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## March Membership Meeting Mayor Carter's Commitment to Business

**1.0 CEU Credit Approved**

**Monday, March 13th**

**2:30 PM - 3:30 PM**

**DoubleTree Downtown St. Paul**

**411 Minnesota Street**



**DISTRICT ENERGY**  
ST. PAUL™

Mayor Melvin Carter is committed to the business community by ensuring that economic growth reaches all corners of our city – especially the areas that need it most. Please join us in learning about Mayor Carter's commitment to the vitality of the city and its integral business community.

**There is still time to register!**

**Contact Denise at 651.291.8888**

**or [denise.jenkins@bomastpaul.org](mailto:denise.jenkins@bomastpaul.org)**



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



I had the pleasure of spending time with **Henry Chamberlain** and **Manny Moreno** from BOMA International when they were in Minnesota. It was interesting to what other BOMA markets are seeing and affirming to know that many are facing the same challenges as Saint Paul commercial real estate stakeholders are.

One of the greatest obstacles to getting people back into office buildings is the perception that downtowns, or our urban cores, are unsafe. While statistics may tell a different story, perception is the reality that we all must manage to. There continues to be a focus on improving the experience of downtown users: businesses, visitors, and residents: and we want to acknowledge those efforts by many.

In that vein, Greater Saint Paul BOMA has partnered with Minneapolis BOMA on a public safety seminar in May. Joining us will be **Saint Paul Police Chief, Axel Henry**, and **Minneapolis Police Chief, Brian O'Hara** who will share what each city is faced with and the work they are doing, individually and collaboratively, to address increased crime and public perceptions. For the second half of this two-hour program, we will welcome experts from our contract security Service Partners, who will educate property managers on trends they are seeing and how we can leverage new tools to support the efforts of our partners in the public sector and our tenants. This morning seminar will be held **Thursday, May 18<sup>th</sup> at Wilder Center**. Watch for more information on sponsorship opportunities and registration soon.

I look forward to connecting with many of you at an upcoming program.

~ heide

**BOMA International** President and CEO **Henry Chamberlain** along with Vice Chair **Manuel Moreno** (shown here in **Jerry Hersman's** normal-sized vehicle after previously being subjected to **Tina Gassman's** Mini Cooper) visited St. Paul and enjoyed lunch and local updates with **Greater St. Paul BOMA leadership**.





# MN Legislative Update

## With Sonnie Elliott

The Minnesota Legislature continues its work at a rapid pace. The House, Senate and Governor's office are under one party Democrat control. This makes it easier to pass bills and have the Governor sign them into law. BOMA and our partners in the business community are busy working to stop or amend legislation that would negatively affect the business community and supporting bills that are positive for our members.

Among the bills of concern, this session, was House File 981 which required the installation of adult-size changing facilities on each floor where there was a restroom accessible to the public.. St Paul BOMA raised concerns about the requirement. The bill author changed her bill to give the Department of Labor and Industry ("DOLI") the authority to create rules regarding the adult changing station requirements. This is a compromise because the DOLI will be promulgating rules and BOMA will need to be vigilant about this going forward.

Another bill BOMA opposed would have required commercial properties to obtain an 80% reduction in energy use in the next 13 years. The language was vague and could have been interpreted as requiring fully electrified buildings; thus a prohibition on all gas heating and other appliances. We worked with the author and the bill and it is now acceptable to BOMA and the business community.

Finally, as in previous sessions, implementation of street improvement fees is being discussed. This bill would provide broad authority to municipalities to impose fees on commercial properties to pay for "street improvements." The legislation loosely ties the NEW fee to a project, but there is no benefits test. At this time, BOMA and others have stopped the bill from being heard.

Towards the end of March, the legislature will turn away from new policy ideas to work on the state's two year budget. This budget must be finalized before session adjourns on May 22nd .

