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- April Brokers Meeting – 4/6
- BEC Seminar – 4/7
- Annual Meeting– 4/11

Newsletter sponsored by:



Annual Meeting: April 11th

Changing Times and Transportation - Electric Vehicle Charging Stations in your Buildings

11:30 am - 1:30 pm at the DoubleTree Downtown
\$48 for Members and \$75 for Non-Members

One CEU available

[Click here to register](#)

With the rapid increase in electric vehicles, what will the impact be on commercial real estate? How many charging stations should a building consider installing? What design and ADA requirements should be factored in? What are the anticipated costs of installing and operating charging stations?

Join us to hear from **Carl Schneeman**, Managing Principal for Walker Consultants, as he covers these and other important topics related to this rapidly changing trend in transportation.

TIME:

11:30 am to Noon - Networking
12:00 pm - Lunch & Meeting

CHAIR'S REPORT – *Heide Kempf-Schwarze*



There is a palpable energy in the skyways and on the streets of downtown with the return of the St. Patrick's Day parade last month and more workers phasing back to their office spaces. It is an encouraging and hopeful sign that we are transitioning to the next normal in the commercial real estate sphere! This year is also one of transition for GSP BOMA with the upcoming retirement of President Joe Spartz and several open seats on the Board.

The Search Committee has been working fastidiously to identify Greater Saint Paul BOMA's next President. We conducted our first-round interviews in mid-March and will be meeting with the two finalists in early April. The goal is to have the new leader on board by late May in order to shadow Joe, meet members and get grounded before his sunset date of June 30th.

The Nominating Committee has been focused on the recruitment of four building members and one service provider to fill the openings on the board. The full slate of board members will be presented at the Annual Meeting held on Monday, April 11th at the DoubleTree. We strongly encourage you to attend to participate in the ratification process.

Of course, it wouldn't be spring without construction and 2022 will not disappoint. The City will soon be starting work on Wabasha Street between Kellogg and 7th Street. This project includes reconstruction of the street, sidewalk replacement and the Wabasha leg of the [Capital City Bikeway](#). The street work will be split into two phases. The first phase will begin at Kellogg through the midpoint between 5th and 6th in August and will last approximately eight weeks. Phase 2 will continue from that breakpoint to 7th Street and will take approximately six weeks. The most up-to-date information will be posted on the [Project](#) webpage.

I look forward to opportunities to reconnect in person with more of you in the coming weeks.

~ Heide



MN Legislative Update

With Sonnie Elliott

Minnesota businesses are facing an increase in payroll taxes to help pay down the unemployment insurance trust fund deficit. The federal government loaned Minnesota \$1.35 billion during the height of the pandemic to help pay for increased use of unemployment insurance ("UI"). That money must be paid back. Without a state revenue source to do so, employers will see an increase from the base rate and a 14% special assessment. Those increased assessments are currently being calculated and mailed to employers. First quarter payments are due by April 30th. Repayment of Minnesota's UI trust fund is an important issue for BOMA St. Paul.

Prior to session, the governor, House and Senate agreed to replenish the UI trust fund. Despite initial agreement, negotiations over the state's responsibility to replenish the unemployment insurance trust fund broke down again last week when the DFL left a negotiating meeting saying the Senate was unwilling to negotiate for front line worker bonus pay. The legislature had previously agreed to set aside \$250 million for frontline worker pay, but have not yet come to an agreement on who should receive the payments. The House majority position is that both the UI trust fund and the worker pay should be worked out simultaneously, while the Senate majority says they've done their job by passing the UI bill already.

Speaker Hortman (DFL) has stated she views the end of April (because of the due date) as the deadline for negotiations to wrap up. Commissioner Grove of the Department of Employment and Economic Development warns the longer they wait, the harder it will be to retroactively refund overpayments and halt any ongoing mistakes.

The legislature leaves for the Easter/Passover Break on April 8, 2022 and returns on April 19th. They will adjourn session by May 23, 2022.

MNCRE Morning at the Capitol



St. Paul and Minneapolis BOMA members met with a dozen state lawmakers on March 17th at the Capitol. This annual meeting is an important event for MNCRE to build awareness among legislators on issues important to the commercial real estate community.

Among the topics discussed, the statewide property tax took center stage. With Minnesota projecting a \$9.3B budget surplus, MNCRE is advocating for the elimination of this tax. The reaction of lawmakers to this proposal was generally positive.

