



Saint Paul BOMA News

BOMA's mission is to provide leadership to the commercial real estate industry through advocacy, education, research, and professional networking.

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Upcoming Events

June

[Membership Meeting 6/8](#)
Brokers Meeting 6/9

July

Golf Tournament – 7/20

The Hillcrest Re-Development and the Impact on the Region

Changes are happening at the former Hillcrest Golf Course. The course, located at 2200 Larpenteur Ave. E., has been a fixture of the northeast neighborhoods of St. Paul for almost 100 years — it first opened in 1921. The St. Paul Pipefitters Union Local 455 purchased the golf course in 2011 for \$4.3 million.

The Saint Paul Port Authority acquired the former Hillcrest Golf Course in June 2019 for \$10 million. Redevelopment of the 112-acre site is contingent upon a comprehensive master plan.

The city of Saint Paul's [Department of Planning and Economic Development \(PED\)](#) is leading the master planning process and a [10-person Community Advisory Committee](#) was selected and planning commenced in October 2019.

Community engagement throughout the process will outline how to build opportunity and community wealth on the redeveloped Hillcrest site — bringing more housing, jobs, and public amenities. The City is currently seeking feedback from the community to establish redevelopment priorities, from which concepts will be developed (alongside technical and policy considerations) for further engagement later in 2020.

Monte Hilleman, Port Authority, Senior Vice President of Real Estate Development, joins us for the Monday, June 8th meeting of the Greater Saint Paul Association of Building Owners and Managers (BOMA) to answer all of our questions on the Hillcrest development.

1 Hour of CEU Approved

Monday, June 8th | 11:30 AM – 12:30 PM

[Register Here](#)

Newsletter sponsored by:



CHAIR'S REPORT – *David Ketcham*



Hello everyone. I am writing you this newsletter from my home office. I have been working from home at least one day a week for the last few years, but working from home 5 days a week has uncovered some new challenges for me.

Video Conferencing

I attend an average of three (3) video conference meetings every day. My busiest day had me attending eleven (11) video conferencing meetings. It is exhausting. I used to be a strong advocate for video conferencing. However, after a few months of nonstop Zoom, Skype, Teams and other video conferencing, I have come to one conclusion.... I truly hate watching myself talk.

One of the things that I find most interesting is the wide variety of real and virtual backgrounds. I enjoy the perspective you get on everyone else's homes and offices. Sometimes, I question certain people's choices, but they are almost always entertaining.

The distractions are equally entertaining. Dogs, kids, airplanes, birds and our spouses all add to the wide variety of interesting sites and sounds. My wife recently made a surprise visit to my office. I had a Zoom meeting going, but the webcams pictures were hidden beneath some files I was reviewing, so she couldn't tell we were on camera. I got a kiss from her and a round of applause from my colleagues on Zoom. All in a day's work.

Attire and grooming

I don't typically grow facial hair. The pandemic has afforded me the opportunity to try new things. I have found that I really enjoy having a beard. A lot of my colleagues seem to share my opinion. I have seen such a wide variety of new "looks". The lack of access to hairdressers has also kept things interesting. I can only imagine how difficult it will be to get an appointment at the hairdresser or barber, once we return to some normalcy.

I have dedicated myself to wearing a collared shirt for most meetings. Admittedly, I have worn a few baseball caps and t-shirts, but I endeavor to improve myself from the waist up. What happens off camera is nobody's business but mine.

BOMA Monthly meetings

In May, BOMA St. Paul held our first virtual monthly membership meeting. We received some very positive feedback. Moving forward, BOMA is dedicated to bringing you the quality networking events that you have come to expect from us. For the time being, those meetings will continue to be virtual. Hopefully soon, we will be able to transition back to in-person membership meetings. If you have suggestions for adding value to our virtual and in-person meetings, please reach out to me directly or reach out to the BOMA staff. We appreciate the feedback.

BOMA Golf

The BOMA Golf Outing is scheduled for Monday July 20th. There are a lot of unknowns and the Golf Committee and BOMA staff are working hard with Prestwick Golf Club to iron out the revised details. Regardless, I strongly encourage you to sign up your foursome. Very few sponsorships are available, but please contact BOMA staff if you are interested. We are dedicated to providing you with an incredible event. I look forward to seeing you there.



