

In This Issue:

- 33rd Annual Golf Tournament
- Chair's Report
- MN Legislative Update
- Coronavirus Links, Resources & Updates
- BOMA International Conference Goes Virtual
- Robert Street Bridge Closure
- 2020 Golf Sponsors
- June Webinar Re-cap
- Upcoming Courses
- BOMA Corner

Upcoming Events

July

Golf Tournament – 7/20

August

Membership Meeting – 8/10

33rd BOMA Golf Tournament



The 33rd annual golf tournament will be held at Prestwick Golf Club in Woodbury. Each foursome will play 18 holes. It will be a great day of golfing! Reservations for foursomes are being accepted at this time. Lunch will be provided once again! There will be NO banquet this year because of COVID-19. 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!

This event is open to all Greater Saint Paul BOMA members, their friends, and guests. Reservations will be accepted on a first-come, first-serve basis.

DATE: Monday, July 20, 2020

FOURSOME REGISTRATION OPENS: 11:00a.m.

SHOTGUN START: Noon

LOCATION: Prestwick Golf Club, Woodbury

COST: \$150 per person

Newsletter sponsored by:

CHAIR'S REPORT – *David Ketcham*



It has been a challenging month. I cannot, in good conscience, write a glib newsletter article this month about working from home or golf. The George Floyd homicide and the aftermath have been shocking to many of us. I would like to salute my friends and colleagues who have volunteered their time and energy to help support their community. As the business community picks up the pieces in St. Paul, I would encourage each of you to find opportunities to support the recovery efforts. I work for Marsden Bldg Maintenance which has been a member of the University/Snelling business community for decades. Our neighborhood was one of the epicenters of protest and unrest and it will take time, effort and community support to rebuild.

BOMA International has put out a statement that I would like to share:

"We join the chorus of voices from across the country in condemning racism in all of its forms. Throughout BOMA's history we have championed inclusion as a core value of our association. We take pride in our members fighting for change and working to make their communities a better place.

We all have a role to play in building communities with equal protections and opportunities for all. It is time to come together across race and political party lines and take action to ensure the safety and wellbeing of all citizens. This change is overdue and needs to take place starting now. The country needs it."

I am encouraged that BOMA has not been silent on this issue. This is a great statement of support and it is important and necessary for our organization to be vocal. I would like to focus on one key phrase in that statement that I feel is the most important. **"Take Action."** Words are great, but they are not enough. Actions have impact. Your time, effort and funding can be the difference maker. Our actions need to focus on rebuilding our community for the betterment of all of us.

If you are looking for opportunities to volunteer or for a cause that needs financial support, please feel free to call us at BOMA St. Paul. We have a strong networks of community associations and chambers of commerce that are helping to rebuild through charitable partnerships and initiatives. If we are to achieve equal protections and opportunities for all, it will take all of us. I look forward to working alongside my fellow BOMA members to make our community a better place. We all need to be part of the solution and actions matter.

GSP BOMA Chair
David Ketcham



MN Legislative Update

With Sonnie Elliot & Donovan Hurd

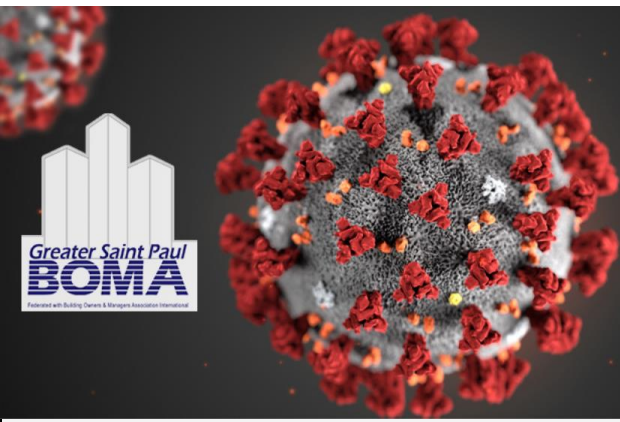
On June 10, 2020, Governor Walz called a special session of the legislature to begin June 12. The governor calls a special session, but the agenda and duration is decided by the legislature. Traditionally there is agreement on the agenda between the governor and legislative leaders prior to the session being called. During this special session, there was no such agreement. Governor Walz's priorities for the special session were criminal justice reform and a public infrastructure package, or bonding bill. The legislature added several other priorities, including small business grants and distribution of \$841 million in federal Coronavirus Aid, Relief and Economic Security (CARES) Act funds to local governments.