## BOMA and BOMI Reuniting to Create a New Future in Education and Training



After operating independent of each other for many years, BOMA and BOMI announced that they now share a vision to be the partner individuals in the commercial real estate industry choose to maximize value for their careers, organizations, and building assets.

Leaders of the two international organizations said that with intense focus on workforce development, coordinating their efforts to provide education and training, while enhancing the close working relationship that has existed for over 50 years, will enhance quality, expand offerings, and make them even more responsive to marketplace needs.

“This is a unique opportunity to bring the two organizations together as one synergistic business to capitalize on our respective strengths, leverage staff competencies, better serve our shared customers, and enhance product offerings,” said BOMA International Chair Randal L. Froebelius, a BOMA Fellow and P.Eng. “By coming together, we elevate our effectiveness at being the preferred provider of career-long education and training.”

Tim O’Donald RPA®, BOMI International’s Chairman of the Board of Trustees, agreed.

“BOMI is dedicated to improving the skills of professionals with property, facilities and systems responsibilities,” he said. “This partnership will enhance our capabilities in education and training for management professionals and related disciplines. I want to thank BOMA Georgia Chief Executive Officer Gabriel Eckert, FASAE, CAE, for all his work this fall that helped bring us together.”

## BOMA and BOMI Reuniting to Create a New Future in Education and Training

The two organizations have signed a letter of intent to achieve shared management and governance structures, pending a due diligence period expected to conclude in early 2023 and be approved by BOMA, BOMI, and the BOMA Foundation. Under the plan, BOMI International will become BOMA International's nonprofit 501(c)(3) arm, combining with the BOMA Foundation.

BOMA International President and Chief Operating Officer Henry Chamberlain, APR, FASAE, CAE, will take on the added duty of BOMI's volunteer president. BOMI's retiring Chief Executive Officer Jeffrey Horn will assist with the transition.

"During the last several years we have come together to create some valuable joint programs, and BOMI's designations have set the standard in the industry for many years," Chamberlain said. "It is incredibly exciting to be coming together now in this powerful way that will both enhance the quality of our offerings and expand our capacity and speed to market as we produce new education and training to meet workforce needs."

**Tina  
Gassman**  
*President*



### March

- Women's History Month
- Deaf History Month

**8:** International Women's Day

**21:** International Day for the Elimination of Racial Discrimination

**22:** Ramadan Begins

**31:** International Transgender Day of Visibility

Stay Up



To Date

## Announcing the Income/Expense IQ to Replace the BOMA International EER



We are thrilled to announce a new partnership with IREM, NAA, and Lobby CRE on the Income/Expense IQ report to a wider audience. This enhanced benchmarking tool will provide members the ability to produce comprehensive reports across building and asset types.

The Income/Expense IQ improves upon the service formerly provided by the BOMA International EER. Via the new program, we now have included data sets from IREM and the National Apartment Association.

“Partnering with BOMA to enhance the effectiveness of our Income Expense/IQ tool provides an improved experience to users, and a better picture of how their commercial properties are performing,” says IREM CEO and Executive Vice President Linda Caradine-Poinsett, Ph.D. “Now, together with the National Apartment Association and Lobby CRE, IREM offers a benchmarking tool unmatched in the real estate industry.”

Based upon the feedback we have already received, we are pleased that launching the Income/Expense IQ is something members greatly appreciated and want to participate in.

We strongly encourage you to participate in the survey by registering and accessing <https://app.lobbycre.com/sign-up-boma/email> where you can submit your building data. This link is specific to BOMA members, in an effort to track how many responses we bring to the report. **The deadline to respond is May 1.**

## Amazon MSP8 Tour in Woodbury



Greater St. Paul BOMA held its February membership meeting touring the MSP8 Amazon sorting facility in Woodbury.

