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MINNESOTA SHOPPING CENTER ASSOCIATION

SEPTEMBER 2020

The Connection



Pandemic Retail IAQ Challenges & Solutions



by Dan Fox,
GAUSMAN AND MOORE

Brick and mortar stores are taking it on the chin regarding the various requirements that have shut down or restricted opening their stores. Social distancing has customers staying away or being leery of entering busy stores. While there is no substitute for wearing personal protective equipment and keeping your distance in a pandemic, there are indoor air quality solutions that reduce airborne contaminants and create a healthier shopping environment.

Indoor air quality (IAQ) is measured by the contaminant concentration as compared to allowable levels set by regulatory agencies. IAQ is also somewhat subjective as different people have different sensitivity to what is in the air. Chemicals like volatile organic compounds (VOCs), carbon dioxide, carbon monoxide, ozone, formaldehyde, radon, nitrogen dioxide, sulfur dioxide are either a result of people, building material off-gassing or combustion inefficiencies. Other contaminants in the air include mold, bacteria, fungus, and viruses. Virus particles, particularly COVID19, are extremely small, making them very difficult to control. What is clear is that clean air must play a role at getting consumers back into retail settings.

ASHRAE standard 62.1 is the basis of the IAQ standard that most codes rely on as it is research based and developed by the industry. There are multiple paths outlined in the standard to achieve good IAQ depending on the type of HVAC system in the building. Operating building systems during a pandemic is not the intent of the standard, so moving forward will require an engineered approach to best practices for building occupancy.

The engineering analysis assesses the type of HVAC system that returns the highest life cycle performance for the project budget. In the retail environment, the majority of systems generally fall into the packaged roof top mounted HVAC unit. This type of unit is found on a stand-alone building, strip center, in restaurants, gyms, grocery stores, or even in enclosed malls. Other buildings and retail settings with larger campuses may share larger more centralized HVAC systems using large indoor air handling units with chilled water for cooling and heating water to deliver heat. Still others may use more distributed type systems like heat pumps or terminal equipment. Understanding the distribution type, airflow patterns, and amount of space each system serves will play a vital role in how the spread of airborne pathogens are controlled.

There are a number of strategies traditionally used to address IAQ in traditional HVAC systems.

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Understanding the distribution type, airflow patterns, and amount of space each system serves will play a vital role in how the spread of airborne pathogens are controlled.



CONTINUED: Pandemic Retail IAQ Challenges & Solutions

These include ventilation (amount of outside air), filtration, UV lights, and ionization technology. Exploring each of these will reveal pros and cons to each approach with limitations in new design and retrofit applications.

The goal of a ventilation strategy is to replace inside air that is contaminated with outside air that is not. The solution to pollution is through dilution. This strategy works hand in hand with filtration. Filters capture contaminants to prevent recirculation in the HVAC system. The better filters capture finer particles, but come at the cost of using more fan energy. UV light technology in the airstream works to kill mold, bacteria, and viruses. Traditionally focused on cooling coil cleaning, UV does not effectively kill viruses on the move. Bipolar ionization and needlepoint ionization are two technologies that prove promising. Ions, or charged particles, act to clean the air much like they do in nature. The ions attach to harmful particles in the air, attacking their chemistry to break down contaminants and combine them into larger particles that are more effectively filtered. The above technologies are proven. Monitoring their performance is important to know they are working. Be aware of new technologies that haven't been fully tested or produce harmful byproducts.

Each application has its challenges. While maximizing the amount of ventilation air is recommended, typical roof top units have limitations. Retrofitting HVAC systems with HEPA filters may be a good idea, but not if the fan can't handle it additional pressure drop. Some strategies work together, but rely on contaminants to be entrained in the HVAC system in order for control measures to be effective. Some airflow patterns are better than others when it comes to airborne pathogen control. Dedicated outdoor air systems (DOAS), underfloor air distribution, displacement ventilation, negative pressure, and source capture are some examples that have potential.