Controversy regarding the special session started from the time Governor Walz stated he would be calling lawmakers back. Senate Majority Leader Paul Gazelka (R-Nisswa) set an end date for the session of Friday, June 19 and expressed his opinion that criminal justice issues needed more time for consideration than a short special session would permit. Speaker Melissa Hortman (DFL-Brooklyn Park) suggested the legislature should remain in session as long as needed to deliberate criminal justice reform, a bonding bill and CARES Act funding distribution.

During the special session, the House of Representatives passed a relief package for areas damaged by rioting in the metro area. BOMA St. Paul should be aware of this legislation as lawmakers deliberate over the summer. The bill provided for sales tax exemptions, tax abatements and a five-year valuation freeze for properties that had sustained at least 25% damage to the property. The sales tax exemption would have been available for replacement of capital and construction materials for rebuilding or repairing, and cleaning and disinfecting services related to smoke damage and graffiti for both building owners and tenants. Finally, the bill imposed a 1/8 of one percent sales tax on the seven-county metro to provide grants and loans to businesses and nonprofits. The Senate did not consider the bill.

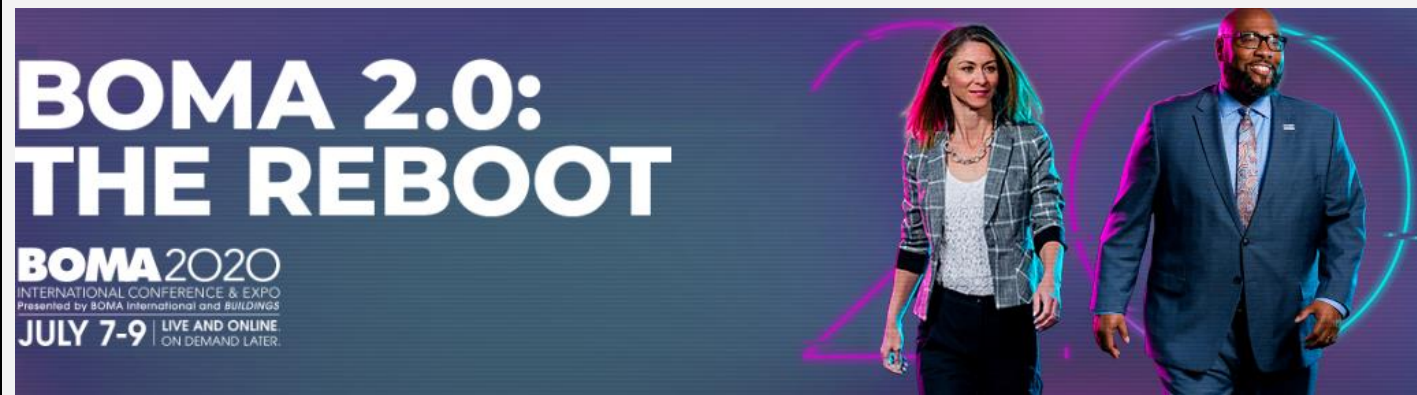
None of the priorities for the special session were passed prior to the adjournment of the special session on June 20. A bright spot for the legislature was the passage of \$62 million emergency grant program for small businesses affected by COVID-19.

If Governor Walz chooses to extend his emergency powers, he is required to call another special session prior to July 12. It is uncertain if Governor Walz will do so earlier in order to address pieces of legislation that did not pass.



Coronavirus Links & Resources

As we all work through this health crisis, BOMA wants to make sure you have the information and resources to navigate this difficult period of time. Please see our regularly updated [COVID-19 webpage](#), with documents and links to help you manage through this emergency.



BOMA International Conference Goes Virtual

Due to the COVID-19 pandemic, the annual [BOMA International Conference](#) that was scheduled for June 26-30 has been moved online. The dates are July 7-9. It is now easy to access and much more affordable.