BOMA members also discussed other topics including safety, workforce development and energy mandates. The unemployment insurance fund also was mentioned. The statewide fund needs to be replenished and an agreement is being held up by unrelated issues. This delay is costing the fund almost \$50k per day in interest that needs to be paid to the federal government. One lawmaker was adamant that if the unemployment insurance issue is left unresolved, no other work will be completed this session.

Thank you St. Paul BOMA members who attended this event. Your participation and presence at the Capitol are essential for commercial real estate to have a strong voice with the lawmakers.





BOMA Makes an Impact on Capitol Hill

As I reported in the March newsletter, a contingent of St. Paul and Minneapolis BOMA representatives met with Members of Congress in early February. One of the key issues discussed was the Small Business Energy Loan Enhancement Act (H.R. 6921). This proposed legislation will expand the cap for SBA energy efficiency loans from \$5.5M to \$10M.

Due to a scheduling conflict, Congresswoman Angie Craig was unable to meet with the BOMA representatives. We did meet with her Legislative Assistant, Skylar Borchardt. He respectfully listened to our explanation of the H.R. 6921 and promised to bring it to the congresswoman’s attention. I’m pleased to report that Congresswoman Craig is now a cosponsor to this bill. St. Paul BOMA is thankful to Representative Craig for her support of the commercial real estate industry.

This is one more example of why it’s so important for BOMA members to communicate with our elected officials. By actively sharing with them our industry’s needs and concerns, we are better positioned to gain their support to keep commercial real estate healthy.



Homelessness in St. Paul and the new rent control ordinance

Greater St. Paul BOMA held a double panel discussion on Monday March 7th to analyze two major issues the St. Paul community is facing. The first panel featured **Deputy Mayor Jaime Tincher** and **Keith A. Lattimore**, Director of Housing Stability for Ramsey County, who tackled the tough topic of St. Paul’s homelessness. A nuanced issued such as this could easily become a full day event in itself, but Tincher and Lattimore covered a lot of ground in the Q&A session led by moderator and **BOMA President Joe Spartz**. Lattimore emphasized the importance of viewing homelessness from various angles, especially through the lens of how adverse events create a spiral effect in a person’s life. A criminal record, for instance, can keep someone perpetually unemployed. An unexpected layoff can leave someone with no way to pay their rent. Having hours cut can result in housing security. Lattimore mentioned that we often believe that homelessness looks a certain way, alluding to the image of homelessness as living in the street. The reality is that homelessness is not defined by one definition. “Your neighbors or coworkers could potentially be couch hopping and that is a form of homelessness,” Lattimore said. Homelessness consists of a variety of precarious living arrangements that don’t involve wandering the streets.



Tincher reminded everyone that health crises are another major adverse event that contribute to homelessness. The first step in mitigating the issues of homelessness, as Tincher stated, is getting to know the people who are facing this challenge. “The City of St. Paul is really taking an approach of getting to know the people and learning their stories,” she said.

She mentioned the importance of truly extending a helping hand to the homeless citizens of St. Paul and connecting them with the resources they need to secure stable housing. Lattimore mentioned how the pandemic heightened awareness of the layers to the issues homelessness.

As the panel discussion continued, both gave excellent insight into the challenges and efforts being carried out to alleviate homelessness. For one, the city is 15,000 units short of having affordable housing, which ties into the issue of the rent control ordinance (more on that later). Access to stable and equitable housing is a major hindrance to peoples’ quality of life in St. Paul, but fortunately city officials are implementing various strategies to keep residents safe and help get them back on their feet.

Homelessness in St. Paul and the new rent control ordinance...*Cont'd*

Below are a few key takeaways as to what the City of St. Paul is doing to improve the situation:

- Staying on top of the analytics by having staff go out every night to check on how many people are sleeping outside.
- Partnering with hotels to provide emergency/overnight shelter.
- Allocating support funding (such as from the ARP) to ensure that shelters can offer people their own showers, three meals a day, transportation, and more.
- Partnering with the Downtown Alliance to keep businesses clean and presentable.
- Actively working to combat behaviors such as defecating, urinating, and defacing property.
- Avoiding force or arrest when confronting homeless individuals.
- Establishing pet-friendly shelters.

