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## Upcoming Events

- Brokers Meeting – 10/6
- Supers Meeting – 10/13
- 2021 Market Report – 10/18
- GSP BOMA 50<sup>th</sup> Anniversary Celebration Event – 10/27

Newsletter sponsored by:

## 2021 Market Report Meeting

**Date:** Monday, October 18<sup>th</sup>, 2021

**Time:** 11:40 am – 1:30 pm

**Location:** DoubleTree Downtown St. Paul

[Click here to register](#)

St. Paul BOMA will be releasing the 27th edition of the Market Report during our luncheon meeting on Monday, October 18th. In addition to the latest updates on the downtown office and residential numbers, there will be a panel of brokers who will provide insight on how to make a deal amidst COVID-19. This meeting will be hybrid. When you register, you can choose to attend in-person, or join the meeting through Zoom.

11:40 - 12:00: Networking  
12:00 - 12:30: Lunch  
12:30 - 1:30: Program



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ST. PAUL DOWNTOWN

# CHAIR'S REPORT – *David Ketcham*



Hello everyone -

Let me start this month with a thank you to all our wonderful service providers for the Tradeshow and Expo. The committee did a great job planning and executing the event, and it was awesome to see everyone in person. I tried to make it around to every booth to thank the service providers for their enthusiastic attendance. If I missed you, I apologize. I always want to see the Expo become bigger and better. Covid variants have really dampened excitement around live events. Despite that, our committee and providers deserve our kudos for their efforts. I look forward to next year.

Next week, Heide Kempf-Schwarz and I will be heading to Boston for the International BOMA Conference and Expo. I really don't know how the pandemic will affect the turnout for the conference this year. Heide and I are looking forward to hosting the Midwest Northern Regional breakfast and attending all the educational and fun events. There are a lot of interesting topics and speakers this year.

We have two of our largest events on the calendar in the coming months. Our annual Market Report will be presented to the association at our October 18<sup>th</sup> monthly membership luncheon. This will be a hybrid event, so if you are still reluctant to come see us in person, you can always attend virtually. BOMA's 50<sup>th</sup> Anniversary Celebration will be held on October 27<sup>th</sup> at 4pm. We have a lot of surprises (both old and new) to celebrate this incredible landmark. There will be cocktails and appetizers. I hope to see you all there.

- David



## GSP BOMA Opposes Rental Control



The Greater Saint Paul BOMA Board voted to oppose the rent control ordinance that is on the City of St. Paul ballot this fall. “This rent control proposal is extreme, to say the least”, commented David Ketcham, Board Chair. “It is viewed by many as one of the strictest and most far-reaching rent control policies in the developed world. If approved, it will put St. Paul at a serious disadvantage in attracting new housing projects.” To learn more, see the article below and follow this link to [MinnPost](#).

## Rent Control on the Ballot in St. Paul



On November 2<sup>nd</sup>, St. Paul voters will consider whether to implement a rent control ordinance. If this measure passes, it won't require St. Paul City Council action to move forward. This proposal does the following:

- Limits rent increases to 3% annually;
- Applies to all residential rental property types, no exclusions based on the age, size, ownership, or any other characteristics of the building;
- Provides vacancy control (where the rent cap applies through any and all vacancy of the unit);
- Provides a private right of action; and
- Would be effective May 1, 2022, if approved on the November 2<sup>nd</sup> ballot.

*Continued on next page*

## Rent Control...*Con'td*

The Minnesota Multi Housing Association (MMHA) recently met with the St. Paul BOMA Government Affairs Committee (GAC) to share their concerns regarding this proposed ordinance. MMHA contends that rather than improving the availability of affordable housing, rent control laws exacerbate shortages, cause existing buildings to deteriorate and disproportionately benefit higher income households. MMHA urges voters to reject price controls and pursue alternative solutions to better address critical affordable housing shortages.

It is difficult to find any issue where economists on both sides of the political spectrum agree, except for rent control. Forbes lists the antiquated idea as one of the 10 worst economic ideas of the 20th century, saying: "Here we have a policy initiative that has done huge damage to cities around the globe. It is very hard today to find an economist supporting rent control." A survey by the American Economic Association found that 93 percent of U.S. economists agreed that rent control reduces the quality and quantity of available housing.