To learn about the great programming being provided and to register for this premiere commercial real estate event, [click here](#).

News Release: Robert Street Bridge in St. Paul to close for six weeks beginning 7/11

ST. PAUL, Minn. – Beginning Saturday, July 11, the Minnesota Department of Transportation will close the Robert Street Bridge over the Mississippi River in St. Paul through late August to repair and extend the life of the bridge's pavement.

Motorists, pedestrians and bicyclists should follow detour signs to use the nearby Wabasha Street Bridge during the six-week project. This detour route may be adjusted as needed during construction. Travelers also should plan for possible delays through August.

These bridge repairs are part of MnDOT's work to improve and plan for the future of Robert Street. Earlier this summer, MnDOT began repairing the pavement on Robert Street between Annapolis Street in the West Side neighborhood and 11th Street in downtown St. Paul. This work involved resurfacing to seal minor cracks and improve the pavement surface and restriping to reduce the number of lanes in certain stretches to improve safety for all users.

The future of Robert Street

Robert Street serves as a major artery into downtown St. Paul. It's also a gateway to one of the city's most diverse business districts in the West Side neighborhood business district and many residential communities.

More significant construction improvements are planned for 2025 or 2026 to further improve this heavily used road. MnDOT will engage with the community later this summer to gather input on various topics, including safety improvements, accessibility and street design features. The department also will review previous community planning work for the area conducted by the West Side Community Organization.

Road work continues to be a critical service. MnDOT is committed to protecting the health, safety and well-being of its employees, contractors and all Minnesotans. Crews continue to follow the guidance of state and federal officials to help prevent the spread of COVID-19.

For more information about this project, visit www.dot.state.mn.us/metro/projects/robertstreet/
For real-time travel information anywhere in Minnesota visit www.511mn.org

Contact: Kevin Walker

Cell: 651-261-2443

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2020 Golf Sponsors

Thank you to the following companies who have agreed to sponsor the 33rd Annual Golf Tournament!

American Security Services
Aspen Waste Systems
The Blue Book
Brin Glass
Capital Maintenance Services
Creative Lawn & Landscapes
Cy-Con
Fresh Paint
Greiner Construction
Harvard
Horizon Roofing
Innovative Masonry Restoration
INSPEC, Inc.
KONE, Inc.
Larson Engineering
Marsden Bldg Maintenance
McCaren Designs
Prescription Landscape
RAM Construction
Restoration & Construction Services
Restoration Systems
Schindler Elevator
Securitas Security Services
Sun Control of Minnesota
SwedeBro
Unilev Management
Western Specialty Contractors



The Hillcrest Redevelopment and the Impact on the Region

6/8/2020 – BOMA's June Membership Meeting featured **Monte Hilleman**, Senior Vice President of Real Estate Development at the Saint Paul Port Authority (SPPA) to discuss the development of the Hillcrest Golf Course and coming changes. The course, located at 2200 Larpenteur Ave. E., has been a fixture of the northeast neighborhoods of St. Paul for almost 100 years and the Saint Paul Port Authority acquired the former Hillcrest Golf Course in June 2019 for \$10 million.



To kick off the meeting, Chair **Dave Ketcham** introduced the speaker and topic before turning it over to **Sonnie Elliott** for an update on the Minnesota Legislature.

Monte Hilleman gave an overview of the overall project before diving into the details of what the redevelopment of this former golf course entails – including the monumental task of cleaning up the contamination of the soil. Considering the topographical challenges and no internal infrastructure, without the SPPA's involvement this property would have languished in the marketplace.

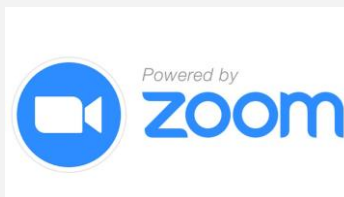
The primary market area covers large swaths of Little Canada, Maplewood, North Saint Paul, and Oakdale, and the site is fairly centrally located within the Metro making it a 30 minute drive on average from within the cities and giving it access to a great labor pool.

