

NEWSLETTER

MONTHLY NEWS AND INFORMATION



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Sponsored by



BREAKFAST SEMINAR: **St. Paul's Community First Public Safety Response to the Unsheltered**

Thursday, November 16th

1 CEU APPLIED FOR

Even though the number of people living on the street, in parks, or in the skyways is a fraction of the number of people who live in shelters, they are the most visible aspect of homelessness in St. Paul, and therefore play a strong role in our perceptions of the city.

Join BOMA to learn about the City's "Community First" approach and resources and how, with our support, their impact can improve the perception and vitality of St. Paul.



A light breakfast will be served.

DATE: Thursday, November 16, 2023
TIME: 9:30AM - Registration and Light Breakfast

10:00-11:00AM Program

COST: \$40 members/
\$50 Non-members

LOCATION: Wells Fargo Place, 30 East 7th Street, 1st Floor Conference Room, downtown St. Paul

Panelists include **Andrea Hinderaker**, Coordinator, Saint Paul's Homeless Assistance Response Team (HART), **Molly Jalma**, Executive Director, The Listening House and **Jon Loretz**, Senior Commander, Professional Development & Community Outreach, COAST Unit.

REGISTER HERE



UPCOMING EVENTS

View the BOMA Calendar + Register Online!



FIRST RESPONDERS ★ APPRECIATION LUNCHEON ★

MONDAY, DECEMBER 11TH | 11:30AM REGISTRATION | TPT STUDIOS, ST. PAUL

REGISTER NOW >



Join Greater Saint Paul BOMA as we thank and recognize our City's first responders on Monday, December 11th at the Twin Cities Public Television (TPT) Studios. All first responders including Police Officers, Dispatchers, Fire Fighters, EMS and CERT Team Members are invited to attend.

If you would like to help sponsor the First Responders Appreciation Luncheon, please contact Denise at the BOMA office (denise.jenkins@bomastpaul.org). There are multiple sponsorships (Gold, Silver & Bronze) available.

Monday, December 11th | 11:30 Registration, 12:00PM Lunch & Short Program | 1 CEU Applied For

JOIN OPERATION GREEN LIGHT FOR VETERANS



This coming Veterans Day, the National Association of Counties (NACo) and the National Association of County Veteran Service Officers (NACVSO) are leading the nation's 3,069 counties, parishes and boroughs in Operation Green Light to show support for veterans by lighting our buildings green from **November 6 to November 12**. By shining a green light, county governments and our residents will let veterans know that they are seen, appreciated and supported.

Saint Paul will have a few buildings that we will be lit up in green - be a part of the movement!

Learn More About Operation Green Light 


 YOU'RE
INVITED

REAL ESTATE

DIVERSITY COLLABORATIVE

GSP BOMA is a partner with the Commercial Real Estate Diversity Collaborative (CREDC). You're invited to this event on November 17th.

DIVERSITY FORUM ON AFFIRMATIVE ACTION

Learn how recent Supreme Court rulings on affirmative action could impact diversity in our workplaces and schools.

Attorneys Keiko Sugisaka, Susan Markey, and Leanne Litfin from Maslon LLP will focus on three legal perspectives (employment, litigation and corporate) of the ruling, and Colette Campbell, Chief Talent Acquisition and Diversity Officer at Bremer Bank will share a company's perspective of how this impacts diversity efforts.



Keiko Sugisaka
Board Chair, Litigation
Attorney, and Partner
Maslon LLP



Susan Markey
Dynamic Business
Attorney and Strategic
Tax Advisor
Maslon LLP



Leanne Litfin
Labor & Employment
Attorney
Maslon LLP



Colette Campbell
Chief Talent Acquisition
and Diversity Officer
Bremer Bank


 RSVP


FRIDAY, NOVEMBER
17 9:00 a.m. - 11:00 a.m.
Registration begins at 8:30 a.m.



Northland Center
3600 American
Blvd Bloomington,
MN



Cost: \$20
All proceeds go to the Commercial Real Estate Diversity Collaborative Scholarship fund where scholarships are given twice a year to students from underrepresented groups who are interested in careers in Commercial Real Estate.



1.5 CE Credit (pending)

Refreshments provided by



HIGHLIGHTS OF SAINT PAUL'S 2024 BUDGET PLANS



CHAIR'S REPORT
BY HEIDE KEMPF-SCHWARZE

Just as many of us are, the City is deep in their budget process for 2024. Below are some highlights of the current draft of their operating budget.

