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32nd Annual Golf Tournament

On July 15th, join BOMA for the 32nd Annual Golf Tournament. The tournament will be held at Prestwick Golf Club in Woodbury. It will be a great day of golfing with a chance of winning some fantastic prizes!

While all foursomes have been filled you can still participate in this special event by attending the evening banquet. With over 150 people in attendance you can't afford to miss this wonderful opportunity to catch up with old friends and make some new ones. Sign up for the dinner [here](#).

2019 Golf Sponsors

Thank you to the following companies who have agreed to sponsor the 32nd Annual Golf Tournament!

[ABM Onsite Services](#)
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July

Independence Day July 4th
Golf Tournament July 15th

Sponsored by:





CHAIR'S REPORT

BOMA Int'l Conference – Salt Lake City, RECAP

In June, GSP BOMA Board members **David Ketcham** and **Mike Soukup** joined me in the honor of representing our Chapter at the BOMA International Annual Conference and Expo and Regional meetings in Salt Lake City. In addition to the opportunity to re-connect with over 3,500 industry peers and meet new members, the event serves three purposes...

(1) The Board of Governors' meeting where all Chapters meet to process the Organization's annual business.

(2) Educational forums and sessions to learn cutting-edge industry trends and practices affecting our daily jobs.

(3) Trade Expo where several hundred industry vendors provide solutions to our everyday challenges through products, equipment, resources and expertise.

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CHAIR'S REPORT – CON'T.



A few highlights of the Conference...

- BOMA International now includes 18 international affiliated member countries.
- Between the International and Chapter levels are 7 BOMA Int'l U.S. Regions plus an International Region where geographically-located Chapters meet to discuss common issues. Our Midwest Northern Region includes all 11 Chapters from Colorado, Kansas, Missouri, Nebraska, Iowa, Wisconsin and Minnesota and our St. Paul Chapter is the new Regional Chair for the next two years effective July 1.
- At the Board of Governors' meeting, BOMA Int'l announced the official launch of our new industry-leading CMCP - Certified Manager of Commercial Properties - program that starts July 1. Over 70 candidates are already signed up to pursue the process to earn that certification and further develop our industry professionals.
- **Henry Chamberlain**, BOMA International's President and COO, presents his "State of the Industry Report" at every annual Conference. This is a much anticipated update on the trends and issues shaping our industry. One of his highlighted "Movers and Shakers" projects was St. Paul's own "The 428" Building which was the extensive project led by **Pat Wolf**. The 428 has achieved LEED Certification at the Silver level and is the first building in our 5-State area to win the coveted WELL Certification and only the 17th in the US to be granted GOLD status.

CHAIR'S REPORT – CON'T.

- Educational Platform - a wealth of available industry-wide programs and sessions that focus on further developing our members on topics as diverse as:
 - Smart Buildings and the continuing evolution of the "Internet of Things" programs. Our real estate industry can now boast that it includes over 5,000 companies that deliver products and services that utilize "Smart" technology to help buildings and staff operate more efficiently.
 - Sustainability initiatives that address "Net Zero" programs and reduced consumption of waste and energy resources.
 - Enhanced tenant experiences that drive occupancy levels higher and connect the property's Asset Manager, Property Manager and tenant in a manner that views the tenant as more a building guest than simply a rent-paying occupant of the building.
 - Security, surveillance, and access control - thinking back to when I entered the industry, we had never heard the now-standard terms of Shelter-in-Place and Active-Shooter drills.
 - BOMA 360 Program - excellent education resources on how to make your physical building and operations perform at the top of industry standards. Programs like 360 help position buildings for consideration at the Annual TOBY Awards announced on the final night at the Conference to recognize candidate properties for their achievement of being a "Best in Class" building. *(As a little trivia... the coveted TOBY stands for "The Office Building of the Year" and was coined by our own GSP BOMA Chapter founder and President for our first 32 years, **Bill Buth**.)*

In recap, the BOMA International Annual Convention and Expo event is a wonderful opportunity for ALL members to increase their skill sets, learn industry best practices and to mingle with other industry members that provide new contacts and resources to assist you in your day job. I look forward to seeing many of you at the June 2020 Conference in Philadelphia!

Jerry Hersman
GSP BOMA Chair

Upcoming Education Classes

Air Handling, Water Treatment & Plumbing Systems – SMT

Start Date: Wednesdays, September 25th – October 30th * 6:00 PM – 9:00 PM (Six weeks total)

Cost: \$855 Members / \$955 Non-Members

Location: Town Square Tower, 445 Minnesota Street, Conf. Center off of Lobby Skyway

Through this course, you will learn about climate control for human comfort, the components of HVAC systems, and the basics of water treatment and plumbing systems. You will gain the skills and knowledge to perform common water tests, maintain air-conditioning systems, maintain water services, and inspect portable fire extinguishers.

Key topic areas: HVAC systems • air cleaning devices • indoor air quality • water conditioning and treatment • plumbing • fire protection • systems • fire alarm systems

Environmental Health & Safety Issues – SMA/FMA/RPA

Start Date: Mondays, September 23rd – October 28th * 6:00 PM – 9:00 PM (Six weeks total)

Cost: \$975 Members / \$1,075 Non-Members

Location: Town Square Tower, 445 Minnesota Street, Conf. Center off of Lobby Skyway

Ensuring workplace and employee health and safety are issues at the center stage of today's property industry. As a property professional, this course will help you develop and manage proactive environmental/occupational health and safety programs, comply with regulatory standards and guidelines, and assess when to obtain technical assistance.

