



Saint Paul BOMA NEWS

April 2014 Vol. 44, No. 4

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

In this edition:

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

Events at a glance:

- Brokers Meeting.....Apr. 2nd
- BOMA & A Brew Apr. 3rd
- Gen. Membership Meeting..... Apr. 14th
- Superintendents Group..... Apr. 16th
- Recycling Seminar Apr. 21st

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THE OPENING OF THE GREEN LINE IN ST. PAUL It's Impact on You and Your Current and Prospective Tenants

Speed, Lights, Sound, Action – the LRT Green Line will open with a grand event mid June. What will the impact be on you and your current and prospective tenants?

Dana Happel with the Central Corridor, **Brian Funk** from Metro Transit Operations and **Jim Franklin** with the Metro Transit Police will provide us with answers to all of the top of mind questions. A few of the things they will cover are:

The top things you and your tenants need to know

- Tickets – Costs, How and Where to Purchase
- Hours of Operation/Frequency for Train and Vertical Connections
- Stops, Length of Rides and Transfers

What are the Property Manager's responsibilities vs. Metro Transit responsibilities as it relates to maintenance issues like trash, snow removal, sidewalk maintenance, and upkeep of transit areas?

How are the Transit Police different from the SPPD?

- Preparations to open LRT – What type of training and exercises did they utilize?
- Emergency Management - Security on the train – utilizing the existing force and additional officers both plain clothed & uniformed.



- DATE:** Monday, April 14th
- TIME:** 11:40 – 12:00 Networking
12:00 – 12:30 Lunch
12:30 – 1:30 Program
- LOCATION:** The Saint Paul Hotel;
350 Market Street
- COST:** \$34.00 early member registration
\$39.00 late/walk-in registration
\$45.00 non member

PLEASE NOTE: This meeting will also serve as the Association's Annual Meeting with the election of officers.

To register, call 651-291-8888 or visit www.bomastpaul.org. Cancellations must be received Friday, April 11th by 10:00 a.m. Substitutions will be honored. Credit cards are accepted online and through the BOMA Office.

Chair's REPORT



“How well we communicate is determined not by how well we say things but how well we are understood.”

- Andrew Grove, former CEO, Intel Corporation

I would add to that, “But saying things well greatly improves the likelihood of being understood.”

Enhanced communication is and will be one key tenet guiding the activities of Greater Saint Paul BOMA in 2014 and beyond. Communication of long term vision and strategic goals of the Association, communication of the unique personal and company value proposition of being a member, and communication of the needs of our members with counterpart organizations and community partners are just a few of the areas of focus.

For example, you will be hearing more over the coming year about our new website and customer relationship management

system, creation of a new-member orientation and on-boarding program, member satisfaction and idea survey to be sent out during the summer, an upcoming long term Strategic Visioning exercise by the Board led by an outside expert, leadership development of members and the evolving role of the Saint Paul Downtown Alliance. And... these are few of the highlights!

Of course feedback is critical to the success of any communication. We solicit and encourage thoughts from members pro or con to all that we do to help ensure we are delivering the services and opportunities important to your needs.

Please look for updates on these and other efforts being undertaken for your benefit as the year progresses!

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

SUPERINTENDENTS GROUP

The Globally Harmonized System will be the topic of discussion for the April Superintendents Group. This presentation will cover the development of the new hazard communication system, including labeling, the new 16 point safety data sheets and how they differ from the old material safety data sheets, the easy to understand picture symbols, and the effective MNOSHA enforcement dates for using this new system.

Our speaker **Gary Petersen** is a Training Officer with MNO-SHA, a position he has held for the last several years. Other positions he has held within the MN Department of Labor and Industry include Senior Field Representative with the Apprenticeship Division and Workers Compensation Supervisor with the Information Processing Center.

DATE: Wednesday, April 16th
TIME: 11:30am – 12:45pm
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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Legislative Update



The Legislature was busy with committee hearings in the third week of session, moving bills to meet the first committee deadline scheduled for March 21. The House Tax Committee discussed restructuring or possibly repealing the estate and gift tax changes adopted in 2013 while the Senate Tax Committee reviewed proposals on the modification of sales tax provisions. The Senate Judiciary Committee heard four proposals on economic security measures for women in the workplace and the House Education Policy Committee discussed early childhood learning scholarships.

TAXES

The House Tax Committee discussed the possibility of modifying or repealing the estate and gift tax changes adopted in 2013. Changes discussed included providing one exemption of \$1.5 million for both taxes and modifying rate structures into a unified tax with rates ranging from 10 to 18 percent. [HF2014](#), authored by Representative Sarah Anderson (R-Plymouth), would repeal the gift tax, enacted by the 2013 Legislature, retroactive to its original effective date and the imposition of the estate tax on gifts made within three years of death. Both bills were laid over for possible inclusion in an omnibus tax bill.

The Senate Tax Reform Committee held a hearing on [SF1860](#), authored by Senator Ann Rest (DFL- New Hope), revising the

sales tax on purchases and sales to local government units. The bill was laid over for further discussion. The Senate Tax Committee has set a busy schedule next week to deliberate over federal tax conformity with the goal of approving a bill by the end of the week.

