



Federated with Building Owners & Managers Association International

Saint Paul BOMA NEWS

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

Membership Meeting

Greater MSP's Role in Economic Development in St. Paul and Minneapolis



Join us for the April General Membership and Annual Meeting as we welcome **Kathy Schmidtkofer** with Greater MSP.

Kathy will give us an overview of Greater MSP's key wins for 2012 along with the regions's key wins/net employment growth. She will highlight key regional research and what is to come. She will share learnings/insights on job retention, expansion and recruitment for the region.

The Greater MSP Partnership founded in 2011 is committed to accelerating job growth and capital investment in Minnesota's 13-county Minneapolis-Saint Paul metro area. As a public-private non-profit partnership, its vision is to be a value-added resource to all economic development organizations in the Greater MSP region. Greater MSP works with economic development partners at the state, county, and local levels. It provides vision, strategy, resources and staff support to governments and organizations involved with job creation, regional marketing, and business recruitment, expansion and retention efforts.

- DATE:** Monday, April 8, 2013
- TIME:** 11:40am – Noon – Networking
Noon – 1:30pm – Meeting
- LOCATION:** The Saint Paul Hotel
350 Market Street
Promenade Ballroom
- COST:** \$32.00 for Members,
\$45.00 for Non-Members
- EDUCATION:** 1 hour of CEU has been applied for

To register, call 651-291-8888 or visit www.bomastpaul.org

In this edition:

- Chair's Report.....2
- Upcoming Events3
- BOMA Bits7
- CalendarBack

Events at a glance:

- Brokers Meeting.....Apr. 3rd
- Membership Meeting... Apr. 8th
- Superintendents Meeting . Apr. 17th
- Security Group Meeting..Apr. 23rd
- Board Meeting Apr. 24th

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Legislative Update

Kathy Hahne

Faegre, Baker Daniels

The pace at the Capitol has reached a frenzy pitch, as committees are churning through dozens of bills in an attempt to meet the March 22 policy deadline. At that point, legislators and the various advocacy groups begin a much needed ten day Easter/Passover break.

When legislators return to Saint Paul on April 2nd, work on tax proposals and spending budgets will begin in earnest. The Governor will continue to advocate for an income tax increase on top earners, but has dropped most of his other tax proposals.

It is unlikely that the Governor will advocate for commercial/industrial property tax relief, but we will continue to make that case with the House

and Senate members.

The Governor will propose a bonding bill for capital projects, which is expected to be approximately \$750m in total projects.

The Governor will likely have signed the Health Insurance Exchange bill by the time of this printing. The bill had extensive hearings, but ultimately was passed on a mostly party line vote. The bill was on a fast track in order to meet federal deadlines.

There is a strong likelihood that various transit proposals will continue to have strong legislative support. Whether through bonding or various tax proposals, it is likely that this session will be a good one for transit funding.

Chair's REPORT



There is an old proverb that goes as follows: "If you want to go fast, go alone. If you want to go far, go together." That message remains relevant today in so many facets of our personal and professional lives.

Greater Saint Paul BOMA added an exclamation point to that saying at our March General Membership Meeting. At that meeting ten graduates of our inaugural Emerging Leaders Program were honored for their commitment to advancing their education and their careers.

And as a result, their companies are stronger, their customers and clients will be better served and the industry as a whole is stronger. Please join me again in congratulating the following graduates:

Ardis Hafdahl, Lynne Swalchick, Mai Vang, Vicki Karr, Chelsea Johnson, Pakou Hang, Svetlana Jones, James Homolka, Tim Kleiman and Jason Sklar.

And there is more to this story! Also deserving of recognition are those companies who supported their employees - our emerging leaders - in achieving this honor. Those companies are as follows:

Halverson and Blaiser Group, Ltd., Wellington Management, Thompson National Properties, Security National Properties, Sentinel Property Management Corp., Ramsey County, Nightingale Realty and Metro Plains Management.

And finally we absolutely must recognize those members who volunteered their time and expertise leading the educational sessions and mentoring those in the program. They were as follows:

Julie Bauch – Bauch Enterprises, **Eric King** – Cushman Wakefield/NorthMarq, **Bill Fredericks** – McGough, **Heide Kempf-Schwarze** – Unilev Management Corp. and **Julio Fesser** – Securian Financial.

Again, thank you and congratulations to all for moving forward together!

Pat Skinner, Chair
Greater Saint Paul **BOMA** Board of Directors

BOMA Emerging Leaders Program Graduates:



The Greater Saint Paul BOMA Education Committee welcomed motivational speaker Kit Welchlin who spoke at the March Membership Meeting.



Kit Welchlin, Boma President, Joe Spartz & Board Chair Pat Skinners

SECURITY GROUP

Workplace Violence - Active Shooter

Please join us as **Dan Breen** with Ecolab Shuman Campus will lead this group discussion.