Rent control or rent stabilization laws set a ceiling on rents and severely limit or prohibit property owners from raising rents, particularly if vacancy controls (the rent cap applies through any and all vacancy of the unit) are part of the law as well. Most of the nation's existing rent control laws were first instituted in the post-war era when America struggled to find enough housing for returning soldiers. But, since that time, numerous studies demonstrate that rent control creates unintended consequences that harm property owners/managers, their residents, and the greater community.

Among the findings of these studies:

- Rent control laws lead to a reduction in the available supply of rental housing in a community;
- Rent control and rent stabilization policies do a poor job at targeting benefits, leading to a lottery-like system as to who is able to move into rent-controlled units;
- Rent control can cause renters to continue to live in units that are too small, too large or not in the right locations to best meet their housing needs, when they otherwise likely would have moved to a unit more suitable for their situation;
- There are significant fiscal costs to jurisdictions associated with implementing and maintaining a rent control program;
- Rent-controlled buildings can potentially suffer from deterioration or lack of investment since owners may not collect enough rents for repairs and renovation; and
- Rent control can also disincentivize new development or property sales in these jurisdictions in favor of areas without rent control.



## Rent Control...Con'td

Out of concern regarding the larger impact rent controls can have on the local housing market, MMHA helped to form a coalition called the Sensible Housing Ballot Committee. This group is generally opposed to rent control policies. As it is currently worded on the ballot, the St. Paul version, if adopted, may be among the strictest ever approved in the world.

The GAC also discussed the potential negative impact rent control could have in St. Paul on commercial real estate. If there is limited investment in multi-family housing, both through construction of new units and improvements to existing properties, the tax burden absorbed by this real estate sector in St. Paul will diminish over time. This will result in commercial real estate having to carry a larger portion of the overall property tax load. Commercial properties are already challenged in attracting new tenants without the additional hurdle of increased taxes.



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**GSP BOMA 50<sup>th</sup> Anniversary  
Celebration Event**  
**Wednesday October 27<sup>th</sup> : 4 – 7 pm**  
**4<sup>th</sup> floor of the Osborn370 building**  
**370 Wabasha St N, St Paul, 55102**

[\*\*Click here to register\*\*](#)

Our 50<sup>th</sup> anniversary celebration is not an event to miss! It's going to be so much fun and a much-needed opportunity to just kick back and have a good time with fellow BOMA members. There will be guest speakers, a documentary screening, memory wall unveiling, delicious appetizers, and a cash bar. Plus, you'll get to experience Osborn370's spectacular 4<sup>th</sup> floor community room!



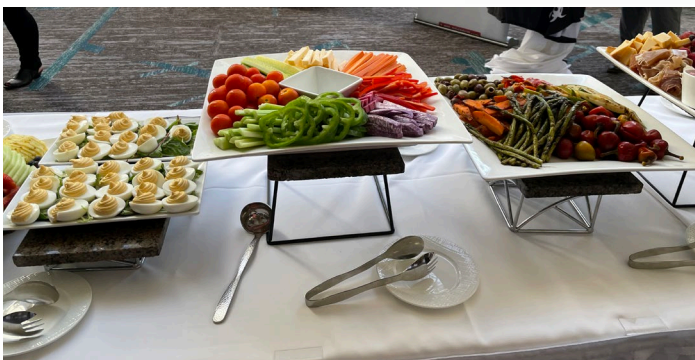
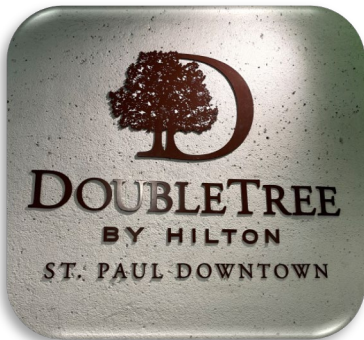
**A huge thank you to our sponsors!**