The draft budget for 2024 operating budget includes a proposed City levy of \$208MM, or 3.7% above 2023. The bulk of the levy is allocated to the City's General Fund with the balance equally disbursed to debt service and the Library Agency. A small portion, \$2.6MM, is levied on behalf of the Saint Paul Port Authority.

The proposed budget includes the carry forward of one-time ARP funding to support community initiatives across a multitude of service areas including neighborhood safety, housing, removing barriers to obtain stable employment, and the modernization of City services. Additional information and details on the 2024 proposed budget are available [online](#).

Saint Paul received a notable increase in Local Government Aid as part of the increase in appropriations approved by the governor and legislature during the 2023 session. While this is significant from the past several years, a gap remains and as you are likely aware, the City is proposing a one percent sales tax increase to fund improvements to select arterial streets and Parks and Recreation facilities. A [downloadable map](#) is available on the City's website. This would be in addition to the one percent metro sales tax increase that went into effect October 1 that will be used for transit and housing initiatives.

I hope to see you at an upcoming BOMA function!

~ heide

THE RELEASE OF THE 2023 ST. PAUL MARKET REPORT



PRESIDENT'S REPORT
BY TINA GASSMAN

In conjunction with our October 16th Membership Meeting, we released Greater Saint Paul BOMA's 29th edition of our annual Market Report. Thanks again to our meeting sponsors, District Energy and Innovative Masonry Restoration.

This year's report shows improved occupancy in both total and competitive office space. While there is and will continue to be COVID-19 pandemic fallout in the form of right-sizing space for the hybrid work environment and favoring buildings with professional security operations, we did see moderate improvement, reflected in improved occupancy since last year at this time.

Total office space in the Saint Paul Central Business District totals 14.7 million square feet. It consists of 46% Competitive space, 34% Government space, and 20% Owner-occupied space. The overall occupancy rate, currently at 90%, is improved from 2022, when the rate was 88% for the downtown office space.

Now, this seems like good news, but we are limited to what the data shows, so the question remains how reported occupancy relates to physical occupancy with a sluggish return to the office.



BOMA Members and Guests enjoy lunch at the DoubleTree Hotel on October 16th, 2023.

Competitive (Class A, Class B, and Class C) office space occupancy currently is at 78%, improved from 76% in 2022. This change is driven primarily by higher occupancy in Class A properties, showing a marked recovery after suffering an increase in vacancy rate between 2021 and 2022.

Consistent with last year, the vacancy rate is lowest in Class C space (13.29%), and highest in Class B space (26.98%). Class A saw the most improvement with a decrease in vacancy rate by 3%, while Class B and Class C remained largely unchanged.

The average quoted net rental rates increased by approximately a dollar (from \$14 to \$15) for Class A buildings and two dollars (from \$11 to \$13) for Class B and C properties.

Please note that while we use valid and reliable methods to ensure our research is accurate, we can't guarantee 100% accuracy when dealing with primarily self-reporting.



*Thank you to our
meeting sponsors,
District Energy and
Innovative Masonry
Restoration*

THE RELEASE OF THE 2023 ST. PAUL MARKET REPORT

(Continued from page 5)



PRESIDENT'S REPORT
BY TINA GASSMAN

We base our research on Saint Paul's CBD, but there are several buildings which are outside of the designated downtown boundaries that have historically been included in the office market data. We will continue to report on these properties to achieve a comprehensive year-over-year comparison.

This year's research looked a bit different in that we partnered with MNCAR and were able to take advantage of the competitive office space data of the MNCAR Exchange, which provides more up-to-date and comprehensive data.

We compared square footage for each building against listings for vacant space to determine the occupancy/vacancy of each. As consistently as possible, we look specifically at office square footage versus other rentable or nonrentable space.



*Guest Speaker Joe Spencer,
Downtown St. Paul Alliance*

Further, we worked with researchers at REDIComps to seek out any major variances between the two data groups to make sure we had the most accurate numbers.

In addition to the competitive commercial office space, we report on owner-occupied, government and healthcare space. These are self-reported from the same period, though the end of Q3.

Not yet reflected in this report, we will likely see a dramatic downturn in both Class B and Class C as state government agencies currently utilizing leased space commit to a hybrid work model and consolidate into state-owned buildings.

