



# Metro Monitor

Spring, 2010



The Newsletter for the Metro Office Park Tenant Community

## Tenant Profile: Fairway Independent Mortgage

### Spring Cleanup

Spring is near and so is the startup of the many outside projects the property tackles each spring.

As the ground thaws, the property will be completing many exterior maintenance projects including general cleanup of all lawn areas, irrigation system startup, sweeping and restriping of all parking lot surfaces, sealcoating selected lots, trimming hedges and planting annual flowers.

Watch your email for notices on the timing and schedule of projects as the spring weather permits.



Kate Wilson

Fairway Independent Mortgage is a large privately held mortgage banker with headquarters in Madison, Wisconsin and branches in 44 states.

Kate Wilson, a 23-year veteran of the mortgage industry, heads the local Fairway office. Kate advocates affordable housing and her efforts have been recognized by the Mortgage Bankers Association.

Fairway has been a tenant at Metro Office Park since 1988 and has always been a full service mortgage banker. All but two of its employees have been with the company for 20 years or more and it's rare to find that level of experience in mortgage lending today.

Fairway has a very special niche in the Metro Area marketplace. Its focus is on first-time buyer programs and finding gifts, grants and loans to help make buying the first house as affordable as possible. Fairway can generally find between \$5,000–\$25,000 in down payment assistance for qualified first time buyers.

In addition to first time buyer loan programs it also offers refinance mortgages as well as a large amount of new construction and remodeling financing.

The company is an FHA and VA approved lender which is a mark of a full service lender.

Many people believe that they are better served with a bank-affiliated company but Fairway's staff believes it can provide unparalleled service and the best overall value to its clients and part-

ners by remaining independent. It does not sell insurance, title insurance, checking accounts, Visa accounts or other affiliated real estate settlement services and has more flexibility and options than most lenders in the marketplace.

It also does not have any non-performing loans and did not take any government bailouts.

Fairway is one of the fastest growing mortgage bankers in the country with an extremely high level of experience and expertise to assist customers in arranging financing tailored to suit their needs and situation.

Fairway Mortgage offices in 3001, Suite 280. Call them at 952/853-0222 or visit them at either of these web-sites:

[www.katewilson.com](http://www.katewilson.com)

[www.fairwayindependentmc.com](http://www.fairwayindependentmc.com)

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## Neighborhood News



Changes continue in and around our office neighborhood.

Metro Transit has completed construction of its 1,500 car ramp serving the 28th Avenue Station for the Hiawatha Light Rail line. The new ramp opened Fall, 2008. The light rail station now includes a Subway sandwich shop open

6 am–10 pm.

The end of an era: Northwest Airlines sign on the hangar across Interstate 494 has been replaced by one reading "Delta".

Demolition of all the office and industrial buildings along the south side of American Boulevard is now complete. The site is being prepared for the next phase

of development for the Bloomington Central Station project. For now, the site will simply be open lawn. Development of the next phase, which will include office, residential and hotel, is not scheduled to begin until overall real estate market conditions improve.

Two new light rail stops have been added along 34th Avenue.

## Tenant Profile: Juvenile Diabetes Research Foundation

Juvenile Diabetes Research Foundation (JDRF) is the global leader in funding research toward a cure for type 1 diabetes. JDRF sets the agenda for diabetes research worldwide and is the largest charitable funder of and advocate for type 1 diabetes research.

Diabetes is a chronic, debilitating disease affecting every organ system. There are two major type of diabetes: type 1 and type 2. Type 1 diabetes is an autoimmune disease in which a person's pancreas stops producing insulin, a hormone that enables people to get energy from food.

Type 1 diabetes usually strikes in childhood, adolescence, or young adulthood and lasts a lifetime. Just to survive, people with type 1 diabetes must take multiple injections of insulin daily

or continually infuse insulin through a pump.

The warning signs of type 1 diabetes include extreme thirst, frequent urination, drowsiness or lethargy, sugar in urine, sudden vision changes, increased appetite, sudden weight loss, fruity, sweet, or wine-like odor on breath, heavy, labored breathing, stupor, and unconsciousness.

Type 2 diabetes is a metabolic disorder in which a person's body still produces insulin but is unable to use it effectively. Type 2 is usually diagnosed in adulthood and does not always require insulin injections.