ECONOMIC SECURITY FOR WOMEN

On Friday, the Senate Judiciary Committee heard four bills seeking to improve the economic security of women. [SF1956](#), authored by Senator Katie Sieben (DFL- Newport), would modify employment provisions on pregnancy accommodations and parenting leave. [SF2006](#), authored by Senator Melissa Wiklund (DFL- Bloomington), would prohibit employment discrimination based on the status as a family caregiver. [SF2105](#), authored by Senator Sandra Pappas (DFL- St. Paul), seeks to establish earned sick and safe time. [SF1806](#), also authored by Pappas, would require private businesses to obtain a certificate of pay equity compliance as a condition for approval of state contracts and appropriations. These bills were still in committee at the time of publication.

SOCIAL MEDIA UPDATES

The government relations team at Faegre Baker Daniels has launched a Twitter account to provide live updates and information of news and events happening at the Capitol. Make sure to follow us at [@FaegreBD_MNGov](#) to receive our tweets.

Kathy Hahne - Faegre Baker Daniels

Kellogg Boulevard Bridge Replacements set to occur Downtown in Summer 2014

Kellogg Boulevard in downtown Saint Paul boasts several complex and relatively unknown bridges along the Mississippi River bluff. Two such structures, originally built around 1930, are at the end of their useful lives and scheduled to be replaced. Due to the complexity and location of the bridges, unavoidable and significant downtown traffic impacts are anticipated during construction.

The bridges of Kellogg Boulevard are hardly evident to the traveling public. Each structure is of unique design and abuts (often seamlessly) with surrounding sidewalk, roadway, utilities and buildings. This interface is the result of decades of downtown development along an erosive river bluff environment, and it places incredible demands on the bridge rehabilitation efforts necessary to maintain safe travel on Kellogg Boulevard.

The City and its project consultants have studied potential effects of this project to downtown business and transit. De-

tour plans and closure limits have been defined, and in the coming weeks the City will present the project to numerous stakeholder groups in an effort to best understand and reduce project impacts. The anticipated construction schedule is from June-December 2014, with roadway closures and/or restrictions impacting Kellogg Boulevard, the Wabasha Bridge, and the Exchange Street Viaduct from 7th Street W (RiverCentre) to Wabasha Street (City Hall). Posted roadway detours will primarily redirect traffic along 7th Street and Robert Street. Local access to parking facilities and businesses will be maintained throughout construction.

An open house public information meeting will held in late March or early April. Various stakeholder groups will be notified of the meeting. For more information please contact paul.st.martin@ci.stpaul.mn.us

SECURITY GROUP

No meeting in April. Mark your calendar, for Thursday, May 8th. Joint BOMA/ASIS Meeting for an indepth look at safety and security on LTR.

KILOWATT CRACKDOWN Awards Ceremony

If your building participated in the 2013 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 Betsy Hodges and St. Paul Mayor Chris Coleman have again been invited to present the awards. All competitors will receive a certificate of participation. Two 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

WHEN: April 3, 2014

8:00 - 8:30 AM Sign-in

8:30 - 10:00 AM Awards Ceremony

WHERE: Fifth Street Towers; 150 South Fifth St, 3rd floor

COST: This event is open to and free to all 2013 competitor teams but advance registration is required.

To register go to www.bomampls.org

2014 Golf Tournament

Join us on Monday, July 21, 2014 for Greater Saint Paul BOMA's 27th 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 Wednesday, April 30, 2014. 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 21st

LOCATION: 3M Tartan Park, Lake Elmo

COST: \$175 per golfer if registered and paid before April 30th, \$185 after April 30th

Register at www.bomastpaul.org

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

Introduction of -



Danielle Voigt

We would like to introduce all of our Greater Saint Paul BOMA members to our newest addition in the office, Danielle Voigt. She is our new Membership Services Assistant and started working with us in March.

Danielle graduated from the University of Wisconsin-River Falls with a Bachelors of Science in English and a minor in Adolescent Development. She enjoys reading, scrapbooking, and spending time with her family. She enjoys sharing new experiences with her daughter, Jori, and loves the continual growth that she experiences as well. Danielle's love for learning and communications is what propelled her towards an English degree and she hopes to continue her education in the future. Danielle recently moved to White Bear Lake and is excited to be joining the Greater Saint Paul BOMA office.

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Migrating birds can be drawn in to the lights in our cities when they are flying over at night. Once there, many are killed or injured in collisions with buildings. Minnesota building owners, managers and tenants can dramatically reduce these collisions, while saving money and energy, by participating in BirdSafe Lights Out

DATES: Spring – March 15 through May 31

TIMES: Midnight to dawn

Priority lights:

- Exterior architectural lights;
- Interior lights at all levels – especially upper stories;
- Atrium or lobby lighting dimmed or off to the extent possible for safety and normal operations.