The full 2023 Market Report is now live at bomastpaul.org, or by clicking on the report below.

**Download the full
2023 Market Report!**





AN OPEN LETTER BY ELISA RASMUSSEN

October 11th, 2023

Ensuring a resilient, secure power grid is paramount to Xcel Energy's commitment to providing safe, reliable energy for its customers. This includes maintenance of existing electric infrastructure and supporting new construction.

Although many types of electric equipment are affected by supply chain challenges, the most significant impact is in transformer supplies. Given this challenge, Xcel Energy has been working to manage existing transformer inventory and increase supply where possible to minimize service interruptions to customers. Despite our aggressive efforts, the lack of transformers is pervasive across the entire electric industry and will impact new customer projects for the foreseeable future. We have and will continue to proactively reach out to major builders, developers, key customers, contractors and community leaders so they are aware of the situation. We're taking extraordinary steps to resolve these industry-wide issues, but the lack of transformers will create delays to some projects. We are committed to working closely with customers and are keeping them informed and the steps we're taking as this global situation evolves.

Here are a few steps we are taking:

- We are growing our inventory of transformers and other energy delivery equipment and we are working with our vendors to ensure that they are expanding their own inventories wherever possible and entering into long-term purchase orders for new equipment, extending into 2024 and beyond.
- We have been diversifying our suppliers wherever possible, focusing on domestic equipment sources while seeking additional transformer and conductor manufacturers in different global markets.
 - We have entered new contracts with two manufacturers in South Korea for regular shipments of distribution transformers. Both suppliers provide a shorter lead time for transformers than many of our domestic suppliers at the moment.
 - This is the first time we have used global suppliers for distribution transformers, and we are also the first U.S.-based utility customer of these two global suppliers.
- When we face supply shortages, we are exploring the use of alternate materials, designs and parts that are more readily available.
- We have also established a dedicated market intelligence and business analytics team to evaluate and plan for supply chain developments for critical materials, including transformers, cable and wire, wood poles and other equipment.
- We're working with our industry partners, the U.S. Department of Energy, transformer manufacturers and other critical infrastructure partners to address this issue.
- We are working with the Edison Electric Institute and the Electric Subsector Coordinating Council to encourage federal action to alleviate the supply crunch.
- There is an effort to encourage the federal government to support efforts to improve the availability of labor and use the Defense Production Act to reconfigure other U.S. manufacturing facilities to produce distribution transformers and seek federal funding for expanded production.

Please let me know if you have any questions.

Warmest Regards,
Elisa

ALZHEIMER'S FOUNDATION OF AMERICA'S **LIGHT THE WORLD IN TEAL** INITIATIVE

Light the World in Teal is an annual program held in November as part of Alzheimer's Awareness Month. People, buildings and places around the world "go teal" to raise awareness and show support for the millions of people affected by Alzheimer's. This year's Light the World in Teal takes place on Thursday, **November 2, 2023**.

AFA will be joined by hundreds of sites, buildings and landmarks around the world by illuminating in the color teal to raise awareness and shine a spotlight on this international health issue. It is also a sign of solidarity in the battle against Alzheimer's disease. Last year, **more than 800 sites participated** in this initiative.

Can your Saint Paul building or organization help participate? Contact Sandy Silverstein at ssilverstein@alzfdn.org to get started!



LEARN MORE



#AFALightTheWorldInTeal



BOMA BEST
BUILDING CERTIFICATION
PROGRAM

Level Up Your Buildings, Level Up Your Impact

Discover BOMA BEST and lead the way in sustainable
real estate across America.

**APPLY
TODAY**

BOMA Best Launches in the US Market

Created in 2005 by BOMA Canada, **BOMA BEST** is a series of high-performance building certification programs with a proven impact on the built environment. Through an agreement finalized this year, BOMA BEST is now available for buildings of all classes and sizes in the United States. This is your chance to be one of the first adopters in the US marketplace. The application portal is now live [here](#)!

With two tracks for building certification, and a third on the way next year, **BOMA BEST** has something for everyone. Starting your journey in BOMA BEST Sustainable, Smart, or Healthy (coming 2024) is a fantastic way to differentiate your building from the competition and prove value to both tenants and investors.