MN Legislative Update

With Sonnie Elliot

The Minnesota State Legislature adjourned the 2020 legislative session on May 17th. Left on the table to complete are a bonding bill of over \$1 billion and allocation of close to \$667 million in federal COVID-19 aid for local governments.

Traditionally, the legislature focuses on capital investment during the even-numbered years. In January, Governor Walz released a proposed \$2.6 billion bonding bill - \$2 billion in general obligation bonds and approximately \$600 million in other funding sources. The Governor recommended several bonding projects for state agencies that BOMA St. Paul is watching carefully. There are concerns these projects will eventually relocate government offices currently in the downtown area to other locations.

House and Senate leadership's bonding proposals, released in the last weeks of session, were different in size and focus. The House DFL bonding bill invested approximately \$2.5 billion in water infrastructure, higher education, corrections, transit, road and bridge repair, and deferred building maintenance. The Senate Republican proposal invested approximately \$1 billion focused heavily on infrastructure, which about half was dedicated to transportation.

Despite negotiations, the legislature was unable to agree on a bill before the legislature adjourned. Both the House and Senate proposals failed on floor votes. Neither body was able to garner enough minority party support for the 3/5ths majority needed to pass a bonding bill. Most other bills require a simple majority of votes to pass and therefore do not require the support of minority votes for successful passage.

Before the failed votes on the bonding bill were taken, the legislature was aware the Governor would likely be calling them back for special session by June 12, 2020. The purpose of the special session is to allow the Governor to extend his Peace Time Emergency authority established in response to COVID-19. The Governor issued Executive Order 20-01, establishing a peacetime emergency, on March 13, 2020.

Once the special session is called, the legislature controls the agenda and length of the special session. This gives the legislature an opportunity to pass priorities, such as the bonding bill, which were unsuccessful during the regular session. Typically, before declaring a special session, the Governor and legislative leaders agree to a timeline and agenda.

Award Recipients & Promotions

Jean Krueger and Simon May Win Awards

Saint Paul BOMA Chairman, **David Ketcham**, announced the recipients of this year's Chair's and Volunteer's Awards at the May membership meeting. These are annual awards designed to recognize outstanding work by a member in supporting BOMA and the commercial real estate industry.

The President's Award goes to a member who has made a significant contribution on a BOMA committee or initiative. The recipient is **Simon May** with McCaren Designs. Simon is the Chair of the Special Events Committee. He led this group as they planned and executed a highly creative and successful Expo in 2019.

The Volunteer's Award goes to a member who is active on multiple committees and activities. The recipient is **Jean Krueger** with Ramsey County. Jean is a Director on the BOMA Board. She is also a member of the BOMA Government Affairs Committee, and the Skyway Governance Advisory Committee. In addition, she has made valuable contributions to the Pipeline Resource Strategic Plan group.

Congratulations Simon and Jean. We appreciate all that you do for Saint Paul BOMA and its members.

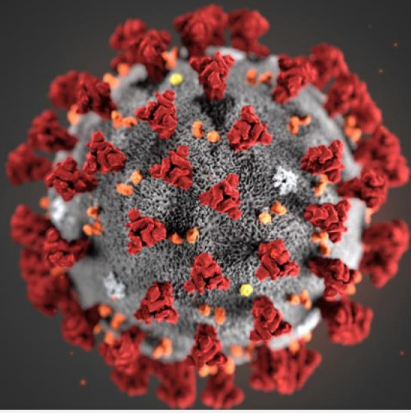


Commander Ellison Promoted

Congratulations go out to Downtown Beat Commander, **Jeremy Ellison**. He will be promoted to the Senior Commander of the Central District effective June 6. Downtown Saint Paul is included in the Central District.

Replacing Commander Ellison in downtown is Commander **Jesse Mollner**. He is currently the Commander of the Family Violence Unit. Commander Mollner is looking forward to working with downtown stakeholders.





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.

