



EXCHANGE

April 2015

NEWSLETTER OF THE INTERNATIONAL FACILITY MANAGEMENT ASSOCIATION - MINNEAPOLIS / SAINT PAUL CHAPTER



IFMA April Chapter Meeting

The Future Face of Facility Management - Six Stories

Date:

Wednesday, April 1st

Time:

11:15 am - 1:00 pm

Location:

McNamara Alumni Center
200 Oak Street Southeast
Minneapolis, MN

About the Program:

This month we focus the spotlight on facility managers who started their careers in the 21st century. Learn about the future of FM in our area and meet six up and coming professionals who are shaping our industry. They will discuss the challenges and opportunities they face being new FM's or students. Hear their perspective on how all of us can work together for a sustainable professional future.

The Speakers:

- **Chris Barrett**, FMP-Allianz Life
- **Greg Frey**, CFM-Wings Financial Credit Union
- **Brian Hjelt**, University of Minnesota, College of Biological Sciences
- **Laura Magnuson**, CFM-Cushman & Wakefield/NorthMarq
- **Andrea Uecker**, Cusham & Wakefield/NorthMarq
- **Tatiana Peden**, Orbital ATK

Prior to the April Chapter Meeting there will be a New Member Orientation that begins at 10:45 am in the Alumni Room at McNamara. If you are a new IFMA member and plan to attend, please email Mary Pat McGlynn (marypat@msp-ifma.org).

[Click here](#) to view more and to register

upcoming events:



April Chapter Meeting

April 1, 2015



May Chapter Meeting

May 6, 2015



Deep Dive

May 21, 2015



June Chapter Meeting

June 3, 2015

[Click here](#) for full calendar

www.msp-ifma.org

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IFMA May Chapter Meeting

Target Center – Past, Present & Future: Panel Discussion and Tour

Date:

Wednesday, May 6th

Time:

3:15 – 5:00 PM Networking & Program
5:00 – 5:45 PM Tour

Location:

Target Center
600 1st Avenue Northeast
Minneapolis, MN 55414

The Target Center panel discussion will explore the extraordinary range of programming supported by the facility, how the facility's needs have evolved over the past 25 years, what are the current facility's short comings, and which guiding principles will inform the planned renovation. Representatives from the City of Minneapolis, Timberwolves and AEG will each discuss their unique perspectives on how the repositioned Target Center will address their respective visions and goals. Hosting 200 events a year, this program will share an insider's glimpse of what the reinvented Target Center will look like and how the renovated facility will increase the vibrancy of downtown Minneapolis, enhance the fan's experience, and increase the venue's ability to secure the region's top attractions. A facility tour will follow the panel discussion.

Speakers:

Jeff Johnson, City of Minneapolis, Executive Director of the Minneapolis Convention Center

Ted Johnson, Timberwolves, Chief Marketing Officer & Senior Vice President

Steve Mattson, AEG Facilities, Vice President and General Manager

Tom Hysell, AIA, LEED AP BD+C, Alliance, Principal

[Click here](#) to register

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President's Letter

IFMA World Workplace 2020 - Facility Fusion 2018

Hello, this letter comes during a time in mid-March that has us in beautiful spring weather. I hope it lasts.

Some of you may know that I have been on a quest to bring IFMA World Workplace to our metro area. I have been lobbying, as have others, the executive leadership of our organization in the effort of gaining their support. I have partnered with [Minneapolis City by Nature – Meet Minneapolis Convention and Visitors Association](#). They have been communicating with [HelmsBriscoe](#) who is retained by IFMA International to provide venues for these events. These efforts and communications have been focused to allow us to receive a much coveted World Workplace RFP to be able to compete for the chance to become the center of the FM world for a week during World Workplace.

I am happy to report that we received not 1 but 2 RFPs. One for [World Workplace](#) and one for [Facility Fusion](#).