WINTER CLASS OFFERINGS

Refrigeration Systems & Accessories (SMT)

Start Date: Wednesday, January 24th, 2024 – March 6th, 6:00 PM – 9:00 PM (Every Wednesday)

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

**Location: Town Square Tower, 445 Minnesota Street,
Conference 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.

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

- Employ a working knowledge of refrigeration systems to describe how they can be integrated into an existing building
- Maintain a reliable and effective refrigeration system
- Troubleshoot refrigeration systems and accessories
- Perform general maintenance on refrigeration systems and accessories
- Explain the computer technology used to operate refrigeration systems

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

Fundamentals of Facilities Management (SMA, RPA, FMA)

**Start Date: Monday, January 22nd – March 4th, 6:00 PM – 9:00 PM
(Every Monday)**

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

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

(Continued on next page)

WINTER CLASS OFFERINGS

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.

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

- Demonstrate the importance of facilities management to business organizations
- Structure and manage operations and maintenance programs
- Manage internal and outsourced personnel effectively to control workloads
- Align facilities operations with information management, cost controls, and investment and budgeting strategies
- Make effective decisions and apply insight into information analysis methods
- Manage a successful project, with you as a team leader

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.

From BOMA International and The Home Depot: Two Ways to Save with The Home Depot Pro

On **October 18th**, the **St. Paul BOMA Engineers Group** met with “The Home Depot Pro” Matt Duoos at the Golden Rule Building. Matt educated engineers about offers exclusive to BOMA members, for example the rebate incentive program where members receive a 2% annual rebate on all qualifying pre-tax in-store and online Home Depot purchases, plus extra services and savings. Also available is volume pricing, exclusive offers and rewards, and purchase tracking. There is no cost to enroll in this program.* For more information, please contact **Matt Duoos** at **612-803-7454** or matthew.duoos@hdsupply.com for additional details.

Thank you to the engineers that attended this meeting!

Sign up for both programs to handle all your Home Depot purchasing needs. For more information, visit www.boma.org/homedepot or contact your local Home Depot BOMA member.



*Annual purchases must total a minimum of \$10,000 to qualify for the rebate.

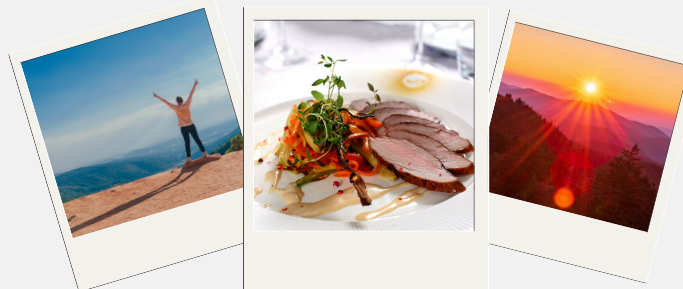


SHARE YOUR ADVENTURES!

MEMBER ADVENTURES

Having some fun this Fall?

We want to highlight YOUR 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!



Submit your story & photos to stpaulboma@bomastpaul.org.

Saint Paul BOMA Welcomes **Service Restoration** and **Wellington Management** to our Organization!



WELCOME

Newest
Members!



Maryjean (MJ) Kroll
Wellington Management
1625 Energy Park Drive, Suite 100
St. Paul, MN 55108
651-999-5549
Email: mkroll@wellingtonmgt.com



Ray Sandey
Service Restoration
300 West 83rd Street
Bloomington, MN 55420
T: 507-461-7822
Email: ray.s@servicerestoration.com



Call 612-505-0859

**SERVICEMASTER
RECOVERY
MANAGEMENT**



ServiceMaster Recovery Management provides you with peace of mind in the event your business suffers a loss as a result of fire, water or storm-related events. SRM can respond quicker and put you back in business faster!



In these trying times, marked by conflict in the Middle East, we at BOMA International believe in the power of collective compassion. We urge our valued members and affiliates to stand together in support of humanitarian causes, making a positive impact by generously contributing to a range of relief organizations. Your assistance can truly make a difference during these difficult moments.

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BOMA's mission is to provide leadership to the commercial real estate industry through advocacy, education, research and professional networking.

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View our current plans & pricing



NOVEMBER
is...



Veterans Day

November 11th

Native American Heritage Month



**Loosen Up, Lighten Up Day, National
American Teddy Bear Day, World Diabetes
Day, National Spicy Guacamole Day,
National Pickle Day (no, really.)**



November 14th

Thanksgiving Day

November 23rd



More notable November dates
can be found here.



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