There are a number of solutions available to improve indoor air quality. Some are simple and can be retrofit into the existing equipment. Others are more elaborate and require significant equipment upgrades that comes with a cost. The right solution for your space will require some study to ensure the HVAC air stream is not compromised and ensure that any modifications made return the best environment for the occupants and the greatest value for the investment. Stay tuned for a future publication with more specific information on retail specific application.

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MN Marketplace

▶ **MINNESOTA MEDICAL SOLUTIONS** received approval recently to move forward with a dispensary at Burnside Plaza in Burnsville. The company continues to expand in Minnesota.

▶ **7-ELEVEN** will become the owner of the former Super America, which are now Speedway stores in Minnesota.

▶ **MEDICAL TATTOO CENTERS OF AMERICA** recently opened at North Central Commons in Blaine off of Highway 65.

▶ **ELM CREEK BREWING CO** opened this summer in Champlin.

▶ **PSYCHO SUZI'S**, put its patio to work with a new all-you-can-eat, open bar concept, great for fall dining!

▶ **BURGER KING** is replacing Wendy's, which permanently closed in Cloquet.

▶ Wholesale giant **COSTCO** has closed on land; it plans to build a 160,000 square-foot store with 725 parking spaces in Duluth.

▶ **TOP TEN LIQUOR** is currently under construction at Celtic Crossing in Rosemount and will be opening this fall, taking the former MGM Liquor space.

▶ **CALHOUN BEACH ATHLETIC CLUB** will close its doors to the public September 20th due to the pandemic shutdown.

▶ **THE VAPOUR SHOPPE** in Inver Grove Heights is relocating to Inver Grove Marketplace.

▶ **8 RECENT RESTAURANT OPENINGS TO TRY OUT INCLUDE: CASA MARIA** and **PORK AND PICKLE**, Minneapolis, **SCARLET KITCHEN & BAR**, Redwing, **TASTE OF RONDO BAR AND GRILL**, St. Paul, and **ELMAR'S NEW YORK PIZZA**

in Plymouth, **PYRAMID PIZZA AND GRILL** opened in the old Red's Savoy location on Hennepin Avenue in Minneapolis. **BEBE ZITO** is the new brick-and-mortar spot for the former ice cream pop-up from co-owners Be Spangler and Gabriella Grant.

▶ **FREDDY'S** opened in Rogers this past month joining **JERSEY MIKES** and soon **DUNKIN**. Jersey Mikes recently opened in Edina in the Pentagon Park area off of Highway 100.

▶ Edina lands a **LYNHALL** at 50th and France at Nolan Mains.

▶ **FUJI YA** has closed after 61 years. **OCTO FISHBAR** located in the Lowertown St. Paul area helmed by James Beard Award winning chef Tim McKee has closed. There are no plans to re-open. **LUSH**, a Northeast Minneapolis gay bar best known for its drag shows and brunches, has closed.

▶ **RUSTICA BAKERY** has opened in the Life Time Complex at Southdale Center.

▶ **BROTHER JUSTUS WHISKEY**, craft distillery, has signed a lease for a space in Northeast Minneapolis.

▶ **THE GROWLER** magazine, launched in 2012 to cover Minnesota's rapidly growing craft beer scene ended its run with its August issue with more than 80 print issues. We will miss you!

▶ **SHIPT** partners with **FRESH THYME** to bring same-day delivery across the Midwest.

▶ **COASTAL FOODS** opened a new Minneapolis location this past month at 2007 E. 24th Street and is four times larger than the original location.



by Lisa Diehl,
DIEHL AND PARTNERS, LLC



by Holly Robinson,
MID-AMERICA REAL
ESTATE – MINNESOTA, LLC





MSCA 2020 GOLF SPONSORS/WINNERS

THANK YOU!!

Thank you to all MSCA golfers, sponsors and volunteers for your help, patience, flexibility and dedication to the 29th Annual Golf Tournament. The weather was perfect for our first in person networking event since March! See you on the course in 2021!

