

# Jackson Control Sustainability Awards 2023 Winner

Office  
**The Minneapolis Grain  
Exchange Complex**



Listed on the National Register of Historic Places, The Minneapolis Grain Exchange Complex, consisting of three buildings, was built in 1902, 1909 and 1922.

The Minneapolis Grain Exchange (MGEX), established in 1881, has a reputation as a good place to do business, though primary focus is not real estate, but rather futures and options of Hard Red Spring Wheat (HRSW). Despite MGEX's limited resources committed to real estate, the complex has successfully endured a volatile environmental transformation in terms of tenant mix and expectations only escalated by the pandemic.

Over the years, MGEX has developed trust by creating and sustaining a healthy, collaborative and respectful environment where all contractors and staff members are encouraged to be creative and participate for the betterment of not only the complex but the tenants that occupy it.

Following a decades plus collaboration between Director of Real Estate Operations and an Energy Conservation Consultant, MGEX chose to pursue the IREM® CSP given its fit with the corporate priorities surrounding ESG.

Property management company: **The Minneapolis Grain Exchange**  
Investor: **The Minneapolis Grain Exchange Complex is owned and operated by the Minneapolis Grain Exchange, LLC. (MGEX) and MGEX's parent holding company, Miami International Holdings, Inc., owns Miami International Securities Exchange, LLC (MIAX®), MIAX PEARL, LLC (MIAX Pearl®), MIAX Emerald, LLC (MIAX Emerald®), Minneapolis Grain Exchange, LLC (MGEX™), The Bermuda Stock Exchange (BSX™) and Dorman Trading, LLC (Dorman Trading).**



# Portfolio sustainability

Minnesota Grain Exchange views their role as citizens of the world. Thus, the importance of doing their part for the environment and communities cannot be overstated or overdone. Corporate social responsibility with respect to ESG, is essential to advance the worthy cause of sustainability of both the world and the company.

The IREM CSP certification provided a much-needed framework for all ongoing sustainability building operations and supports their efforts to establish a solid foundation to build ESG initiatives on moving forward.

## What would you say to someone interested in starting an ESG program?



This is very much an ongoing journey, not a task with a beginning, middle and end. Being able to look across all areas and identify sustainability elements that are already in place will help establish a toehold for your future efforts."

~ Blake Tiedeman, Director of Real Estate Operations, Minneapolis Grain Exchange, LLC

## What would you say to a property manager considering the CSP?



The IREM CSP affords those in long established properties, even historic ones, to be recognized for their efforts in supporting sustainability and building occupant health as well as improving net operating income for property ownership."

~ Blake Tiedeman, Director of Real Estate Operations, Minneapolis Grain Exchange, LLC



## About

**Headquarters**  
Minneapolis, MN

**48**  
employees with

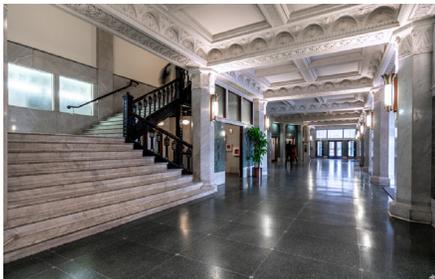
**4**  
dedicated real estate  
team members

**306,492**  
RSF of portfolio

**1**  
property in portfolio,  
containing 3 buildings

**75%**  
of portfolio leased

# The Minneapolis Grain Exchange Complex Property highlight



2023  
Winner

## The Minneapolis Grain Exchange Complex Minneapolis, MN > Built in 1902, 1909 and 1922 | 306,492 RSF

Implementing sustainable building operations into a historic building built in 1922, required a collaborative framework. Capital improvements worth \$37.5 million over the course of a decade on a 100+ year old historic building included replacing HVAC controls and heat radiation equipment with digital, automated controls.

### Sustainability practices implemented:

- ▶ Building automation system
- ▶ Boilers and chillers with digital controls
- ▶ Removal of lead paint and asbestos

# A team effort

Stephen Todd (aka The Energy Guy), an energy optimization and sustainability consultant, provided guidance in developing and exploring benchmarking programs, energy efficiency strategies and capital improvements for the Minneapolis Grain Exchange Complex. When approached with the new company ESG initiative, Stephen recommended pursuing the IREM CSP certification and was extremely helpful throughout the application process.

In developing their approach to address the issues faced in the ESG space, Miami International Holdings, Inc., created an ESG working group where participants contribute new and innovative ways to make ESG a continuing and fundamental part of their core mission.

