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Upcoming Events

May

[Membership Meeting 5/11](#)

June

To Be Determined



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zoom

A Search for Positivity in Property Management

The inherent essence of property management is problems; how to solve them; how to prevent them; to react to them. Managers are problem solvers; one might even say that it should be called “problem management”. You prepare for the unanticipated, avoid the unexperienced, prepare the budgets, plan the projects, engage the staff, please the tenants and call the client. If there were no problems, we'd have no job. And we all need our job, right? However, immersion in problems (read: negativity) can take a toll on even the most positive of attitudes.

This has never been more important as we find ourselves in a new world during this pandemic. So let's talk about your engagement – with your team, tenants, clients and community. And maybe we change problems to possibilities.

Join us on Zoom as **Adele Bayless**, RPA, FMA, Senior General Manager Property Management Experience and 26 year veteran real estate professional shares tips and strategies for: interacting with your staff, relating to your colleagues, and serving your tenants and clients; determining your building's personality; for creating a mindful tenant relations program; and for fostering a strong sense of community.

1 Hour of CEU Approved

Monday, May 11th | 11:30 AM – 12:30 PM

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CHAIR'S REPORT

Welcome, David Ketcham!

Hello! My name is **David Ketcham** and I am honored to be the new Chairman of the Greater St. Paul BOMA Board of Directors. I have been a member of GSP BOMA for almost 20 years. I am also the Vice President of Marsden Bldg Maintenance, which was founded in St. Paul and remains our national headquarters. You might find it odd that a service provider has been elevated to the role of Chairman, and you would be correct. It is exceptionally rare for any local BOMA to allow a Service Partner the opportunity to help lead the organization. That is just one of the many things that makes Greater St. Paul BOMA special and unique.

I have some big shoes to fill. In 1974 Marsden's founder, **Skip Marsden**, was one of the first service provider members at GSP BOMA. Skip took great pride in "our hometown BOMA" and he made sure that the leaders at both Marsden Bldg Maintenance and American Security dedicated their time, attendance and sponsorship to help strengthen this organization. Our current CEO, **Guy Mingo**, has also been a Board member and leader in this organization. Guy has always encouraged and supported my GSP BOMA responsibilities, for which I am always grateful. I am proud to carry the legacy of Marsden and GSP BOMA forward for the next two years.



Personally, I have been married to my wife Karin since 2001. Karin and I are the proud parents of Kaia (14) and Amelie (12). We live in Inver Grove Heights. My wife is a native Norwegian and we spend much of our vacation time with our family and friends in fjords of Norway. I am a lifelong Minnesota Vikings fan and I enjoy competitive backgammon and an occasional cigar in my spare time.

CHAIR'S REPORT – CON'T.

In my 20 years at GSP BOMA, I have focused my energies on building relationships. I have met countless business acquaintances in this organization and made many true friendships.

There are three friends who deserve special recognition. **Jerry Hersman** has been a great Chairman and leader for GSP BOMA. Jerry always has a joke to tell....and occasionally they are funny. Jerry leaves the Chair's position having greatly improved our organization. Additionally, **Julie Bauch** and **Mike Soukup** have dedicated many years of service to our association. Their terms on the GSP Board have ended, but their impact will be felt for a long time. I want to take this opportunity to thank Jerry, Julie and Mike for their many years of service and friendship.

I am also grateful to the existing Board members who have extended their commitment to GSP BOMA. I ask that you help me welcome two new Directors to our Board; **Bill Huepenbecker**, the Senior Director, Planning and Public Affairs at Xcel Energy Center, and **Jordan Roberdeau**, the President and CEO of Creative Lawn & Landscapes.

The Boys Scouts have a slogan: "Leave it better than you found it." As Chairman, I endeavor to improve GSP BOMA. I will have one guiding principle in my term as Chairman - **ENGAGEMENT**. I will strive to engage all of our members, both real estate and service providers. I will work with the GSP BOMA staff, the committees and individual members to ensure that everyone maximizes their membership. The changes that I want to implement will be small, but significant. We have an incredibly strong organization and with your help, I look forward to strengthening it and leaving BOMA better than I found it.