What constitutes workplace violence, how and who to report to, what you do if an active shooter enters your workplace and what actions will the police department take. Greater Saint Paul BOMA will also discuss proper response equipment and training for responders for active shooter incidents.

DATE: Tuesday, April 23, 2013
LOCATION: First National Bank Building, 332 Minnesota Street; Conf. Room
EDUCATION: 1 ASIS CPD available
TIME: 12:00 to 1:30 p.m. – Lunch
COST: \$15.50 pre-registered; \$17.50 walk-in

Register at www.bomastpaul.org or call 651-291-8888.

SUPERINTENDENTS GROUP

Sub-metering

The old energy adage – “you can’t manage what you don’t measure” was never truer than in today’s increasingly energy-minded facility environment. Join us as we welcome **Jack George** with E-Mon, who will discuss how sub-metering provides a simple, safe and accurate way of allocating costs, reducing energy usage and maintaining data based on real time and not just daily or monthly usage.

Jack has more than 30 years in the electrical industry, as well as several years in systems administration in the computer space.

DATE: Wednesday, April 17, 2013
TIME: 11:30 a.m. – 12:45 p.m.
LOCATION: Wells Fargo Place, 30 East 7th Street, Conference Room
COST: \$15.50 pre-registered, \$17.50 walk-in
EDUCATION: SMA/SMT/RPA/FMA CPD’s Available

Register at www.bomastpaul.org or call 651-291-8888.

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Awards Ceremony

If your building participated in the 2012 Kilowatt Crackdown Challenge, we invite you to bring your management and engineering team to celebrate our collective energy savings and learn who this year's winners are. Minneapolis Mayor R.T. Rybak and St. Paul Mayor Chris Coleman have again been invited to present the awards. All competitors will receive a certificate of participation. Three buildings in each city will be awarded prizes for the highest energy savings in their size category and one building from each city will be awarded the Kilowatt Cup. In addition, there will be a "Most Valuable Tenant" award presented in each city.

Thursday, April 4

8:00 – 8:30 a.m. sign-in and breakfast
8:30 – 10:00 awards ceremony

WHERE: Fifth Street Towers
150 South Fifth Street, third floor

COST: Free to all competitor teams, but advance registration is required.

Register online at www.bomamppls.org or by sending email to events@bomamppls.org.

2013 GOLF TOURNAMENT

Join us on Monday, July 22, 2013 for Greater Saint Paul BOMA's 26th Annual Golf Tournament at 3M Tartan Park! You have the opportunity to reserve your space in the tournament and receive a discount.

In order to qualify for the discount, all reservations and payments must be returned to the BOMA Office by Tuesday, April 30, 2013. Those who register early and make full payment by the 30th will be eligible for a drawing to win either a second foursome at this year's tournament, or a free outfield deck party offered by the Saint Paul Saints.

The cost of golf includes lunch, 18 holes of golf carts, hors d'oeuvres, dinner and the chance to win prizes.

DATE: Monday, July 22, 2013

LOCATION: 3M Tartan Park, Lake Elmo

COST: \$175 per golfer if registered and paid before April 26th, \$185 after April 26th

Register at www.bomastpaul.org

There are several sponsorship opportunities available. Please contact Denise at denise.jenkins@bomastpaul.org for details.

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Lights Out Project

Building owners, managers and tenants are making a big difference in an effort to make cities more bird friendly during migration. Many buildings already do this in order to keep energy usage at a minimum when lights aren't necessary for tenants. By voluntarily turning off unnecessary lights at night they are reducing bird collisions and saving energy. The Lights Out Project encourages city, state and privately owned buildings to turn off unnecessary lighting during peak migration hours in the spring and fall when birds are drawn to the lights.

The spring Lights Out period runs from March 15th to May 31st, and the fall period is from August 15th to October 31st, between midnight and dawn. For more information please visit www.mn.audubon.org.



Saint Paul Art Crawl

April 26th – 28th

In 1991, the St. Paul Art Collective organized a series of open-forum meetings to provide a platform for artists in our developing neighborhood. The most requested need was public venue. The Saint Paul Art Crawl is the product of that initiative. It is run by the artists and open to all. Don't miss this great Saint Paul event! For more details visit www.artcrawl.org.

Friday, April 26th from 6:00 – 10:00pm
Saturday, April 27th from 12:00 – 8:00pm
Sunday, April 28th from 12:00 – 5:00pm

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Lighting typically makes up more than a third of the energy costs in commercial buildings, and can be over 50% in some facilities. Lighting upgrades can often result in significant savings and improved lighting quality. Look to Xcel Energy to make your facility lighting upgrades simple and straightforward, with rebates that can shorten your payback.