Key topic areas: local, state, and federal regulations • environmental site assessments • hazard communication • emergency response • asbestos and lead management • ergonomics • indoor air quality • hazardous waste • storage tanks • audits, recordkeeping, and other regulatory issues • ADA, EPA, OSHA, CERCLA, and the FULL ALPHABET SOUP of environmental health and safety

BOMA has a scholarship available for the cost of tuition for a semester-length BOMI course. Any employee of Saint Paul BOMA or BOMA Greater Minneapolis member company is eligible. For more information about the scholarship requirements or to apply contact Denise at the office.

The Mighty Mississippi – June Membership Meeting



It was a beautiful, sunny morning on Monday, June 10th and the Membership Meeting's attendees slowly trickled into the breezy Harriet Island pavilion. After they had checked in and queued up for a picnic style lunch of burgers, beans, and watermelon - Vice Chair of the Board, **David Ketcham**, stood to call the meeting to order.

With both ease and wit, **Mr. Ketcham** thanked our meeting sponsors, reminded members of the upcoming Golf Tournament and presented a set of Saints Tickets to one lucky winner – congrats to **John Skraba**! Then **Sonnie Elliott** took to the stage and gave us more insight into BOMA's recent success at the latest legislative session. (*You can read in more detail by clicking the link [here.](#)*)

Mike Soukup stepped up to introduce our meeting's speakers – **Kathryn Sarnecki** of the Saint Paul Port Authority & **Hokan Miller** and **Molli Isnardi** of Upper River Services. They spoke at length about the amazing history of the Mississippi River and how it has shaped St. Paul's past and current economy. A variety of materials are shipped via the Mississippi - including cement, salt, fertilizer, and grains.

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The Mighty Mississippi – June Membership Meeting

“[We pretty much do the] parking, car washing and detailing for barges,” **Hokan Miller** jokes, referring to the role Upper River Services plays in maintaining the shipping barges that come and out of port. Not only is river shipping more efficient than trains or trucks, we are informed it is also greener and more environmentally friendly. Having the Mississippi coursing through town really gives St. Paul a competitive edge in the market. Learn more about Upper River Services [here](#).

After a short Q & A session, the meeting was adjourned with a quick reminder that there will be no meeting next month in lieu of the Golf Tournament. Hope to see you there!

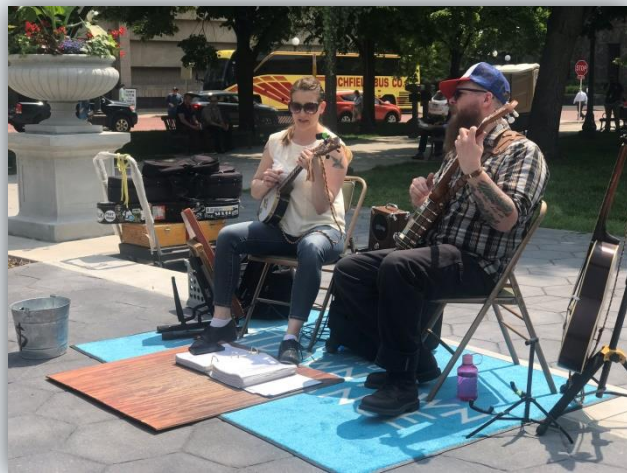


New 'Streets of Summer' program kicks off in Saint Paul for 2019

Rice Park, Landmark Plaza, Hamm Plaza, and Central Station are a couple of key areas getting a hospitality makeover this summer by Downtown Alliance's new **Streets of Summer** program.

The improvement initiative follows on the heels of other redevelopments such as the \$2 million project that cleaned up Rice Park. The goal of **Streets of Summer** is to improve the downtown experience for everyone – including property owners and managers.

In order to do this, greeters have been employed around these target areas to say hi, offer directions, clean up litter, and provide an extra set of eyes on the streets. Managed by [Block by Block](#), a national organization, these street teams are in place to facilitate a more friendly and safe downtown.



In addition to street teams, musicians scheduled to play small, intimate sets at strategic places and times around downtown will make lounging in the park during lunch breaks a welcome reprieve from the day to day grind.

Artists are having their moment in Saint Paul as well, turning trash receptacles into beautiful mosaic artworks. At Landmark Plaza, a hot air balloon installation honors [Saint Paul's history with the craft](#).



Destination *St. Paul*



BOMA EXPO - DESTINATION ST. PAUL

BOMA EXPO
SEPTEMBER 26th, 2019
NEW TIME! 3-6pm

Visit
BOMAsaintpaul.org/BOMA_Expo
to save your place today!

Look Ma – No Hands!



On August 1st, MN's new Hands Free cellphone law goes into effect.

Signed into law on April 12th by **Gov. Tim Walz**, the Hands Free law goes into effect August 1st 2019, prohibiting the use video chatting, social media usage, gaming, texting, or scrolling by hand on your phone while driving.

The new law allows drivers to make phone calls, listen to music, or request directions as long as it can be done via voice command or single-touch activation.

For more details on what is and is not allowed under MN's new cellphone policy, please [click here](#).

BOMA Corner

Updates and Member Changes for Greater Saint Paul BOMA

Job Postings:

Administrative Assistant – Kraus Anderson

This position will be responsible for providing administrative assistance to the Property Management Department assuring a high level of professionalism in property issues, including timely response to and resolution of any tenant request or concerns. This position will perform general office duties.

[Click here for job posting](#)

Property Manager – Kraus Anderson

This position will be responsible for creating and maintaining favorable relationships with tenants, and to secure the maximum economic return on the landlord's investment.

[Click here for job posting](#)

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