— Emma & Karla, MSCA Staff

2020 SPONSORSHIPS:

TOURNAMENT TITLE SPONSORS: Aspen Waste Systems, Inc.
Cutting Edge Property Maintenance

PARTEE CART: Lifestyle Landscapes

BEVERAGE: Kraus-Anderson Companies

GRAB & GO BREAKFAST AND GRILLING STATION: H.J. Development, Inc.

OASIS: The Mandinec Group Landscaping Inc.
Mid-America Real Estate – Minnesota, LLC

TAKEAWAY SNACK: Lidstrom Commercial Realtors
Stonewood Properties

BLOODY MARY: Quality Trusted Commercial Construction
& Roofing

TOWEL: Dering Pierson Group, LLC

PHOTO: Loucks

PUTTING CONTEST: Grindstone Construction Services

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The Shoppes of Arbor Lakes

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CONTINUED: MSCA 2020 GOLF RECAP

OVERALL – CROSSROADS COURSE:

1ST PLACE:

Steven Sabraski — Landform Professional Services
 Joe Bailey — Landform Professional Services
 Mike Vowels — Fresh Paint Inc.
 Dennis Stedman — Fresh Paint Inc.

CLOSEST TO THE PIN: Justin LaValle — Allied Blacktop

LONGEST PUTT: Michael Stephens — First Industrial Realty Trust

LONGEST DRIVE (WOMEN): Laura Bodine — Mortenson

LONGEST DRIVE (MEN): Tyler Adams — Vantage Law Group

OVERALL – SIGNATURE COURSE:

1ST PLACE:

Matt Alexander — Kraus-Anderson Companies
 Dan Regan — Launch Properties
 Hans Rasmussen — UNFI
 Eric Searles — City of Woodbury

CLOSEST TO THE PIN: Eric Searles — City of Woodbury

LONGEST PUTT: Michael Lund — Launch Properties

LONGEST DRIVE (WOMEN): Karissa Dunham — Sun Control of MN

LONGEST DRIVE (MEN): Mike Newcomb — Metro Paving

GOLF HOLE EVENT WINNERS – FROM SPONSORS

- **ADVANCED DRAINAGE SYSTEMS** | 121 Piece Craftsman Tool Set | **MIKE NEWCOMB** — Metro Paving, Inc.
- **ELECTRONIC DESIGN COMPANY** | Yeti Mugs | **KEITH ANDERSON, ADAM ZOBEL, GEORGE BESTROM, MIKE COLLINS**
- **FLYNN COMPANIES** | Battle Chip Boards & Traveling Happy Hour | **DAN TERWILLIGER** — Launch Properties & **ANTHONY POP** — Jones Lang LaSalle
- **MIDWEST MAINTENANCE & MECHANICAL, INC.** | Yeti Tundra 35 Cooler | **CASEY REDLAND** — Doran
- **RCL ENGINEERING GROUP** | Dom Perignon | **MICHAEL LUND** — Launch Properties
- **SAMBATEK** | \$100 CoV Gift Card | **DOUG SAILOR** — Mid-America Real Estate - Minnesota, LLC
- **SEVER CONSTRUCTION COMPANY** | \$100 Visa Gift Card | **KYLE RAFSHOL** — Colliers
- **SUN CONTROL OF MN** | \$50 Total Wine Gift Card | **MIKE NEWCOMB** — Metro Paving
- **TCF COMMERCIAL BANKING** | \$150 PGA Gift Card | **SAM DAGGIT** — Great Southern Bank
- **WENCK ASSOCIATES** | \$50 Target Gift Card | **CASEY REDLAND** — Doran
- **WESTWOOD PROFESSIONAL SERVICES** | Yeti Cooler | **JOHNNY REIMANN** — Mid-America Real Estate - Minnesota, LLC

PUTTING CONTEST - GRIND STONE CONSTRUCTION SERVICES - GRAND PRIZE WINNER

Wave Armor Cooler stocked with Goodies & Foursome Golf Package at Majestic Oaks | **DAVE BURQUE** — Allied Blacktop Co.