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BOMA and The Home Depot Offer National Rebate Program

BOMA International and The Home Depot, a BOMA International Leadership Circle Partner, are excited to offer a national rebate incentive program for BOMA members. Enroll in the program and receive a 2% annual rebate on all qualifying pre-tax purchases (a qualifying purchase is any pre-tax purchase on a registered account). There is no cost to enroll and no minimum purchase required. You can register any form of payment accepted by The Home Depot, including checking accounts, credit cards, debit cards and The Home Depot accounts. The next annual rebate period is March 1, 2013-February 28, 2014. You can enroll at any time; however, the sooner you enroll the sooner you start earning your rebates. Rebate payments are issued annually within 60 days of the end of the rebate period.

Enrollment is now open, and you must enroll to participate. Go to <http://cpr.homedepot.com/CPR> to sign up and start earning your rebates. Be sure to enter the program code BOMA when you register. View a customer registration and enrollment guide. Or for assistance, call 1-866-333-3551. Be sure to mention BOMA. Once you enroll, you'll be able to manage your account, add new accounts, add new users and check your account status. This program is for commercial accounts only.

Enroll today, and start earning money on your company's Home Depot purchases!

Mayor Coleman's State of the City Address Unveils New Initiatives

In his eighth State of the City address, Mayor Chris Coleman listed many accomplishments during his terms, but also shared several new initiatives.

- Launching a new phone app called "Saint Paul Connect" to report pot holes, broken street lights out, etc.
- A revitalized East Metro Transit Alliance to advocate for increased funding of future transit projects in the east metro region, led by Matt Kramer of SPACC and Ramsey County Commissioner Jim McDonough.
- The formation of a taskforce led by Ecolab's CEO, Doug Baker and the CEO of Greater MSP, Michael Langley charged with determining the best use of the Macy's building and several other opportunity sites.

The Mayor concluded his remarks by emphasizing his commitment the keep working hard to make improvements to Saint Paul.


2013 - 2014 DIRECTORY

Reservations are being taken for the Greater Saint Paul BOMA 2013 - 2014 Membership Directory. Please note: All reservations are on a first come first serve basis. The Membership Directory is your opportunity to have your company in front of current and prospective clients for an entire year. Don't miss this great opportunity! All forms have been sent via email and can be found at www.bomastpaul.org or in the weekly Friday Updates.

Advertisement Costs:

Outside Back Cover - Color:	\$900
Inside Front/back Cover - Color:	\$800
Full Page Tabbed Divider-Color:	\$700
Full Page Ad - BW:	\$425
Half Page Ad - BW:	\$325

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www.districtenergy.com

BOMA & A BREW Greater Saint Paul BOMA & A BREW Social Event

DATE: Thursday, April 18th
TIME: 4:00 – 6:00 p.m.
LOCATION: Great Waters Brewing Co.
 426 Saint Peter Street, Saint Paul
COST: N/A

Register at www.bomastpaul.org

Don't miss this great opportunity to get to know your fellow BOMA members in an informal social setting! Complimentary appetizers will be provided for all in attendance.

Thank you to our event sponsors: ABM and Denison Parking.



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BOMA BITS

As a result of changes adopted as part of the Revenue Reconciliation Act of 1993, 11.1% of your dues payment to BOMA is not deductible by members as an ordinary and necessary expense.

BROKER BITS

- **Bill Thurmes**, Property Manager at US Bank Center, is pleased to announce the signing of two new tenants. The United States Postal Service signed a lease for 7,073 square feet on the first floor and Bullpen Saloon, also on the first floor, signed a lease for 8,113 square feet. Both tenants have completed the build out process and are open for business.
- **Security National Properties** announces that Allegra Printing has signed a seven year lease extension at the Alliance Bank Center and will be relocating to the large space on the main skyway corridor formerly occupied by Wells Fargo Bank. Allegra will expand by 3,829 square feet, and will now occupy a total of 7,659 sq.ft. Three additional retail bays ranging in size from 1,095 to 1,826 sq. ft. will be created in conjunction with the Allegra build-out.
- Metropolitan Watchworks opened its doors the fourth quarter of 2012 in a 900 sf space on the main drag of the skyway in **Alliance Bank Center**. Owner Doug Thompson has been working on watches for over 35 years and is one of only 12 watchmakers in Minnesota certified by the American Watchmakers-Clockmakers Institute. Doug specializes in watch repair but hopes to expand his business in the near future by getting into the retail sale of watches and related accessories

U.S. Post Office Changes Location in Saint Paul

New address:
 101 5th Street East
 Suite 150 – street entrance only
 St. Paul, MN 55101

Hours of operation:
 Mon. - Fri. 8:00 am – 5:00 pm
 Sat. 9:00 am – 12:00 pm
 Sun. Closed

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CALENDAR 2013

APRIL

Brokers Meeting April 3rd
Membership Meeting April 8th
Superintendents Meeting April 17th
Security Group Meeting April 23rd
Board Meeting April 24th

MAY

Brokers Meeting May 1st
Superintendents Meeting May 8th
Membership Meeting May 13th
World's Largest Game of Catch May 15th
Board Meeting May 22nd
Security Group Meeting May 28th

GREATER SAINT PAUL BOMA
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