UPDATE: The 2020 BOMA International Annual Conference & Expo will be a virtual event. Learn more at www.BOMAConference.org

Webinars

[Getting Back to Work: Preparing Buildings for Re-Entry Amid COVID-19\(Recorded\)](#)

[BOMA International: Risk Mitigation, Planning & Preparing for Re-occupancy \(Recorded\).](#)

[BOMA International: Maintaining Building Operations During Shutdown & Preparing for Re-occupancy \(Recorded\).](#)

[BOMA Georgia: Operational Savings in a time of Low Census \(Recorded\).](#)

[Property Management Considerations for Re-Occupancy \(Recorded.\)](#)

Building Re-Entry Guidelines & Resources

[General Industry Guidance - MN.GOV DEED](#)

[BOMA Georgia - 2020 Building Re-Entry Guide](#)

[General Re-Occupancy Guidelines](#)

[Vertical Transportation: Back to Work Challenges](#)

[Recovery Readiness | Cushman & Wakefield Re-Opening Guidelines](#)



Self Care

Live Kitten Cam



[Click Here To Watch!](#)

A Search for Positivity in Property Management

5/11 – The first BOMA membership meeting conducted over Zoom kicked off with new Board Chair **David Ketcham** introducing the keynote speaker **Adele Bayless**, RPA, FMA, Senior General Manager in Commercial Real Estate. He welcomed the two new board members, **Bill Huepenbecker** of Xcel Energy Center and **Jordan Roberdeau** of Creative Lawn & Landscaping while wishing a fond farewell to departing board members **Mike Soukup** and **Julie Bauch**. David also took a moment to thank Jerry Hersman, the immediate past chair, for all the work he put into the Greater Saint Paul BOMA chapter and for “building a better BOMA.”



After a nod to premium sponsor District Energy and announcing the 33rd Annual Golf Tournament, he presented the winners of the Chair’s and Volunteer’s Awards to **Simon May** of McCaren Designs and **Jean Krueger** of Ramsey County. While it is difficult to properly announce the winners on a digital platform, the recipients of these awards will be honored again at the next opportunity to host a physical event.

David then turned it over to **Sonnie Elliott** of Faegre Drinker to present the legislative update and after that, it was on to the main event.

Adele jumps right to the point of her presentation, asking property managers “Why are you here?” She goes on to describe property managers as *problem managers* – tackling the issues of tenants, service partners, city ordinances and more. And with the pandemic ongoing, these issues create a unique kind of stress. “This is a challenging time,” Adele says. “And what is COVID-19, but a huge problem?”

Referencing the book [The Four Agreements](#) by [Don Miguel Ruiz](#), she leverages the idea that many of the concepts found within the book can be transmuted into useful advice for property managers - such as taking nothing personally and being impeccable with your word: to speak kindly and positively about yourself and about others. Make no assumptions, is another point Adele presents. Always do your best is the last concept from the book that she touches on, a reminder that our best can look different from day to day and even moment to moment.

She also briefly mentions “building personality” and explains that a building’s personality or design reflects on how tenants will expect a property manager to communicate. Are you communicating via formal emails or social media blasts? Will there be cleaning teams or are employees expected to sanitize their own spaces? These are questions to consider when communicating, she says.

The meeting wrapped up with a short Q & A and a reminder to continue to support BOMA service partners. A huge thank you to everyone who signed up and attended – please make sure to register for June’s membership meeting as well.

To view the full meeting, [click here](#), but note that you will not receive any CEU credit for viewing this recording.

2020 Golf Tournament Sponsorships

The following sponsorships are available at the 2020 Golf Tournament being held on Monday, July 20th. If you are interested in one of these sponsorships, please contact Denise at the BOMA office.

- (4) Golf Hole Sponsors - \$410 each
- (1) Table Registration Sponsorship - \$305
- (1) Corporate Tent Sponsorship - \$410
- (1) Putting Green/ Driving Range - \$410

15 foursomes available!



