



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.

Future Proofing Buildings - Developing Strategies to Absorb Future Shocks and Stresses

Join us for the November membership meeting as we welcome **Craig Applegath**, DIALOG Principal, architect and international speaker, who is preparing for tomorrow's environmental challenges, today.

He is a prescient thinker and passionate advocate developing thoughtful planning and design solutions that make sense in a world challenged by climate change. Since completing studies at the Graduate School of Design at Harvard University with a Master of Architecture in Urban Design, Craig has garnered a reputation for successfully leading complex, sustainably designed planning and design projects, and is internationally known for his advocacy and thought leadership in environmentally responsive design, and urban resilience.

Over the next 25 years regions will continue to experience increased environmental and economic shocks and stresses generated by climate change in combination with population growth and rural-to-urban migrations. Planners, architects, developers, environmentalists and property professionals will be compelled to examine how buildings can be more sustainable, regenerative and resilient. This

presentation will address these imperatives. In doing so, participants will learn about strategies for planning and designing the symbiotic relationship between regions, cities, infrastructures and buildings.

- DATE:** Thursday, November 7th, 2013
(Please note date & time change)
- TIME:** 12:10 – 12:30pm – Networking
12:30 -2:00pm Meeting
- LOCATION:** The Saint Paul Hotel, 350 Market Street, Promenade Ballroom
- EDUCATION:** One hour of Continuing Education is pending
- COST:** \$32.00 early member registration
\$37.00 late/walk-in registration, after 10:00 a.m. Monday, Nov 4th
\$45.00 non member

To register, call 651-291-8888 or visit www.bomastpaul.org. Cancellations must be received Wednesday, November 6th by 10:00 a.m. Substitutions will be honored. Credit cards are accepted online and through the BOMA Office.

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 - Security Group Mtg. Nov. 19th
 - Superintendents Group Mtg..... Nov. 20th

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BRIAN FIELD, Senior Vice President of Management Services for Frauenshuh, recently attended a conference in Dallas where Henry Chamberlain, the President of BOMA International spoke. Brian is the Co-chair for the Greater Saint Paul BOMA Government Affairs Committee. He provides the following summary of Henry's presentation.

BOMA International represents 93 associations with more than 16,000 members in the US and 13 associations with 3,000 members in Canada. Current priorities for BOMA International at this time are:

Taxes
BOMA is seeking a two year extension of the 15 year amortization period for leasehold improvements, along with capital gains rates and carried interest treatment.

Energy Efficiency
Under section 179D, the credit is \$1.80/sf and needs to be \$3-\$4/sf. The federal officials have complained that not enough has been done and the credit/deduction isn't as well utilized as anticipated. BOMA pointed to the watering down of the credit. Also BOMA responded indicating a great deal has been accomplished with regard to improved energy

Chair's REPORT



It has been a busy month for the Association hosting or producing a wide variety of events including the 2013 St. Paul Market Report, the Changing Climates Seminar, the Products and Services Expo and kicking off this fall's Emerging Leaders program – just to name a few. And the calendar of upcoming programs through the end of the year is robust as well. While BOMA staff is

critical to planning and producing these events and programs, it is the volunteer committee members who, through their respective passions and expertise, imagine and guide these events to fruition for the benefit of all. On behalf of the Board, I would like to extend a big thank you to all who contribute their time and efforts!

As was pointed out in the Market Report presentation on October 14th, Downtown appears to be on the cusp of realizing some latent potential. New housing projects are in various stages of starting or nearing completion. Light Rail will be operating early to mid-2014. Construction on the new Regional Ballpark will begin soon. And we are starting to see buildings marketed for sale hoping to capitalize on an improving market. BOMA will continue to attempt to influence growth and overall quality of the downtown experience wherever possible.

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



Saint Paul BOMA welcomed Steven Jahn, Finance & Commerce, Ramsey County Commissioner, Rafael Ortega and Chris Parton from West Academic as guest speakers at the October Membership meeting.

SUPERINTENDENTS GROUP

Please welcome **Karla Peterson** who is an Engineer and Supervisor for the Community Public Water Supply Unit at the Minnesota Department of Health. There are approximately 1000 Community Public Water Supplies in Minnesota, including approximately 700 municipalities, and the Minnesota Department of Health is responsible for working with these systems to meet the Federal Safe Drinking Water Act. Minnesota has one of the highest compliance rates in the nation, due in large part to the commitment, time, and investment spent by these systems to provide safe drinking water to their consumers.

Karla will discuss why it is important that building owners have an emergency preparedness and response plan in place in the case of loss of water pressure. This includes understanding your building's plumbing mechanics and having a communication plan to notify tenants. We've had several large water main breaks in Minnesota in the past year, and this is an opportunity to review your general emergency response plans in preparation for this and other emergencies.