## Tradeshow and Expo

The 2021 tradeshow and expo is a wrap. Thank you to the service providers who came out and filled the room with their awesome displays! We deeply appreciate the property managers who created a lively networking atmosphere. We are ecstatic to have been able to hold this event in person. We were able to open the door for connections, conversations, and a showcase of the finest products and services in the Twin Cities. The DoubleTree Downtown St. Paul did an excellent job hosting and we look forward to working with them in the near future. Very near, actually. We'll be back there for the [2021 Market Report Meeting!](#)





# Tradeshow and Expo

## Service Provider Exhibitors



**ABM Onsite Services**  
[www.abm.com](http://www.abm.com)



**Allied Universal**  
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**American Security**  
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**Aspen Waste**  
[www.aspenwaste.com](http://www.aspenwaste.com)



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**DuraRoof**  
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**Egan Company**  
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Tradeshow and Expo Service Provider Exhibitors



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



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



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# Tradeshow and Expo Service Provider Exhibitors



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



**Marsden Bldg Maintenance**  
[www.marsdenbuildingmaintenance.com](http://www.marsdenbuildingmaintenance.com)



**McCaren Designs** [www.mccaren.com](http://www.mccaren.com)



**MEI – Total Elevator Solutions**  
[www.meiusa.com](http://www.meiusa.com)



**Modern Heating & Air**  
[www.modernhtg.com](http://www.modernhtg.com)



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[www.northland-mn.com](http://www.northland-mn.com)



Tradeshow and Expo Service Provider Exhibitors



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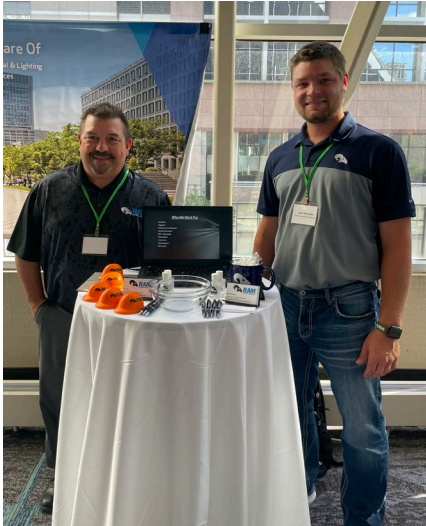
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**Prescription Landscape Services**  
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**RAM Construction Services**  
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**Restoration Systems, Inc.**  
[www.restorationsystems.net](http://www.restorationsystems.net)



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[www.s2.saniglaze.com](http://www.s2.saniglaze.com)



Tradeshow and Expo Service Provider Exhibitors



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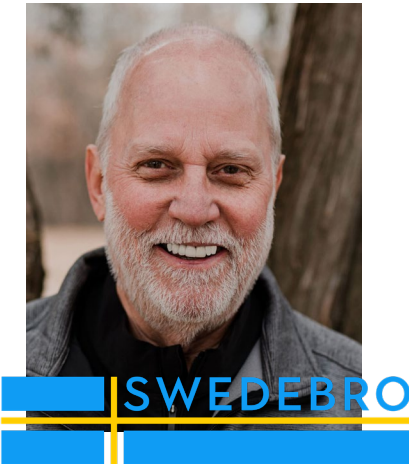
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# Tradeshow and Expo



## Cyber Security Seminar with Mike Johnson



Mike Johnson has spent more than 25 years as a security and risk management leader in the corporate environment. He also holds the Honeywell James J. Renier chair in security technologies and is a senior fellow at the Technological Leadership Institute at the University of Minnesota. It was a privilege to have him with us during the tradeshow to provide insight into the latest on actions property managers can take to keep their building systems and computers safe from cyber criminals.



## Tradeshow and Expo



[www.24restore.com](http://www.24restore.com)



Thank you again for hosting and providing an excellent experience!

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The service providers hooked our building members up with some awesome prizes. [Click to see who won what](#) (it's a lot).

## MINNESOTA STREET PROJECT

## Virtual Meeting

Tuesday October 5<sup>th</sup>, 2021  
Starting at 6:00 pm

A review of the project, discussion of the three design options in consideration, and Q&A session.