Each of their team members shares suggestions for improvement and development of ESG initiatives. Additionally, they call upon peers and partner organizations to collaborate as they strive to create a better future for their communities.



(Above) Blake Tiedeman, Director of Real Estate Operations.  
(Left to Right) Pat Lane, Lead Building Engineer.  
Mark Donovan, Building Engineer. Brian Thompson, Building Maintenance Engineer.



# Jackson Control Sustainability Awards 2023

## Winners

Medical office building – **Missionary Ridge MOB**

Multifamily – **The Pradera**

Office – **The Minneapolis Grain Exchange Complex**

Retail – **Brookhaven Shopping Center**

Senior housing – **Atria at Foster Square**

## Top Performers

6th & Cleveland

Acadia at Cornerstar Apartments

Atria Carmichael Oaks

Atria Evergreen Valley

Atria Las Posas

Atria Seville

Bridgeport Medical Center

Coon Rapids Medical Center

Essex House

Lantern Woods Apartments

Marketplace at Seminole

Navette on the Bay

Palazzo East at Park LaBrea

Redmond Town Center - Building 1

Redmond Town Center - Building 3

Shops at Highland Village

Stony Brook

St. Vincent Fishers Medical Center

Westgate MOB

Special thanks to the following individuals who provided their expertise and time to the Jackson Control Sustainability Awards Selection Committee:

- ▶ Anshu Bera, CPM®, Associate Director, The RMR Group
- ▶ Chip Crumpler, CPM®, Property Manager, Welltower, IREM Foundation President
- ▶ Greg Ericksen, CEO, Jackson Control
- ▶ Dee Headley, CPM®, Asset Services Director, Cushman & Wakefield, AMO®, IREM Foundation Vice President
- ▶ Erin Hopkins, PhD, Associate Professor, Virginia Tech
- ▶ Russ Morningstar, National Systems Integration Leader, Jackson Control
- ▶ Nicole Repka, Chief Marketing Officer, Jackson Control



This case and the Jackson Control Sustainability Awards are made possible by Jackson Control. The IREM Foundation and IREM would like to thank Jackson Control for their support and valued partnership.

The Jackson Control Sustainability Awards recognizes exceptional performance in advancing sustainable properties. This award program highlights the teams of people behind sustainable building performance and encourages knowledge-sharing to help others on their sustainable property journeys.

#### **About IREM Foundation**

At the IREM Foundation, we believe that well managed real estate leads to thriving communities. So, we offer scholarships and grants, provide access to innovations in technology and sustainability, and ensure real estate is managed by diverse, knowledgeable, and effective professionals.

Since 1977, the IREM Foundation has valued providing access to education and resources that assist those in the real estate management profession as a 501(c)(3) nonprofit public charity. We're proud to serve those in the industry who make a difference in their communities every day.

Learn more about supporting or getting involved with the IREM Foundation at [iremfoundation.org](http://iremfoundation.org).

#### **About IREM**

We're an international institute for property and asset managers, providing complete knowledge to take on real estate management's most dynamic challenges. That means knowledge prepared for the day-to-day and the one-of-a-kind: from solving the latest tenant crisis to analyzing market conditions.

For over 85 years, our members have made us the world's strongest voice for all things real estate management. Today, almost 20,000 leaders in commercial and residential management call this home for learning, certifications, and networking.

The IREM CSP certification is an attainable, affordable, and meaningful recognition program for existing office, medical office, multifamily, senior housing, and retail properties. The program evaluates sustainability performance in five categories: energy, water, health, recycling, and purchasing.

Learn more about IREM and the CSP program at [irem.org](http://irem.org).

#### **About Jackson Control**

Jackson Control is a high-value-add building technologies distributor and systems integrator providing world-class products and a technology platform that delivers healthy, efficient, and secure building environments. Our objective is to serve as your trusted advisor and provide you with the ultimate open platform, best-in-class solution.

Buildings consume a disproportionate amount of energy. At Jackson Control, we focus on the achievable cost reductions when retrofitting buildings to make them more sustainable and efficient. We help property owners, facility managers, and contractors achieve ESG goals related to environmental efficiency and sustainability. We deliver a standardized Niagara open platform that incorporates HVAC, security, lighting, indoor air quality and water conservation.

Learn more about Jackson Control at [jacksoncontrol.com/](http://jacksoncontrol.com/).