To learn more about the issue of homelessness and what is being done to address the issue, there are a variety of resources such as the [City of St. Paul's website, where they have a dedicated section on homelessness.](#)

St. Paul's Rent Control Ordinance: Is There A Solution that Benefits Everyone?



Joining us for the second panel was **Mayor Melvin Carter**, **Cecil Smith**, President and CEO at Minnesota Multi Housing Association (MHA), and **Tony Barranco**, President of the North Region for Ryan Companies, with panel moderator **Clint Blaiser** of Halverson and Blaiser Group, LTD leading the charge. The question of “Is there a win-win?” was the overriding theme of the conversation. While the panelists’ answers to the questions indicated there is no simple solution, the panel discussion ended with an overall tone of hope for people on both sides of the issue to be able to meet in the middle

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St. Paul's Rent Control Ordinance...*Cont'd*

Below are a few takeaways from the rent control discussion:

- The rent control ordinance, while problematic in some regards, is an effort to lessen the challenges faced by lower-income renters such as housing insecurity, disruption to education (Mayor Carter mentioned that some students have to switch schools over six times in a year), and even worse, death (the mayor also cited five deaths among St. Paul residents who didn't have access to shelter last winter).
- Leaders in the City of St. Paul have proven their ability to find common ground on pressing issues, such as when creating improving minimum wage policies or bringing police officers and Black Lives Matter activists to the same table for a conversation. What does this mean for rent control? It means that St. Paul leaders will once again find a way to bridge the gap between proponents and opponents of the ordinance.
- Creating enough affordable housing to meet the needs of St. Paul's residents will remain an issue. Ramsey County's \$74 million investment into affordable housing is nowhere near the \$4.5 billion needed to resolve the 15,000-unit shortage in the city, as cited by Tony Barranco.
- Mayor Carter has asked the St. Paul City Council to bring forth an exemption for new housing construction to mitigate the disruption to the housing market.
- There is a Rent Stabilization Task Force consisting of 41 members who are studying the short and long-term changes to rent control and working to iron out the details of how rent control will be implemented. Tony Barranco serves on this team (Clint Blaiser as well) and shared insight as to what the task force is up to. [Click here to learn more about this group.](#)



With the implementation of the new ordinance now less than a month away, it's crucial to stay up-to-date on any new developments! [Click here to visit the Rent Stabilization section of the St. Paul city website.](#)

Broker's Meeting: Wednesday April 6th



Eric Rapp with Transwestern and **Denise McCormick** with Schafer Richardson will be hosting the next meeting at the Osborn370 Building, 370 Wabasha Street. We will meet at the 4th floor conference room. Street parking is available.

From flexible common and co-working areas, to a community floor where you can mingle with other innovators, to the urban setting that attracts today's talent, Osborn370 is workspace built for growth companies and managed by fellow innovators.

Date: Wednesday, April 6th

Time: 11:45 am to 1:00 pm

Location: Osborn370 - 370 Wabasha Street, 4th Floor, St Paul, MN 55102

[Click here to register](#)



BEC Seminar: Thursday April 7th Contesting Property Taxes - What do you need to know?



Property Taxes are never a fun topic. But are they an important topic - absolutely!

Saint Paul BOMA has put together an amazing and knowledgeable team to help you navigate the waters when it comes to your property taxes. Should you appeal? If so, how would you appeal? Would it make sense to talk to the appraiser first? When should you get an attorney involved?

All these questions and more will be addressed at the BEC by presenters **Jonathan Packer**, Assessment Appeal Specialist & Chief Litigation Appraiser for the Ramsey County Assessor's Office and **Mark Maher**, shareholder at Smith Gendler P.A., which has exclusively served property owners and managers in property tax appeals since 1979. Please plan to attend and bring your questions!

Check In & Breakfast: 8:00 -8:30am

Program: 8:30am - 9:30am

Location: Osborn370 Building, 370 Wabasha Street, St. Paul, 4th Floor, Lake Superior Room

[Click here to register](#)

Education: One CEU available

35th Annual Golf Tournament: Monday July 18th

The following sponsorships are available at the 2022 Golf Tournament being held Monday, July 18th. If you are interested in one of these sponsorships, please contact Denise at the BOMA office.