The Hillcrest Market Overview, pulled together by *Maxfield Research & Consulting*, indicates a demand for new residential properties and business park space. The demand for retail and office is limited since current inventory in the area is sufficient. **Hilleman** explains that there is a greater need for infill properties, as indicated by the market overview.

Near the end of his presentation, he addresses a few questions regarding the soil contamination of the site, which is widely known as a challenge facing the redevelopment. The current levels of both mercury and petroleum in the soil are a by-product of the use of fertilizers and fungicides in the mid-1900s that are now prohibited. These levels are much higher than expected and will take considerable effort, money, and time to reduce to acceptable levels.

Development in the Hillcrest site is estimated to begin sometime next year once the master plan is approved.

To watch the full meeting, [please click here](#).



Upcoming Educational Classes

Energy Management and Controls – SMT

Start Date: Wednesdays, September 21st to Oct 26th 6:00 PM – 9:00 PM (Six weeks total)

Cost: Pending

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

Energy Management and Controls includes a number of key concepts and discussions that teach fundamental maintenance and energy management control aspects that will enable you to run your building operations in a cost-efficient manner. You will develop an understanding of the operation of heating, cooling, humidification, and dehumidification control applications, and learn about variable air volume design and building pressurization control devices. You will also develop the skills and knowledge to perform a cost-benefit analysis of HVAC, electric, and lighting systems and to create an energy management program for your facility.

Upon successful completion of this course, learners will be able to:

- Apply an energy management plan to your building's systems
- Evaluate new systems with a concentration on retrofitting
- Describe traditional and alternative energy systems and their integration with other building systems
- Discuss how to use programmable logic controllers and other resources to optimize your system
- Develop, implement, and manage an innovative preventive maintenance program

Key topic areas: control system basics • auxiliary and electronic controls and their application to heating, cooling, humidifying, and volume control • computerized automatic control systems • factors determining energy consumption in HVAC, electronic, and lighting systems • preventive maintenance measures in energy management • energy management control system applications

Upcoming Educational Classes

Fundamentals of Facilities Management – FMA

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

Cost: Pending

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

Fundamentals of Facilities Management includes a number of key concepts and applications that are designed to provide the base from which you can build a career in facilities management. Successful facility managers must have business savvy supported by a broad scope of technical knowledge. Therefore, you will gain an understanding of the importance of facilities management to business organizations and operations, while also learning strategies for internal marketing. You will learn how to structure and manage operations and maintenance programs, and how to manage personnel effectively to control workloads. You will likewise acquire project management and leadership skills crucial to your success.

Upon successful completion of this course, learners will be able to:

- Demonstrate the importance of facilities management to business organizations
- Structure and manage operations and maintenance programs
- Manage internal and outsourced personnel effectively to control workloads
- Align facilities operations with information management, cost controls, and investment and budgeting strategies
- Make effective decisions and apply insight into information analysis methods
- Manage a successful project, with you as a team leader

Key topic areas: principles of information management • investment, cost controls, and budgeting strategies • operating levels of facilities activities • outsourcing principles • benefits of leasing vs. ownership

Contact [Denise](#) for more information or call 651.291.8888

Last Month's Answers BOMA Service Partner Crossword Puzzle

Across:

- 6. 24Restore
- 9. INSPEC
- 10. Horizon
- 11. McCarenDesigns
- 12. Securitas

Down:

- 1. AlliedParking
- 2. FourSeasons
- 3. Harris
- 4. Marsden
- 5. ServiceMaster
- 7. EnviroBate
- 8. Grazzini

BOMA CORNER

[Wilder Foundation](#) seeking full-time Maintenance Manager

The Maintenance Manager position encompasses a wide range of duties. The Manager is responsible for the maintenance of the real estate assets owned by the Foundation, which includes Wilder Center, Wilder Forest, 650 Marshall, 911 Lafond, as well as O'Shaughnessy, Spencer and Holcomb. This position is required to fully comprehend and adopt the philosophies behind the wide range of technologies and creative designs, specifications and models utilized during construction of Wilder Center, which created a sustainable and healthy environment.

For more information and to submit an application [click on the job listing here.](#)

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