David Ketcham
GSP BOMA Chair

St. Paul BOMA Board Election Results

For the first time in its history, BOMA members voted electronically for the Board of Directors. With social distancing requirements preventing the Association from conducting elections at the traditional April Annual Meeting, members were given the opportunity to vote through the BOMA website. And the results are in.

BOMA members overwhelmingly ratified the Nominating Committee's slate for the Board. The following members will be serving as the St. Paul BOMA Board of Directors.

Name	Title	Term
David Ketcham	Chairman	2020 – 2022
Greg Sharpe	Vice-Chair	2020 – 2022
Heide Kempf-Schwarze	Secretary/Treasurer	2020 – 2022
Jerry Hersman	Immediate Past Chair	2020 – 2022
Clint Blaiser	Director	2020 – 2022
Julio Fesser	Director	2020 – 2022
Bill Huepenbecker	Director	2020 – 2022
Jean Krueger	Director	2020 – 2022
Jordan Roberdeau	Director	2020 – 2022

BOMA appreciates the willingness of these members to volunteer their time to play an essential leadership role in the Association.

BOMA would also like to recognize **Julie Bauch** and **Mike Soukup** who have completed their service on the Board. Thank you Julie and Mike for all that each of you have done for St. Paul BOMA.

Welcome New Board Members

BILL HUEPENBECKER

Bill Huepenbecker joined the Minnesota Wild organization in 2005 as Senior Director of Planning and Public Affairs. Bill directs the organization's public affairs efforts and spearheads projects related to the management and sustainability of the Xcel Energy Center, Saint Paul RiverCentre and its associated functions.

Prior to working with the Wild, he served in various positions including State Director for U.S. Senator Norm Coleman. He was also Executive Director for the St. Paul RiverCentre Authority from 2001-2003 where he managed the merger of between the RiverCentre Authority and the St. Paul Convention & Visitors Bureau, today known as Visit Saint Paul.



JORDAN ROBERDEAU

Jordan Roberdeau is the President/CEO of Creative Lawn and Landscapes, a business he founded in 2005. Creative Lawn and Landscapes is a full service lawn care and landscape design firm servicing the Metro area. Jordan has been involved with commercial real landscape management for 20 years.

Any free time he has is spent with his 3 sons Colin, Oliver, and Finneus, and with his fiancé Karla. He also loves to fish and hunt.

"I'm hoping that being a BOMA board member allows me to bring a new perspective to the group, and that the membership will see me as a valued resource moving forward." -- Jordan





MN Legislative Update

With Sonnie Elliot

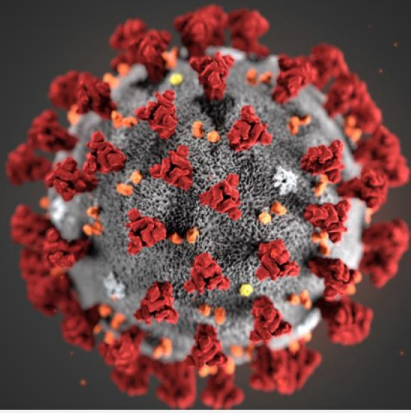
In early April, **Governor Walz** extended his Stay at Home executive order to May 4th and at the end of April he again extended the order until May 18th, 2020. The Governor also announced Minnesota was joining with Midwest governors to coordinate their efforts to reopen businesses. This process will include working with business leaders and health officials to develop safety protocols and restart Minnesota's economy.

The capitol complex is still largely closed to the public with legislators and staff working remotely. Due to COVID-19, the legislature established temporary procedures to hold committee hearings and floor sessions while practicing social distancing. Committees are holding teleconference hearings which will be the norm for the remainder of the legislative session. Much of the discussion has been around the impact on the economy and the resources available to provide further relief.