[Project Website](#)

SAINT PAUL  
PUBLIC WORKS

The City of Saint Paul plans to reconstruct Minnesota Street from Kellogg Boulevard to 11th Street starting in 2023. Now is the time to provide your feedback which is critically needed! You can also [visit the project website](#) for more information, including call-in details. If you can't make it to the meeting, the recording will be posted to the project website. You can also take the project survey to give your feedback and stay informed.

If you have any questions, contact Anna Potter at P: 651.266.6058 or [anna.potter@ci.stpaul.mn.us](mailto:anna.potter@ci.stpaul.mn.us)



## October 6<sup>th</sup> Broker's Meeting



UNION  
DEPOT  
SAINT PAUL



October is taking us to the Union Depot, 214 East 4<sup>th</sup> Street. **Tannen Loge** with Jones Lang LaSalle is our host! Please plan to meet at the Station 81 Restaurant on the first floor.

### About Union Depot

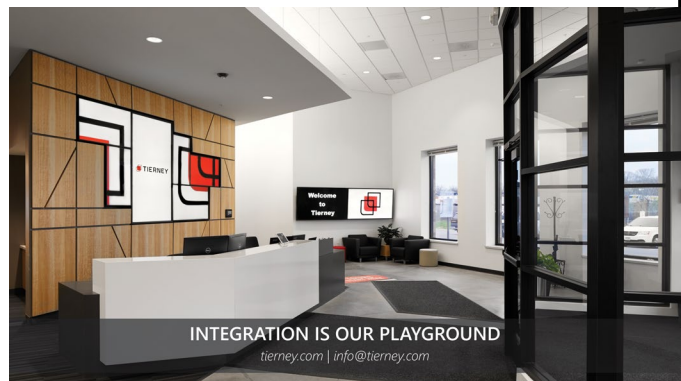
The Union Depot was rebuilt after a fire destroyed the original building in 1913, today's Union Depot was designed in the neoclassical style by noted architect Charles Sumner Frost. While a lot has changed with transportation over the years, Union Depot has changed with it—all while never losing its spirit of community, progress and teamwork. With stunning architectural details around every corner and office spaces with big windows, tons of natural light, conference rooms and private restrooms, Union Depot makes the ideal backdrop for a successful work environment.

Date: Wednesday, October 6<sup>th</sup>

Time: 11:45am to 1pm

Location: Union Depot

[Click here to register](#)



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# Public-Private Think Tank: October 7<sup>th</sup>

Hosted by our newest member:

**PAUL DAVIS**  
RECOVER • RECONSTRUCT • RESTORE



**9am-2pm at the Embassy Suites Minneapolis North**

6300 Earle Brown Drive

Brooklyn Center, 55430

[Click here to register](#)

The Think Tank Session will provide participants from both the public and private sectors an opportunity to meet and collaborate throughout the day, including during an interactive exercise session. Now that we've entered a different phase of the pandemic (recovery), it's time to start reviewing and revising the plans you have, and/or create those that you don't but should. We all just went through the biggest crisis of our careers, and there is much to learn from our successes and our failures. This Regional Think Tank will allow all key community stakeholders to better plan for non-health emergencies as well. Suzanne will also reinforce the need for public/private partnerships in emergency management. By doing so, we can become more creative, innovative, and cognizant of the roles, ideas, and experiences we all bring to the table during a crisis.

## Call for Articles

Every month, we feature an article written by one of our service provider members and we are continuing to receive excellent submissions. This month's article about keeping businesses safe during cold and flu season was provided by JAN-PRO. If you are interested in submitting an article for a future edition of the newsletter, please contact Samantha Davis: [stpaulboma@bomastpaul.org](mailto:stpaulboma@bomastpaul.org)

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[See next page for the article!](#)





# The Importance of Keeping Businesses Safe this Fall and Winter During Cold and Flu Season

According to the CDC, The United States is once again seeing a rise in COVID-19 cases, hospitalizations, and deaths. As of July 22, 35% of U.S. counties are experiencing high levels of community transmission. COVID-19 cases are on the rise in nearly 90% of U.S. jurisdictions, and we are seeing outbreaks in parts of the country that have low vaccination coverage. These worrisome trends are due, in part, to the rapid spread of the highly transmissible Delta variant and at a time like this, many businesses have heightened concerns.