World Workplace 2020

During this week World Workplace would bring in:

- Estimated \$9.7 Million economic impact to our metro area
- 5,000 attendees
- 7,000 hotel rooms booked
- Facility Fusion 2018
- A 4 day event that would bring in:
- Estimated \$800,000 economic Impact to our metro area
- 700 attendees
- 1,200+ hotel rooms booked
- Some of what we have to offer:
- A very strong, innovative chapter with a commitment to IFMA's Vision, Goals and Values
- A new Vikings Stadium – freshly refurbished from the [2018 Superbowl](#)
- New \$50 million dollar redesign of the [Nicollet Mall](#)
- A new Light Rail system going from downtown Minneapolis, to the Union Depot St. Paul, to the Mall of America.

I included the statement below in one of my 2 letters of support that were included in our two proposals.

“We have established one of the few FM degree programs in the country at the University of Minnesota followed by our scholarship commitment to FM students. We are committed to community outreach and education via our Outreach Committee which is setting up programming in schools to teach students about and advocate for the FM profession. We are committed to facilitating study groups for the IFMA credentialing programs.”

The primary competition for the 2020 World Workplace program is San Francisco, Nashville, Boston, New York, and Orlando in addition to Minneapolis. The primary competition for the 2018 Facility Fusion program is Nashville, Ft. Lauderdale, Portland, Baltimore, and Atlanta in addition to Minneapolis.

[IFMA's World Workplace 2015](#) will be hosted by Denver “The Mile High City”.

We have our work cut out for us down what looks like a long road, but these opportunities will be here soon enough.

Have a great and successful April, until next time.



Greg Williams CFM, SFP, FMP

Ramsey County



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[Click here](#) to view the entire board



Annual Celebration Award Winners information and photos are now available on the IFMA MSP website. [Click here](#) for more information.



IFMA 2015 Annual Golf Tournament

Save the Date!

Date: Tuesday, July 14th	Time: 9:00 am – 7:00 pm	Location: Legends Golf Course, Prior Lake
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Registration and Sponsorship opportunities will be available soon!



IFMA March Chapter Meeting Recap

Accomplishing tasks with diminishing resources is something that facility managers are asked to do all of the time. The March program identified an opportunity to use off balance sheet debt to complete energy saving capital improvements for facilities through a program called Property Assessed Clean Energy or PACE (www.pacenow.org).

The speakers were Dave Haselman from KFI Engineering along with Bill Griffith and Jake Steen from Larkin Hoffman law firm. The key components of the PACE program involve energy saving capital improvements. Dave provided the engineering perspective while Bill and Jake provided some background about why the program was created.

Often times, companies are not able to pull the trigger on energy saving improvements because of the initial cash outlay is too much or the payback is too long to make the investment worthwhile for the company's use of cash or debt. The PACE program allows companies to complete their energy saving improvements and finance 100% of the costs, including applicable design fees and supporting studies, and pay that cost back on their property tax bill as an assessment. As such, projects that have been sidelined because of a longer payback period may be achievable and actually generate cash flow for the end user.

There are some limitations to the program. The total cost of the project cannot exceed 20% of the property's assessed value and the company paying the tax bill has to have strong credit. The project also needs to provide energy savings that can be recouped within a 20 year time frame.

The speakers showed several examples where this program was utilized either for a full building mechanical retrofit or for upgrading certain pieces of equipment. Because there is no cash out of pocket by the property

owner, the energy savings typically create cash flow for the project in excess of the debt service. The PACE program is approved in 31 states and also has been used on leased properties and in new construction, so it is a tool that companies can use to get those energy saving projects off of the sidelines and into production.

The presentation and contact information for the speakers is posted on the IFMA chapter website www.msp-ifma.org.

Wayne Tieg, Programs Committee Chair

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Education

CFM Study Group

Congratulations to the CFM Study Group on completing the 3 day Workshop Plus under the guidance of our three certified instructors, Peggy McCarthy, Paul Wallerius, and Mary Kay Buescher! Good luck to our Future CFMs as they prepare for the Exam!

- Christopher Barrett Kevin G. Maas
- Bill Dvorak John Viktora-Croke
- Victor Flint Janice Young
- Michael Lexvold

Renewing of CMF and SFP credentials on website

Information on renewing your CFM and SFP credentials can now be found on the website under the Education Tab. Click on Credentials-Renewal for more information.

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