STAY SAFE MN

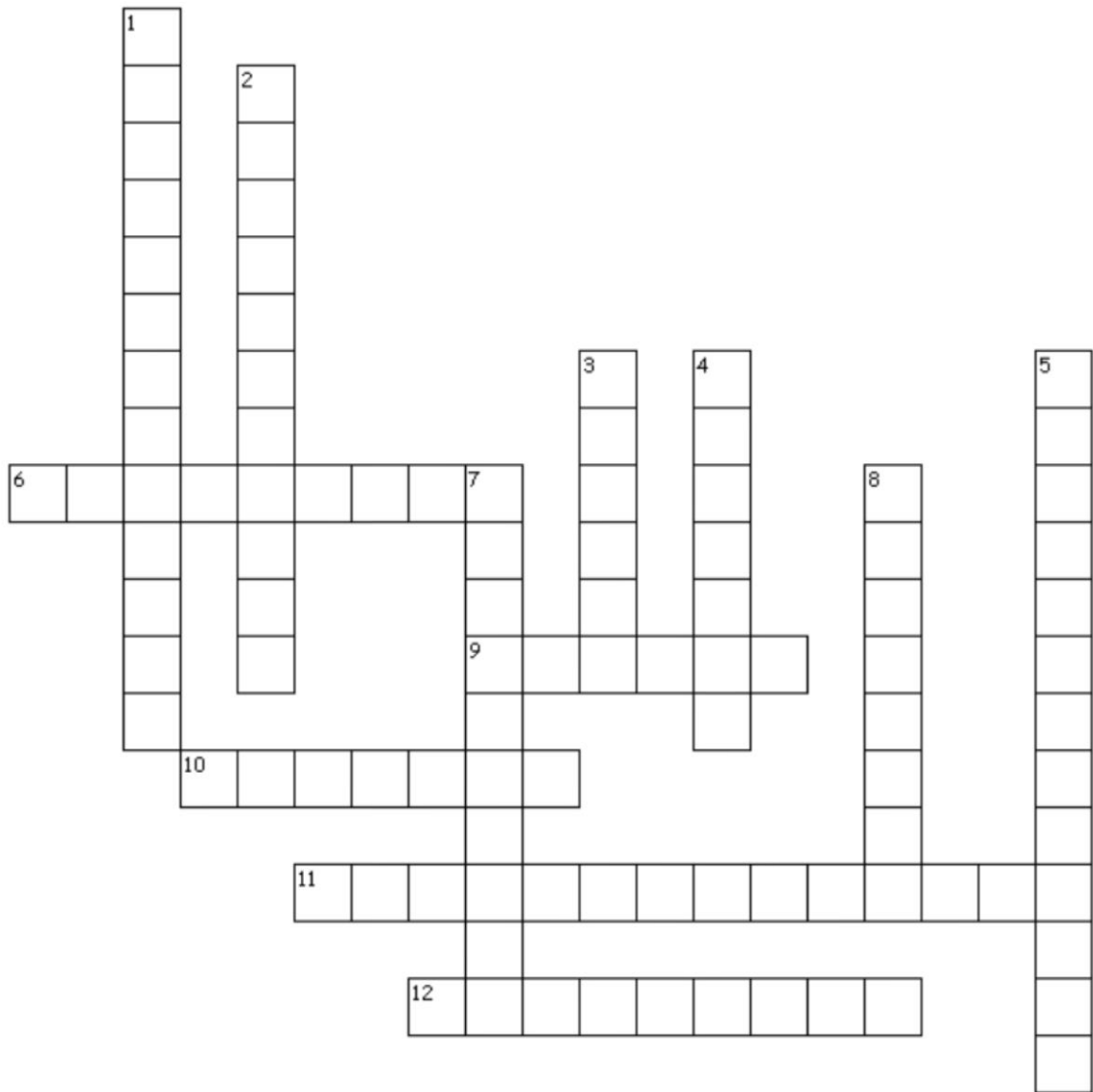
mn.gov/covid19

m MINNESOTA



BOMA Service Partner Crossword Puzzle

(answers will be revealed in next month's newsletter)



Across

- 6. restoration services available all hours
- 9. designs award winning building enclosure solutions
- 10. where the earth and sky meet
- 11. creates custom interior plant designs
- 12. leader in protective services

Down

- 1. Al took his sister's candy, but claimed he didn't. What did Al do?
- 2. winter, spring, summer, and fall
- 3. rhymes with Ferris
- 4. A bear's home on the Red Planet
- 5. 65+ years of water, fire and mold restoration
- 7. abating environmental hazards
- 8. tile, terazzo, stone, carpet and more

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