- (2) Golf Hole Sponsors - \$475 ea.
- (1) Raffle/Mulligan Board - \$360
- (1) 9th on the Green Sponsorship - \$475
- (1) 18th on the Green Sponsorship - \$475
- (1) Lunch Sponsorship - \$400
- (1) Score Card GPS Ad - \$305
- (1) Registration Table - \$360



Foursomes always fill up fast, so it's never too early to jump into the game!

If you have any questions about registering or sponsoring, please contact Denise at 651.291.8888 or denise.jenkins@bomastpaul.org.

Call for Articles

Every month, we feature an article written by one of our service provider members. This month's content features a case study on storefront window systems written by Jason Popovich of Inspec and a hefty list of tips from Paul Benson of Kraft Mechanical on how to prepare your building for warmer weather. If you are interested in submitting an article for a future edition of the newsletter, please email stpaulboma@bomastpaul.org.



Improper Use of Storefront Window Systems Leading to Costly Repairs – A Case Study



Written by Jason Popovich of Inspec

Building enclosure consultants or experts are often tasked to assist clients with specifying the correct products for their building or conducting peer reviews on products chosen by others for a project. On occasion, those with the proper expertise of the building enclosure are called in after-the-fact to conduct a leak investigation. Many times, the cause of leaks can be attributed to the improper use of a system to meet the cost or aesthetic expectations of the building owner and/or design professional of record.

Aluminum-framed storefront window systems are not immune to misconceptions that lead to improper utilization. This case study will discuss one such situation, the issues that arose from the improper placement and design of a storefront window system, and the recommended corrections to address them.

Background

Early 2021, a Minneapolis, Minnesota-based church began to get frustrated after experiencing years of issues dealing with water infiltration below their windows, which caused visible damage to the sills. The sills, which were made of plastic laminate, had begun to swell as they took on water

Through multiple attempts to alleviate the problem, the church had contacted several commercial window installers as well as the manufacturer of said windows. Multiple installers came out to inspect the system in an effort to determine the cause and recommend what they thought would best address the issue.



Figure 1. Visible moisture damage of the plastic laminate sills . (Courtesy Inspec)

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Improper Use of Storefront Window Systems Leading to Costly Repairs...Cont'd

Considering the storefront windows were approaching 20 years old, the consensus among the installers was that the sealant connecting to the frame had broken down and needed to be replaced.

The members of the church were informed that the best possible correction would be to remove the external trim and strip and replace the original caulking that connected with the frame. However, none of the installers contacted, including the original contractor, believed this repair would 100% alleviate the issue. Following these recommendations, the church had the windows resealed from the outside. It did not take long for the church to realize that the repairs failed to mitigate the issue. In fact, the amount of moisture gathering below the windows seemed to have gotten worse. After years of failed attempts to resolve the issue, the church decided to reach out to a building enclosure consultant. Inspec was brought in to determine the cause and recommend a solution fitting the situation and their budget.

Investigation

The first step was to gather some background information along with photos to get a better understanding of the current system. It was immediately apparent that the system installed was an aluminum-framed storefront system. These systems are designed for use in storefronts, as their name indicates, but very often get used in larger window applications when building owners are trying to cut down on budget. This is because aluminum-framed storefront systems are generally more cost-effective than other systems available (like curtainwall).

Storefront systems are designed to control water, not be waterproof. In general, storefront systems manage water within the frame and therefore need extra steps to direct that water back to the exterior at the sill. During a storm, the positive or negative pressures on a building will cause the glass panes to push away from the glazing gaskets, allowing water to penetrate the system. The plastic clips, seen in **Figure 2** of the church's storefront system, secure the exterior aluminum with the glazing gaskets, allowing the aluminum to move. This causes gaps in the gasketing, allowing water to enter the mullion system. This water then needs to be managed.



Figure 2. Plastic clips secure the aluminum to the glazing gaskets, allowing movement and water entry. (Courtesy Inspec)

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Improper Use of Storefront Window Systems Leading to Costly Repairs...Cont'd

In proper application, the water will drain down vertical mullions where it collects at the sill. An installed sill pan collects and diverts the water to the exterior where it is drained through a series of weeps. This method is similar to gutters and downspouts of a roof system. Given the method of water expulsion, there can be confusion as to where the primary seal is on a storefront system. Many think that it is the exterior seal, but because the system is designed to allow a certain amount of water to travel within the frame where it is managed, the primary seal is on the interior and is very critical to the watertightness of the window system (**Figure 3**). This requires the proper design of sill pans, end dams, and flashing at the bottom to catch and divert water to the exterior pertinent to preventing water from entering the building.



