



January 10, 2020

Honorable Members of the Saint Paul City Council
15 Kellogg Blvd. West, 310 City Hall
Saint Paul, MN 55102

**RE: THE PROPOSED ORDINANCE 19-81 TO BENCHMARK COMMERCIAL AND
MULTIFAMILY BUILDING ENERGY AND WATER USAGE**

Dear Council Members,

On behalf of Wellington Management, I am writing in full support of the proposed ordinance 19-81 to benchmark commercial and multifamily building energy and water usage in Saint Paul. Wellington Management, Inc. was established in 1984 and is family owned and operated in Saint Paul. Currently, Wellington Management, Inc. owns and manages a \$400 million portfolio of more than 100 properties in 23 Twin Cities communities, totaling over four million square feet.

We support the proposed ordinance to require buildings in Saint Paul to measure their energy and water performance via ENERGY STAR Portfolio Manager. Even though Energy Star is a free reporting platform, it takes personnel time and money to collate and input the required information. Wellington committed to this process on a voluntary basis because we feel it is important to combat climate change and utilize our water and energy resources efficiently. Unless building operators track their energy and water usage they can't compare their usage to efficient buildings. Once tracked, a building operator can then make informed decisions on improving a building's performance to keep that building competitive in the market place. For every dollar saved through reduced energy and water consumption is a dollar available for other building expenses.

Benchmarking is an effective, low-cost way to encourage energy and water efficiency in Saint Paul's buildings. By passing this ordinance, the City Council will be taking an important step towards making our city more resilient, our buildings more efficient and reduce our impact to global warming.

Sincerely,

David P. Bergstrom
Chief Operating Officer
Wellington Management, Inc.



WELLINGTON
MANAGEMENT

Commercial Real Estate