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## Ann M. Hartman Property Manager

Ann Hartman is a dedicated property management professional with impeccable attention to detail and an ability to communicate effectively with owners, vendors, contractors and tenants alike. Ann is responsible for the management and operation of a portfolio of over 700,000 square feet of retail property located throughout the Twin Cities and St. Cloud, Minnesota. She also manages property in California as well.

For each property, Ann oversees the collection of rent and lease administration and prepares property budgets. She develops and implements proactive tenant relations and retention programs. To ensure that each property is operating at the highest possible level, Ann coordinates all maintenance activities, solicits and negotiates contractor bids, and maintains all contractor and vendor contracts. She also oversees tenant, building and capital improvements.

Ann has over 15 years of experience in commercial property management. Prior to joining Welsh, Ann worked in the real estate department at Target Corporation where she provided support to three Regional Real Estate Managers and one Senior Site Development Manager and assisted in the disposition of Target and Mervyn's excess properties. Ann was responsible for rent rolls, budgeting, land and building inventory, and closed store reports. She assembled a variety of data required for the appraisal of property, including demographics, building plans, and legal and tax information.

### **Education and Training**

- Bachelor of Arts in progress, Organizational Leadership, Bethel University
- Certified Property Manager (CPM) Candidate, IREM
- Real Property Administrator (RPA) candidate, BOMI

### **Professional Memberships**

- International Council of Shopping Centers (ICSC)
- Minnesota Shopping Center Association (MSCA)
- Institute of Real Estate Management (IREM)

### **Awards and Recognition**

- Property Manager of the Year, MSCA (2002)