Figure 3 - the frame of the windows did not incorporate a sill pan to direct water to the exterior. The flashing shown stops at the front of the window where it met the gasketing and no end dams were incorporated. Also evident is the previous attempt to seal from the outside where the flashing meets the gasketing. (Photo courtesy Inspec)

Even if water is directed to the exterior, there still needs to be a means for it to escape. Therefore, proper weeps need to be incorporated. Further review of the church windows also showed a lack of existing weep holes (as seen in **Figure 4**).

Figure 4 – No existing weep holes, which provide drainage of water to the exterior, were evident. (Courtesy Inspec)

Upon removing the trim, it was evident there was no sill pan beneath the frame to direct intruded water that runs down the vertical channels back to the exterior (**Fig 3**). The flashing over the sloped block on the exterior terminated at the front of the sill where the gasketing is located. Without a sill plan and end dams, water within the system was able to enter the interior space below the sill. The previous attempts to seal from the outside further limited moisture within the system from escaping.



Improper Use of Storefront Window Systems Leading to Costly Repairs...Cont'd

The lack of the proper collection and drainage system was determined to be the cause of the initial water infiltration. The addition of sealant to the exterior further limited the drainage of water. These combined factors resulted in an abundance of water which collected below the sill, leading to the damage to the sills and the framing below.

To complicate matters more, the storefront windows located on the ground floor were simply wrapped with aluminum cladding. Considering the storefront windows located in this area were close to the finished grade, they were also susceptible to additional moisture from surface run off. Lacking any protective membrane or other means of waterproofing resulted in even more extensive damage to the stacked wood frames, as evident in **Figure 5**.



Figure 5 – Storefront system lacking proper sill pan and end dams allowed water to escape into the wall below the sill, causing damage to stacked wood framing. (Courtesy Inspec)

Recommendations

Once the cause of the water intrusion was evident, a proper means of repair needed to be addressed. The existing storefront windows were approaching the lesser end of their service life. Some of the openings were also larger and more suited for a system that is less susceptible to movement at the exterior gasketing. Also, removing the existing windows, resizing the openings to incorporate a sill pan, and reinstalling would prove to be more expensive than simply installing a new system better suited for the application.

Due to this combination of factors, the recommendation was to replace the existing larger openings with a curtainwall system, which incorporates a pressure bar with the gasketing that is fastened to the mullions to resist the movement that allows water in. The windows located at the smaller openings could either be replaced with an alternative aluminum system that is glazed from the interior so the exterior gasketing is fixed and less susceptible to that same type of movement, or a curtain wall system like that recommended for the larger openings.

Improper Use of Storefront Window Systems Leading to Costly Repairs...Cont'd

Although aluminum storefront window systems have many uses, proper placement and design need to be incorporated to avoid costly problems. Attempts to utilize these systems in applications they may not be suited for continue to be uncovered. While installing storefront systems may cut down on budgeted costs, improper use can lead to the need for repairs that are much more costly than the initial savings.



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**Tips from Kraft Mechanical Service Manager, to make
sure your building is ready for warmer weather.**

Though we still have several weeks of muddling through bleak and chilly weather, the heat will eventually arrive! Kraft Mechanical has some tips that may be helpful as warmer temperatures move in.

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Improper Use of Storefront Window Systems Leading to Costly Repairs...Cont'd

Regarding Chillers and Dry Coolers, it's important to check the following:

- Complete system
- Operating pressures & temperature
- Solution level and concentration
- Solution pumps and seals, water system
- operating and safety controls
- Refrigerant charge
- Oil level
- Temperatures
- Clean coils
- Micrometer bearings as required
- Rotation of fans
- Check condition of coils
- Inspect water inlet and outlet for leaks
- Check filter dryers replace with approval
- Check disconnects for tight connections
- Tighten and clean as needed
- Vibrations
- Piping supports
- All wire connections
- Ambient stat temp settings
- Glycol/water solution
- Motor amps
- Suction, oil and discharge pressure
- Oil pressure and compressor safety controls
- Refrigerant charge
- Pump down refrigerant system
- Water regulating valve and adjust, if required
- Operation of unloaders
- Clean condensate tubes by approved method
- Crankcase heater for operations
- Check for refrigerant and oil leaks
- Contactors for pitting
- Fuses

