



October 9, 2017

VIA U.S. MAIL

John Jaimez
Hennepin County Public Works
Energy & Environment Department
701 Fourth Ave S, Ste 700
Minneapolis MN 55415

Re: Hennepin County Solid Waste Management Master Plan 2018

Dear John:

BOMA (Building Owners and Managers Association) Greater Minneapolis has nearly 700 members who own or manage 60 million square feet of commercial office space in the City of Minneapolis and Hennepin County. BOMA is a respected voice and recognized industry leader, and we work in tandem with our members in managing and operating commercial real estate. We develop best practices for property managers to optimize operations which reduce energy consumption and increase waste diversion. We have local and global recognition programs promoting and reporting these important metrics. Our members represent both large corporations and small businesses and manage a wide cross-section of commercial building types. We firmly believe our members are uniquely qualified to partner with Hennepin County in developing programs to meet its sustainability goals.

Back in June, you attended the monthly meeting of BOMA's Energy & Environment Committee. At that time, we urged County officials to coordinate meetings with a broad cross section of commercial property owners and managers to discuss waste management and organics recycling. To the best of my knowledge, this did not take place. Crucial to the success of any program to improve sustainability, is to have meaningful involvement and dialogue with those that could offer the greatest solutions.

The draft plan does not provide details on how the County plans to aggressively grow the capacity of existing facilities to meet the needs of the additional compost materials collected by the Cities in Hennepin County nor does it adequately address an expansion plan for additional drop-off and transfer sites. Both of these items need to be addressed in detail since of today material is shipped long distances to only a couple facilities which in itself create a large carbon foot print.

The draft plan does not adequately acknowledge and factor in the clear differences that exist between residential organics and that of commercial. Here are some examples:



- Residential organics is very similar house-to-house. Commercial organics is all different (e.g. hospital / car repair / office / restaurant).
- Residential organics accumulates at a relatively even rate house-to-house, thus once-a-week pickup is sufficient. Commercial organics accumulates at different rates and thus needs different pickup schedules.
- Residential organics can be picked up by almost any hauler. Commercial waste and organics requires specialized haulers.
- Residential organics can be picked up with standard trucks and standard container sizes. Commercial organics, at times, requires specialized machinery and container sizes.
- Residential organics contracts are typically house-by-house. Commercial organics is contracted by building owners who may have city-wide or national contracts.
- Residential organics contracts are entered at set rates by the size of the containers which means there is very little negotiation. Commercial waste and organics pricing varies and is negotiated in a sophisticated market.
- Residences do not “compete” against each other and thus are not always looking to negotiate the best contract to gain advantage. Commercial building managers compete to have the best service and lowest price.
- Residences do not have multiple deliveries and pickups a day that need to be coordinated. Commercial businesses often have a synchronized schedule of vendors coming and going from their buildings each day.

As these examples illustrate, the differences between commercial and residential waste are real and significant.

BOMA firmly believes that there needs to be a systematic approach to gathering data on waste and organic recycling. This will be time consuming, but only then can success be measured and goals reached. In addition, it appears there has been minimal communication between the County and cities such as Minneapolis who just a few weeks ago unveiled their own zero waste plan.

BOMA Greater Minneapolis urges Hennepin County board to further engage with property owners before approving this plan.

In conclusion, initiatives such as the draft Solid Waste Management Master Plan are only successful when there has been thorough engagement and analysis from all entities involved: property owners of all types, businesses, haulers, and Hennepin County representatives. BOMA Greater Minneapolis and our members stand by to assist with a helpful



dialogue and to lend our expertise. We can translate these efforts into strategies for consideration into a successful Waste and Organics Plan.

We urge the County to have meaningful dialogue with all stakeholders so that we may obtain mutually beneficial results. Additional time, input, thought, and dialogue is necessary to achieve a result that is best for all stakeholders in Hennepin County.

Thank you.

A handwritten signature in black ink, appearing to read "Kevin Lewis".

Kevin Lewis
Executive Director
BOMA Greater Minneapolis

A handwritten signature in black ink, appearing to read "Joe Kirk".

Joe Kirk
Chair, BOMA Energy & Environment
Committee
Ryan Companies, US Inc.

A handwritten signature in black ink, appearing to read "Julie Samuelson".

Julie Samuelson
Co-Chair, BOMA Energy & Environment
Committee
Cushman & Wakefield