St. Paul BOMA and other businesses have been urging legislators to pass business real estate property tax relief by extending property tax payment deadlines until July 15th. It is likely the state will not pass this relief prior to the May 18th, 2020 adjournment date.

Several counties passed resolutions that extend the payment date by abatement of penalties for late payments. Ramsey County, for example extended its first half property tax payment filing deadline to July 15th for businesses with annual taxes equal to or less than \$50,000. We will continue to work with legislators and the Governor's office to find ways government can assist businesses during this difficult time.

Minnesota Management and Budget Commissioner **Myron Frans** will provide the legislature a budgetary update next week. A special session may be called before the January 2021 start of the legislative session if the economic outlook becomes dire.



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\(5/6\)](#)
REGISTER NOW!

[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 \(Recorded.\)](#)

Re-Occupancy and Re-Opening Guidelines & Resources

[General Re-Occupancy Guidelines](#)

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

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



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FREE BOMA WEBINAR

Legal Issues for Buildings to Consider During the Crisis



Legal Issues for Buildings to Consider During the Crisis

WELCOME!

HOSTED BY KEVIN LEWIS AND JOE SPARTZ



This material and presentation are provided only for educational purposes. It should not be construed as providing legal advice nor establishing any attorney-client relationship.



On April 16th, Saint Paul BOMA teamed up with BOMA Minneapolis to provide a webinar to all commercial real estate stakeholders on the topic of legal issues for buildings. Lawyers **Molly Gherty** of Felhaber Larson and **Allen Wheeler** of Faegre Drinker took turns breaking down some of the many legal options available to both tenants and property managers.

Molly Gherty tackled the complex question on how to respond to tenant request for relief; and explained *force majeure* and the ways it could be used to free both parties from liability, including if it was applicable to a pandemic situation. And...do Minnesota courts recognize force majeure provisions? Short answer: Yes, but check your contracts.

She also briefly touched on Business Interruption Insurance and whether or not that could be used in a pandemic situation, as opposed to a natural disaster, in order to replace lost business income. To access her full response, [watch the recorded webinar here](#).

Allen Wheeler suffered a bit of technical difficulty, but managed to reconnect without issue and present his insight on rent abatement and what other forms of relief that tenants may consider requesting. He remarked that owners and property managers are in a pickle, because of Minnesota Executive Order 20-14, which prevents landlords from evicting residential tenants during the pandemic.

The best scenario, he says, is for landlords and tenants to communicate with each other and try to come to a mutually beneficial agreement, and to also keep lenders in the loop. For more comprehensive insight, [listen to what these expert legal speakers have to say in this hour long FREE webinar](#).

Download Molly and Allen's presentation slides [here](#) and [here](#).

Save The Date

Saint Paul BOMA Golf Tournament

July 20, 2020

Watch your email for registration!



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) Lunch Sponsorship - \$410
- (1) Corporate Tent Sponsorship - \$410
- (1) Beverage Cart Sponsor - \$515
- (1) Putting Green/ Driving Range - \$410





Benchmarking Ordinance 2020 – 2021

A new City of Saint Paul Ordinance requires that owners of multi-family and commercial properties 100,000 square feet and larger must benchmark energy and water use by June 1, 2020; properties 50,000 square feet and larger must comply by June 1, 2021.

Per the City of Saint Paul, *“Benchmarking is the ongoing review of building energy and water use, over time and relative to peers. It allows owners and occupants to understand their building’s energy and water performance and identify opportunities to cut waste.”*

To learn more about benchmarking ordinance and how to comply, [click here](#).

Contact **Molly Smith**, Building Energy Advisor with questions or concerns:

(651) 266-6653 or molly.smith@ci.stpaul.mn.us

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hand rub or soap and
water



Greater Saint Paul BOMA Newsletter published monthly by Greater Saint Paul BOMA

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