JDRF was founded in 1970 by the parents of children with type 1 diabetes. JDRF volunteers have a personal con-

nection to type 1 diabetes, which translates into an unrelenting commitment to finding a cure. These volunteers are the driving force behind more than 100 locations worldwide that advocate for government spending for type 1 diabetes research.

Since its founding, JDRF has funded more than \$14 billion in research toward its mission: to find a cure for type 1 diabetes and its complications. In FY 2009, JDRF funded more than \$100 million in science in 22 countries worldwide, including more than 40 human clinical trials.

To learn about type 1 diabetes visit [www.jdrf.org](http://www.jdrf.org), call 952/851-0770 or stop by JDRF in 3001-100.



*dedicated to finding a cure*

## Trash Removal and Recycling



Maintenance staff have noticed numerous incidents where non-recyclable objects and many items of personal property have been left

in recycling containers or trash dumpsters.

Management would like to remind all tenants that the dumpsters and recycling bins are to be used only for disposal of office waste and for only the

trash that your office generates.

Examples of items found in dumpsters and recycling containers that should not be there include:

- Wood office desks
- Office furniture
- Automobile batteries
- Computers, monitors and printers
- Tires

Please do not dispose of personal prop-

erty in any of the onsite dumpsters or recycling containers.

The building and its trash/recycling vendors are not equipped to dispose of these items. If left onsite, the property must call for a special pickup and pass this cost on to all tenants as a common area maintenance expense.

Management can refer anyone needing help with a special trash need to a reputable trash or recycling contractor.

## Always Clean, Always Green Cleaning Program



Marsden's **Always Clean Always Green** cleaning program brings the company's long tradition of sustainability and safety to a new level.

Rather than making green a unique offering, Marsden is committed to making it part of everyday life throughout all cleaning operations at Metro Office Park.

Metro Office Park has been standardized to Green Seal Certified &

EcoLogo cleaning products compliant with the U.S. Green Building Council's LEED-EBOM Green Building Certification program. By increasing the use of micro-fibers and CRI Green Label Certified equipment, Marsden continues to improve indoor environmental quality in the buildings serviced.

Marsden's **Always Clean Always Green** cleaning system has been proven to meet the stringent requirements for LEED-EBOM certification credits. Marsden doesn't just talk green, they walk green!

## Parking Policy



A reminder to all tenants that building policy directs all employees to park in the parking areas at the rear of each building in order to keep parking near the main entrances and available for short-term client, guest and handicapped parking.

The parking areas near the main entrances to all buildings should be left available for your clients and guests.

Your clients thank you!

## The MindBender



Solve this *MindBender* to win a \$10 Gift Certificate to D•Brian's Deli.

Hint: It's a cryptogram of a famous quote from Winston Churchill:

QN YKBN K UOSOTP IH QVKX QN PNX;  
QN YKBN K UOLN IH QVKX QN POSN.

Fax your solution to 952/851-3274. Attn: Alice. Include your name, company and daytime phone number. The first four correct solutions, based on the date/time stamp on your fax, each win a \$10 gift card to D•Brian's Deli. To win, you must be a tenant or employee at Metro Office Park verified by your employer. Please share the fun and wealth: No person can be a winner two issues in a row.

## Metro Q & A—Your Questions About Policy or Procedure



Many tenants have asked about the workout facility in 7850, lower level:

The workout facility is available to tenants during the following days/times:

- Monday thru Friday 6 am through 6 pm
- Saturday 7 am through 1 pm



Who can use the facility?

All tenants and employees at Metro Office Park may use the facility at no charge.

How do I get in to the workout room?

The room is open during the above hours. No special access is required.

Are showers and towels available or provided?

Showers are available but users must bring their own towels and soaps. Shower access is via code which must be obtained from management.

## The Sidelight

### Upcoming Events

#### Blood Drive



The March Memorial Blood Centers (MBC) Blood Drive yielded 13 pints of blood.

The next blood drive is scheduled

for Friday June 11.

Your help is needed!

Call [651/332-7167](tel:651-332-7167) for an appointment.

Thanks to all tenants for supporting this worthy cause!

#### Earth Day E-Cycling



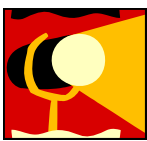
Metro Office Park is partnering with Recycle Technologies to assist tenants in recycling their used electronics products.

Date: Earth Day, April 22

Time: All day

Details: Call Christy at 763/559-5130 to schedule.

## Security Spotlight – Online Conversation Safety



The internet has opened up a whole new world of resources and information. It has also created an entire new social

arena.