Steve Schneider is the General Manager of Saint Paul Regional Water Services. SPRWS provides 417,000 customers with reliable, quality water and services in Saint Paul and the surrounding suburban communities. Steve is responsible for overseeing all the operations at SPRWS and has worked in virtually all areas of the utility over his 23-year career in Saint Paul.

Steve will share with you who at Saint Paul Regional Water Services should be your first call in the event of an emergency water main break that affects your business. Find out what happens during an emergency main break and what you can do to make sure your business is notified.

DATE: Wednesday, November 20th
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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SECURITY GROUP

Violence Prevention Strategies Information

A shooting in the workplace is a horrifying tragedy and after the incident you will continuously replay it in your mind while asking yourself one question: Could I have prevented this? And you won't be the only one asking that question; the survivors, the families of any victims and their lawyers will also be in search of that answer.

Dan Murphy is one of the founders of Violence Prevention Strategies. In this presentation he will discuss the five components of a comprehensive workplace violence prevention program.

Dan Murphy is retired from the New York City Police Department after a distinguished career where he attained the rank of Sergeant and worked as a detective in several specialized units such as Narcotics, Gang Crimes and Homicide.

On September 11, 2001 Dan was a first responder to the tragic attacks on the World Trade Center. Subsequently he was assigned to the Joint Terrorism Task Force which teamed the NYPD with agents of the Federal Bureau of Investigation and the Central Intelligence Agency.

After retiring from his service to the City of New York, Dan worked as a fraud and financial crimes investigator for the Bank of New York. In 2005 he became the Director of Corporate Security for a

fortune 100 business where the safety and security of the executives, employees and clients was his paramount concern.

DATE: Tuesday, November 19th
TIME: 12:00 to 1:30 p.m - Lunch
LOCATION: 401 Securian Building; 401 Robert Street, Xcel Training Center – 1st Floor
COST: \$15.50 pre-registered; \$17.50 walk-in
EDUCATION: 1 ASIS CPD available

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

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Greater Saint Paul BOMA's

23rd Annual Building Products & Services Expo



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- ABM – Building Value
- AlliedBarton Security Services
- Allweather Roof
- Aspen Waste Systems, Inc.
- BELFOR Property Restoration
- Brin Northwestern Glass
- Comcast Business
- Construction Results Corp.
- Corval Group
- Creative Lawn and Landscapes, Inc.
- District Energy
- Divine Swine Catering
- Ecolab
- Edward H. Cook & Associates
- Energy Management Collaborative
- Filtration Systems, Inc.
- Four Seasons Energy Efficient Roofing
- GDS Associates
- General Security Services Corporation
- Grazzini Brothers
- Greiner Construction
- Harvard
- Horizon Roofing, Inc.
- Impark
- Intact Building Services
- John A. Dalsin and Son, Inc.
- KONE, Inc.
- Larson Engineering
- Managed Services, Inc.
- Marsden Services
- McCaren Designs, Inc.
- McPhillips Brothers Roofing Company
- Mohagen/Hansen Architectural Group
- Parsons Electric
- Peoples Electric Company
- Premier Lighting
- Reliable Property Services
- Restoration Systems, Inc.
- Schindler Elevator Corp.
- Schumacher Elevator Company
- ServiceMaster by Hedden
- Shred Right
- Spectrum Sign Systems
- Standard Parking
- ThyssenKrupp Elevator
- Tierney Brothers, Inc.
- UHL Company
- Viking Electric
- Voss Lighting
- Western Waterproofing

BOMA Member Spotlight



RICK COOK

Aspen Waste Systems

I was born and raised in the Quad Cities. The Quad Cities is a large metropolitan area located on the Mississippi River spanning both Iowa and Illinois. I graduated with distinction from United Township High School in 1985, and was granted a full ride at Northern Illinois

University. While attending college there I earned a bachelors degree in Marketing with a minor in Communications.

The Truth: Born in the Quad Cities. Graduated from United Township High School with a 3.2 GPA. Got my College paid for by my dad.

After graduating college I was actively recruited by Bill Ruckleshouse (the former head of the Environmental Protection Agency-EPA) to help save the world from the increasing amount of waste going into landfills. I have been working under cover as an "Account Executive" for the past 22 years, furthering the goal of the EPA of "zero waste". I have been able to further this goal by reducing waste to landfills by 70%. I have served a key role in achieving this by securing material for the processing centers in Hennepin, Washington, and Ramsey Counties, establishing recycling routes, and fostering metro wide programs of waste diversion like Source Separated Organics.

The Truth: After college I was recruited by BFI, who's President at the time was Bill Ruckleshouse, to be an account executive. I transferred with the company to the Twin Cities, and later joined Aspen Waste Systems in 1998 where I am currently a garbage salesman.