People continue to try and cope the best they can with adjusting to a new normal, including heading back to school and work, traveling, and general outings. Therefore, it continues to be important to help protect your employees, customers, and indoor environments from all the uncertainty in the air, not to mention the possibility for a dangerous one-two punch with Influenza and common cold season coming up along with the continued COVID-19 pandemic.

Virus-protection matters more than ever.  
Upgrade your level of clean.



Protect tomorrow with  
a professional clean today.



Particularly as cold and flu season begins, we know that employees and customers will want to know what business owners are doing to keep them safe. During these times, it is important for business owners and employers to be able to showcase and explain how they are creating a safe and clean environment for their employees and customers, and we hope that they will consider utilizing expert cleaning partners such as Jan-Pro Cleaning & Disinfecting to help protect their employees and customers.

Cleaning and disinfecting services provided by independently owned and operated JAN-PRO Cleaning & Disinfecting franchisees.

Continued on next page

## The Importance of Keeping Businesses Safe...Cont'd

Since the start of the Covid-19 pandemic, businesses of all kinds have turned to commercial cleaning experts to provide advice and tips on how to keep their employees, customers and tenants safe. Now with fall and winter around the corner, as an industry leader in the commercial cleaning space, Jan-Pro Cleaning & Disinfecting recommends that business owners and employees abide by the following tips:

- **Increase cleaning and disinfecting of frequently touched surfaces and encourage employees to wipe down phones, keyboards, door handles, etc. after they use them.**
- **Consider staggered shift for employees if possible. This minimizes the amount of interaction that employees will have with one another, thereby lowering the risk of transmission.**
- **Increase virtual meetings and minimize in-person events/interactions.**
- **Re-educate and remind employees about social distancing guidelines while in the office.**
- **Increase the number of times your space is cleaned by a professional, commercial cleaner.**

Now more than ever before it is paramount that business owners have a cleaning and disinfecting plan in place to keep their employees and customers safe from the Common Cold, Flu AND Covid-19. A clean workplace is the right of each and every worker, and brands like Jan-Pro Cleaning & Disinfecting are proud to protect businesses of all kinds with our industry leading cleaning and disinfecting services.

### About JAN-PRO

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For more information on our services please contact Stacy Tieche, General Manager at 952-238-1005 or visit us at [www.jan-pro.com/twincities](http://www.jan-pro.com/twincities)

## October 13<sup>th</sup> Superintendents Meeting



### Commercial High Efficient Water Heater Preventative Maintenance and Basic Troubleshooting

**DATE: Wednesday, October 13<sup>th</sup>**

**TIME: 11:30am to 12:45pm**

**LOCATION: 85 East 7<sup>th</sup> Street, Suite 295**

**COST: \$18 pre-registered, \$20 walk-ins**

In this course **Colin King and John Fleitman** plan to cover high-efficient commercial water heaters. They will also cover the universal basics of preventative maintenance and common troubleshooting tips we run into. Within each section they will explore the general sequence of operations, testing procedures of different components, and troubleshooting of common failures and errors. This course will provide a basic understanding of how the majority of high-efficient tank type water heaters operate and how to keep them running efficiently year over year.

**Colin King** has worked professionally in the plumbing/mechanical industry for nearly a decade, he has enjoyed working alongside leading manufacturers within the hydronic and water heating spaces. Colin is part of the design, specification, bidding, to startup and commissioning phases of many of Water Heaters Only equipment sales. Colin learns most from the professionals in the field and their hands on knowledge; and applies this to sales of new equipment for a successful installation and commissioning resulting in low cost, efficient, and reliable domestic hot water or hydronic heat. Colin is factory trained on all equipment that Water Heaters Only offers.

**John Fleitman** has worked in the mechanical and plumbing industry for the last 13 years. Formally a pipefitter, he transitioned into the wholesale/representative side to better serve the industry as a whole. John primarily focuses on commercial boilers and water heaters but is also proficient in domestic water booster pumps, water conditioning and residential product. He thrives on challenging issues that may arise on jobsites and enjoys finding the solutions while working closely with the contractor.

[Click here to register](#)

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