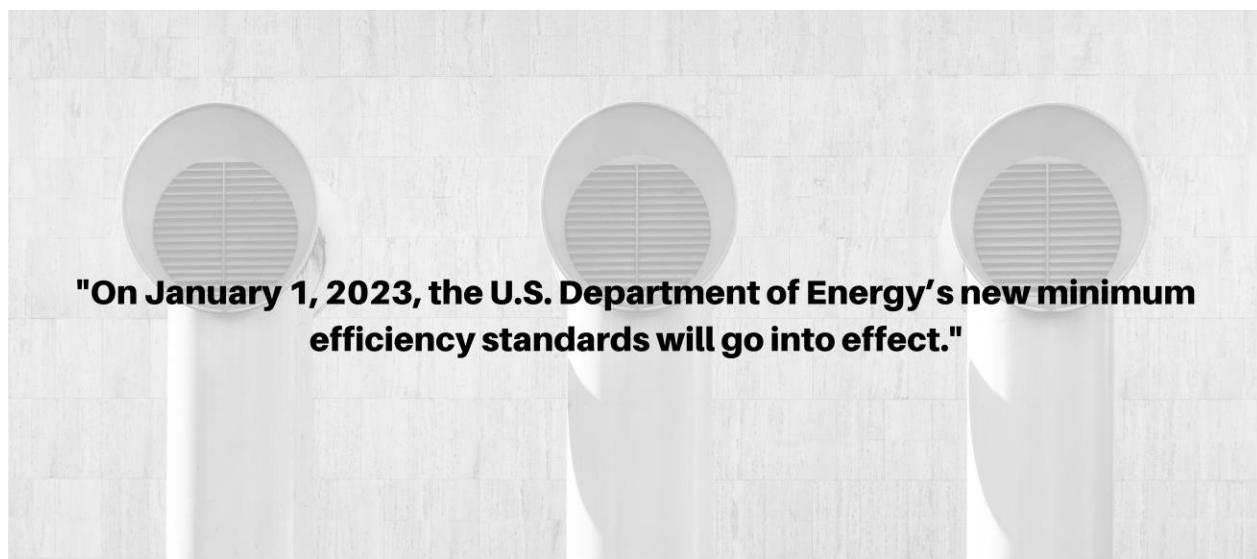


The Change

Every six years, the Department of Energy reviews energy use of certain home appliances and mechanical systems in an ongoing effort to reduce overall energy consumption in the United States. If it is determined that an increase in energy efficiency requirements is justified, higher requirements are put into effect. With the ultimate goals of significantly reduce CO2 emissions and yield environmental benefits.

Communication Is Key

Moving forward, great communication with your contractor will ensure expectations can be met. New, more efficient units are likely to be bigger and heavier so this could impact replacements. Asking for clarity on availability and taking the time to discuss your options will help this transition happen as smoothly as possible.



"On January 1, 2023, the U.S. Department of Energy's new minimum efficiency standards will go into effect."

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