For more information please visit www.mn.audubon.org

New Website Makes Progress

At the January Membership Meeting, new Greater Saint Paul BOMA initiatives for 2014 were discussed. One of these initiatives is the new website. Since that January meeting, a vendor partner has been identified and contracted: StarChapter. This organization is an AMS provider. AMS stands for Association Management Software. An AMS provides an association with both a website and a membership database. Increasingly associations from many industries are turning to the AMS bundled software model as a technology solution.

StarChapter provides services to many different types of associations across the U.S. Currently, twelve BOMA locals use StarChapter to meet their website and database needs. Greater Saint Paul BOMA is working with StarChapter representatives to create our new website. We are anticipating completing the website in the next 4-6 weeks.

Once we launch, members will find the new website to not only be visually appealing, but also easier to navigate, and register for programs and events. Over time, we can scale up the website to include greater content and resources as these are developed. It will be a much stronger and more valuable communications tool than our current website.

Saint Paul Art Crawl April 25th – 27th

Since 1977, the Saint Paul Art Collective (SPAC) has empowered artists in the Lowertown neighborhood by expanding connections and protecting inspirational spaces for artists to create and grow. Recognizing that art is essential for a healthy and vibrant community, SPAC runs and supports projects, initiatives and events that increase the awareness of its artists, their work, and the crucial role they play in the greater cultural life of the Twin Cities. The Saint Paul Art Crawl has been the Collective's cornerstone event for over twenty years. Don't miss this great Saint Paul event! For more details visit www.artcrawl.org

Friday, April 25th from 6:00 – 10:00pm

Saturday, April 26th from 12:00 – 8:00pm

Sunday, April 27th from 12:00 – 5:00pm

If you are interested in helping in the development by being a “tester”, contact Denise Jenkins at denise.jenkins@bomastpaul.org. In this role, you will be allowed to enter the website before it is launched and provide feedback that will be used in the final development.

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BOMA & A BREW

Greater Saint Paul BOMA & A Brew Social Event

DATE: Thursday, April 3rd
TIME: 4:00 – 6:00pm
LOCATION: The Liffey Irish Pub
175 West 7th Street, Saint Paul, MN

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:



BOMA BITS

- Revival Wine Beer and Spirits will be having a grand opening in May. The store is 2,200 usable sq. ft. located on the northeast corner skyway level of the Pioneer/Endicott Building.

BOMA ESSENTIAL COURSE RECYCLING

Where we've been and where we are going - Innovative programs leading the way to the future.

We have been recycling for years. But, do you really know where your efforts will lead you in the future or the latest in innovative programs out there for you to take advantage of?

Programs like BizRecycling which offer free assistance to businesses and institutions that want to learn about recycling opportunities for paper, bottles, cans, food and other organic waste, can impact our environment and add to your bottom line!

Get Information on....

- Why the Twin Cities Recycling market is unique with the abundance of options to keep material out of Landfills?
- The multitude of options for diverting material from the waste stream and the costs associated with each stream
- Organics - Innovative Recycling Idea - Recycling source separated compostables such as food, waste mixed with non-recyclable paper into valuable compost and mulch processing solutions.
- County Programs to help public and private firms to "Go Green like BizRecycling.
- Minnesota Waste Wise – worked with over 1300 businesses in 2012-2013 with over 120 completed projects, over 8 million pounds per year of recyclables and organic waste diverted, savings as high as \$25,000 per year.
- Why recycling is important in construction for both building demolition and tenant build-outs. How and what materials are recycled and what questions should you be asking your contractor?
- New and innovative Recycling trends
- Innovative case studies from the Science Museum of Minnesota and new construction and tenant build outs will be presented. What did they learn and how can that help you?

Attendees will walk away with checklists and helpful resources to make sure you are on your way to a cutting edge recycling program that will save in more ways than one!

2 hours of Continuing Education are pending for this meeting.

Celebrate Earth Week and Attend.

DATE: Monday, April 21st
TIME: 11:30 am – 1:30 pm (Box Lunches provided)
LOCATION: 180 E. 5th Street,
2nd Floor Conference Room
Parking is available at 375 Jackson

PANELISTS INCLUDE:

Rick Cook, Aspen Waste, **Dan Satter**, Science Museum of Minnesota, **Anne Ludvig**, Specialized Environmental Technologies, **Zack Hansen & Kate Bartelt**, Ramsey County, **Rachel Oelke & Ken Francois**, Kraus Anderson Construction

COST: BOMA members and Affiliate Members - \$40 for your first attendee, \$25 for additional attendees from same company
Non BOMA members - \$50 for your first attendee, \$30 for additional attendees

Go to www.bomastpaul.org to register.

Program sponsor



Breakfast and literature sponsorships still available – call Rhonda Pape at 651-238-0822 for more details!

2014-2015 Directory

Ad Reservations are being taken for the Greater Saint Paul BOMA 2014-2015 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
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CALENDAR 2014

APRIL

Brokers Meeting..... April 2nd
BOMA & A Brew April 3rd
General Membership Meeting April 14th
Superintendents Group..... April 16th
Recycling Seminar April 21st

MAY

Brokers Meeting..... May 7th
BOMA/ASIS LRT Meeting May 8th
General Membership Meeting May 12th
Superintendents Group..... May 21st
Board Meeting May 28th

NEW MEMBERS

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