CLICK HERE TO VIEW THE GOLF PHOTO GALLERY!





HAVE YOU SEEN?

STONE MOUNTAIN PLAZA

A multi-tenant building in Brooklyn Park on Zane north of 610 under construction in mid-August. Located in the Stone Mountain Development.

MEMBER NEWS!

LAUREN KESSLER with Colliers Minneapolis – St. Paul, was recognized for as a Rising Young Professional from Finance and Commerce.

THE SHOPPES AT ARBOR LAKES in Maple Grove is thrilled to announce five new retailers are joining its one-of-a-kind collection of national stores, boutiques and restaurants. The new arrivals represent a varied offering of goods and services designed to further develop The Shoppes’ already rich directory of tenants. The new stores are: **XFINITY, CYCLEGEAR, FACE FOUNDRIÉ, COHAUS** and **FOX RUN!**

WELCOME NEW MEMBERS!

- BRAD CARLSON**..... TCF Bank
- NICK REYNOLDS**..... Ebert Construction

RETAILER TID-BIT BACK TO SCHOOL TRENDS

Families with children attending K-12 plan to spend an average \$789.49 per family in 2020. Spending is expected to total \$33.9 billion, up from \$26.2 billion last year and breaking the record of \$30.3 billion set in 2012.

Source: NRF SmartBrief

REGISTER FOR THESE 2020 CALENDAR EVENTS

DID YOU KNOW: YOU CAN VIEW THE LIST OF ATTENDEES TO ANY OF OUR EVENTS IF YOU CLICK ON THE EVENT?

EVENT	VENUE	DATE
STRATEGY IN THE UNNORMAL: HOW TO NAVIGATE THE UNPLANNED, UNPREDICTABLE AND UNCONVENTIONAL	WEBINAR	09/02/20
THIRD THURSDAY – TRIVIA GAME NIGHT!	WEBINAR	09/17/20
DEVELOPMENTS FORGING AHEAD IN OUR NEW WORLD	WEBINAR	09/24/20

MSCA WILL CONTINUE TO MONITOR CONDITIONS AND MAKE EVENT UPDATES AS NECESSARY. PLEASE CONTINUE TO CHECK THE CALENDAR OF EVENTS FOR UPDATED DETAILS.
WWW.MSCA-ONLINE.COM/EVENTS/CALENDAR/DATE/2020-09

MSCA WOULD LIKE TO THANK OUR 2020 CORPORATE SPONSORS!



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Braun Intertec
Bremer Bank
CBRE
Clean Response
Colliers IMinneapolis-St. Paul
CSM Corporation
Cushman & Wakefield
Cutting Edge Property Maintenance
Doran Companies
Dorsey & Whitney LLP
DryTech Restoration and Construction
Faegre Drinker
Fendler Patterson Construction, Inc.
Flynn Midwest LP
Fost Choles Agency Inc. —
American Family Insurance

**Gausman & Moore Mechanical
and Electrical Engineers**
Great Clips, Inc.
Great Southern Bank
Grindstone Construction Services
Guaranty Commercial Title, Inc.
HJ Development
Interstate Companies
Johnson Financial Group
Kimley-Horn
Kraus-Anderson Companies
Larkin Hoffman
Launch Properties
The Mandinec Group Landscaping Inc.
Maple Crest Landscape
Mid-America Real Estate - Minnesota, LLC
Midwest Maintenance & Mechanical, Inc.
Oppidan, Inc.
Prescription Landscape

Quality Trusted Commercial
Construction & Roofing, Inc.
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RMA Real Estate Services, LLC
RPT Realty
RSM US LLP
Rochon
Ryan Companies US, Inc.
Smith Gendler Shiell Sheff Ford & Maher
Target Corporation
TCF Bank
Trautz Properties, Inc.
U.S. Bank National Association
United Properties
Weis Builders, Inc.
Westwood Professional Services
Wings Financial Credit Union