Many more people can, and will, see your personal information than you intend. Despite dozens, even hundreds, of online conversations, you really do not know the person on the other side of that screen name. While our instincts are often to trust the people with whom we have friendly conversations, people are not always who they claim to be.

Use common sense and limit what you disclose. Never share your full name, social security number, phone number, address, or credit or bank account numbers.

Carefully consider what information you share. While you may not share your address, other information could also lead a stranger with ill intentions directly to you. The name of your community, school, bus routes and descriptions of your home are innocent pieces of information that reveal more details about where you live than you realize.

Think about the nature of the information you share. Will you be comfortable with family members, future employers or school admissions officials seeing the info and photos you are posting? Information posted online should be considered permanent.

Additional safety precautions:

- Carefully consider your screen name – don't pick anything that could identify you.

- Do not post photos or videos of yourself or your friends.
- Do not accept files or downloads from people you don't know.
- Be wary of online friends who want to meet in person.
- Limit your friend or buddy list to people you know.
- Consider password-protecting your social networking page to control access.
- Before participating in social networking, review the safety and privacy policies.
- Report any problems to the webmaster, chat room moderator or, if needed, to the local police.

Be cautious, be safe!



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[www.metroofficepark.net](http://www.metroofficepark.net)

Property Management and Leasing Services are Provided By:

Frauenshuh  
3001 Metro Drive, Suite 250  
Bloomington, MN 55425  
Phone: 952/854-1170  
Fax: 952/851-3274  
[www.frauenshuhcommercial.com](http://www.frauenshuhcommercial.com)



**FRAUENSHUH**  
Property and Asset Management

## Metro Office Park Amenities and Services Directory

### D•BRIAN'S DELI AND CATERING

First Floor — 3001

Serving from 7:00 — 2:00 M-F

Enjoy Convenient Quality in a cook-to-order breakfast and regular lunch specials with plasma TV, fireplace, WIFI and lounge seating. Catering is also available.



### METRO HAIR DESIGN

First Floor — 7850

M — F — 7:30 am — 5:30 pm

Saturdays and later times by appointment—Hair styles for men and women — Shoes shined, too!  
Phone: 952/854-6000



### ON-SITE MAIL DELIVERY

US mail is delivered directly to Tenants' suites Monday — Friday (except holidays).



### OVERNIGHT MAIL SERVICES

FedEx and UPS drop boxes are located curbside in front of 7850.



### VENDING AND BREAK ROOMS

Each Metro Office Park Building has snack and soda vending and break rooms located in the lower level.



### ATM

The Guaranty Bank ATM is located in the lower level of the 3001 Building. Fees may apply.



### BUS SERVICE

Bus stops are located at the intersections of American Boulevard and Metro Drive. Metro Office Park is served by route 54. Contact Metro Transit at 612/373-3333 or [www.metrotransit.org](http://www.metrotransit.org)



### LIGHT RAIL TRANSPORTATION

Metro Transit operates the Hiawatha Line (Route 55) light rail transit which connects Minneapolis locations between the Mall of America and downtown Minneapolis. Transit stations close to Metro Office Park are located at the Mall of America, Bloomington Central station, 34th Avenue and the 28th Avenue station. Contact Metro Transit at 612/373-3333 or [www.metrotransit.org/rail](http://www.metrotransit.org/rail) for more info.



### METRO MONITOR NEWSLETTER

The *Metro Monitor* Newsletter is published periodically and is **available on the Metro Office Park website only** at [www.metroofficepark.net](http://www.metroofficepark.net).



No hard copies are distributed; tenants may print the newsletter themselves.

### CONFERENCE ROOMS

Metro Office Park has conference rooms available for use by Metro tenants free of charge. A larger seminar room is also available for a small fee. Contact the Management Office at 952/854-1170 for reservations.



### GARAGE PARKING

Each Metro Office Park building has heated, secured parking available for lease. Seasonal leases are available. Contact the Management Office at 952/854-1170.



### WORKOUT FACILITY

Metro Office Park's Workout Facility is located in the 7850 Building on first floor. All Tenants have free access to this facility.



### NOTARY PUBLIC

Notary Public service is available at no charge to Metro tenants and employees in the Management Office.



### ONSITE MANAGEMENT OFFICE

The management office is located in 3001-250. Hours are 7 am—5 pm Monday—Friday. Phone is 952/854-1170.