After passing through some pretty intense security, our participants

were welcomed into the Amazon lunchroom for a brief overview with Site Leader **Katie Riegelman**, who answered questions including:

- Why was Woodbury chosen for the site location?
- What were the logistics involved in getting the building prepared for Amazon's use?
- How does this building/center differ from other locations?
- How big is this building?
- Does it have one or multiple facility/property managers?
- Is the building (Amazon) fully staffed?
- How many packages go out of this facility daily?

We then toured the massive facility (donning cool protective overshoes) and enjoyed networking and lunch provided by **TST Creative Catering**.



## BOMI Spring Educational Courses

### Managing the Organization (SMA, RPA, FMA)

**Start Date:** Mondays, March 27th thru May 8th – 6:00 PM – 9:00 PM

**Cost:** \$994/member rate - \$1,094/non-member rate

**Location:** Town Square Tower, 445 Minnesota Street, Conf Center off of Lobby Skyway

*Managing the Organization* will prepare you to manage and lead your organization through improved communication, motivation, relationship and team building, project management, problem solving, and decision-making skills. Managers who take this course will be able to further develop their group leadership and management techniques and abilities, and analyze and improve their relationships with staff, colleagues, and owners.

Upon successful completion of this course, learners will be able to:

- Understand and demonstrate what motivates staff and how to use techniques to influence staff behavior
- Demonstrate the importance of communication and marketing and provide tools and techniques for the manager to accomplish
- Provide a framework for organizing the various functions associated with facilities management and the rationale for organization configurations
- Demonstrate the importance of problem solving and provide problem-solving tools necessary for manager to guide staff in problem-solving activities
- Apply your learned skills and abilities to a sustainability-driven building upgrade case study

**Key topic areas:** management skills and tools • leadership styles and relationships • types of organizations • team building, leadership, and motivation • planning, controlling, and decision making • problem-solving techniques • project and change management • workplace safety and documentation

**If you are interested in a class, please contact Denise at 651.291.8888 / [denise.jenkins@bomastpaul.org](mailto:denise.jenkins@bomastpaul.org)**



## BOMI Spring Educational Courses

### **Boilers, Heating Systems and Applied Mathematics (SMT)**

**Start Date:** Wednesdays, March 29<sup>th</sup> thru May 10<sup>th</sup> – 6:00 PM – 9:00 PM

**Cost:** \$872/member rate - \$972/non-member rate

**Location:** Town Square Tower, 445 Minnesota Street, Conf Center off of Lobby Skyway

*Boilers, Heating Systems, and Applied Mathematics* provides information for you to learn about the critical factors involved in boilers and heating systems. It provides a thorough review of mathematical skills, thermodynamics, and energy sources. You will learn the skills necessary to identify, operate, and maintain boilers, boiler components and pumps, boiler controls, steam heating systems, hydronic heating systems, and warm air and radiant heating systems.

Upon successful completion of this course, learners will be able to:

- Understand the different boiler types, their components and control systems, and their operation and maintenance
- Recognize, set up, and maintain a reliable and effective heating system
- Calculate ratios, proportions, and percentages
- Convert units of measure

**Key topic areas:** heating systems operations • mechanical components of heating systems • thermodynamics as applied to heating systems • basic mathematics needed to operate heating systems

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

## Share Your Member Adventures

**We would like to highlight the travels and excursions  
our members embark on!**

Everyone's traveled somewhere cool, and we want to highlight those amazing experiences. The "Member Adventures" section is a space to share stories and pictures from your favorite destinations. Whether it's an epic hike, an exquisite meal, a hole in the wall taco joint, or a stunning view from thousands of feet in the air, we want to see it!

If you would like to submit your story & photos, please email [stpaulboma@bomastpaul.org](mailto:stpaulboma@bomastpaul.org).

## Service Provider Articles

**Showcase your commercial real estate expertise with BOMA**

Every month, we feature articles written by our service provider members. If you are interested in submitting an article for a future edition of the newsletter, please email [stpaulboma@bomastpaul.org](mailto:stpaulboma@bomastpaul.org).



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