Each month Greater Saint Paul BOMA will highlight a BOMA member. If you would like us to feature you and your company please email denise.jenkins@bomastpaul.org.

In 1990, I started dating an aspiring "Super Model", Sandy Kratzer. After a courtship of 2 years, I asked her to marry me, she graciously accepted, and we moved to the Twin Cities. We have 2 boys, John and Joshua. Both of my boys have selflessly dedicated themselves to solving the unemployment / underemployment problem facing the "Y" Generation.

The Truth: I met my wife of 21 years in the Quad Cities. She is absolutely gorgeous. I have 2 sons who I love dearly. They are currently under employed, and have not yet achieved their true potential.

I was recently contacted by key members in congress to help solve the Government Shutdown and address the impending Debt Crisis. With my help we were able to negotiate a 12th hour deal that opened the government and funded our Debt until February of 2014. YOU'RE WELCOME!! I do not know if I will be asked again to aid in the solution going forward, but am available if they need me.

The Truth: I filled out 2 mass email surveys sent to me by both members of congress earlier this month.

In my spare time I enjoy playing golf, and riding motorcycles. I recorded a 53 at the TPC at Deer Run Golf Course.

The Truth: The score recorded was only for 9 holes, therefore ending my aspirations of becoming a PGA professional.



EMERGING LEADERS PROGRAM

Building Operations

Scott Peterson with Ecolab will be our speaker this month. Scott will give an overview of the primary build systems (electrical, heating & cooling and plumbing). He will also cover contract services pertaining to cleaning, elevator and security.

DATE: Friday, November 8th
TIME: 11:30am – 1:30 p.m.
LOCATION: Ecolab, 370 Wabasha Street, Saint Paul

AEON VOLUNTEER DAY

Greater Saint Paul BOMA is looking for 6 - 12 volunteers to aid our Charity Partner Aeon in a project that will not require your money, just some of your time. Looking for a way to "pay it forward"? This is for you!!! We will be painting at the Crane-Ordway Apartments.

DATE: Tuesday, November 12th
TIME: 1:00 – 4:00pm
LOCATION: The Crane-Ordway Apartments in St. Paul (281 East 5th St.)

Please contact the BOMA office at 651-291-8888 to sign up.

BRIAN FIELD - CON'T FROM PAGE 1

efficiency in office buildings from where we were 10 years ago and has the data to back that up. BOMA continues to push efforts to drive industry performance through bench marking capabilities such as Energy Star.

Terrorism Risk Insurance Act (TRIA)

Current legislation is set to expire at the end of 2014. It is imperative that the Act be extended for 5 years. Private insurance will not work. This is a potentially huge issue for the industry.

Environment

Governmental regulation and EPA in particular continue to present challenges. Proposed post construction (intended for existing buildings vs. new) storm water rules are very burdensome. BOMA is weighing in. Final rules are due by December, 2014. Also lead paint rules, ex. lead paint in boiler rooms, with the final rules now due by December, 2016.

Codes

BOMA codes advocacy is the result of BOMA's unique role and reputation in the realm of building codes. Codes are constantly under fire with changes proposed from many sources. BOMA is the only (or one of the only) professional trade organizations with a seat at the table for revision of the IBC under consideration and review. Recent past year proposals that were defeated would have resulted in minimum of \$3.00/sf costs for office building owners.

BOMA in the future is a topic receiving much attention. Today BOMA International's role is viewed as Advocacy, Floor Measurement Standards, Industry Research and industry Leadership in Sustainability. Local associations' primary role is viewed as Education, Codes, Advocacy and Networking. BOMA International in the future would be Federal Regulatory Legislation, Education and Training, Standards and Research, and casting a bigger tent in CRE with the goal of expanding BOMA's reach by adding for example, industrial property and promoting the medical group. Development of Leadership would be a shared goal with International and local associations. Also there is attention being given to the future considering the impact of "millennials" on the industry both as office space users and future BOMA members.

BOMA & A BREW

Greater Saint Paul BOMA & A BREW Social Event

DATE: Thursday, November 14th
TIME: 4:00 – 6:00 p.m.
LOCATION: FACES, 373 Sibley St., Saint. Paul
COST: N/A

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.



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CALENDAR 2013

NOVEMBER

Brokers Meeting.....November 6th
General Membership MeetingNovember 7th
Emerging Leaders ProgramNovember 8th
BOMA & A Brew.....November 14th
Security Group Meeting.....November 19th
Superintendents Group Mtg.....November 20th

DECEMBER

Brokers Meeting..... December 4th
Silent Auction/Holiday Party December 9th
Board Meeting December 12th
Emerging Leaders Program December 13th
Security Group Meeting..... December 17th
Superintendents Group..... December 18th

NEW MEMBERS

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