With Water Pumps, you'll want to do the following:

- Lubricate motor and pump bearings
- Clean line strainers, if isolated
- Check pressure gauges
- Inspect packing glands or mechanical seals
- Check alignment



Continued on Next Page

Improper Use of Storefront Window Systems Leading to Costly Repairs...Cont'd

For a Packaged Rooftop Unit, make sure to take care of the following:

- Inspect filters replace as noted
- Inspect/clean blower wheel and housing
- Inspect belts, pulleys, and bearings
- Lubricate motor bearings
- Lubricate fan bearings
- Check belts
- Inspect/clean economizers
- Inspect air intake filters
clean/wash/replace
- Check volts, amps, and ohms for
imbalance
- Perform seasonal operation check
- Clean coils
- Clean condensate drain and pan
- Check refrigerant oil and pressure
- Tighten electrical connections as needed



Cooling Towers and Evaporators

- Lubricate motor bearings
- Lubricate fan bearings or gear box
- Check and adjust drive belts
- Check rotation of fan
- Check spray nozzles and clean, if
necessary
- Clean basin and sump
- Check float control; adjust for correct
water level
- Clean line strainer, if isolated
- Lubricate pump bearings
- Check condition of coils for scale
- Clean coils
- Clean air intake screen
- Check bleeder flow and adjust



Continued on Next Page

Improper Use of Storefront Window Systems Leading to Costly Repairs...Cont'd

When it comes to Controls, inspect the items below:

- All thermostats
- All humidistats
- Damper operators
- Automatic control valves
- Tighten all electrical connections



If you are in need of any of the services Kraft Mechanical offers or have questions about the tips provided here, get in touch!

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To ensure smooth Building Automation

- Monitor system to ensure peak performance
- Check schedules ensure system is operating as designed
- View alarms and fault codes, diagnose and troubleshoot cause
- Check all points to ensure system is running at optimal efficiency
- Investigate potential mechanical issues
- Check connectivity
- Check for system upgrades and operating systems
- Provide ongoing technical support
- Check power supply
- Cleaning of control components
- Check smoke detectors
- Checking data logs



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Member Adventures

We are introducing a new section to the GSP BOMA newsletter that will highlight the travels and excursions that our members embark on. Everyone's traveled somewhere cool, and we want to highlight those amazing experiences.

The “Member Adventures” section is a space to share stories and pictures from your favorite destinations. Whether it's an epic hike, an exquisite meal, a hole in the wall taco joint, or a stunning view from thousands of feet in the air, we want to see it! Below is a look at our first submission:



Jerry Hersman of Frauenshuh in Hawaii enjoying his favorite island treat (in the right picture): Dole Whip!

If you have a favorite picture from a recent trip that you would like to share, please send it to stpaulboma@bomastpaul.org

FINANCE & COMMERCE

As many of you know, **President Joe Spartz** is retiring in June of this year. As such, there's been a fair amount of press surrounding this major transition. **F&C reporter Brian Johnson** interviewed Spartz as part of a podcast called Beyond the Skyline that focuses on economic development, commercial real estate and construction in Minnesota. [Click here to watch the interview!](#)

A brief reflection on my time with GSP BOMA

This newsletter would not be complete without a special farewell to an amazing association that taught me so much and gifted me with great experiences.

My time with BOMA went fast. As I think back to my first day on July 27, 2020, it does not feel like that long ago but so much happened in those (almost) two years. It was unique starting during the height of the pandemic. With all of the social distancing and virtual events, I think it took a good month for everyone to even realize I was the new Marketing and Communications Coordinator! Nonetheless, I jumped right into the role of facilitating meetings, events, and communications in an almost exclusively virtual environment. Fortunately, I did have several opportunities to connect with BOMA members and St. Paul leaders once we were finally able to move toward in-person events.

My favorite tasks were writing and designing the Friday Blast and promotions for various meetings and events. I also enjoyed being in charge of maintaining the association's website. I absolutely loved putting together the monthly newsletters. The annual Market Report was undoubtedly one of the most challenging undertakings, but I'm grateful for all I learned by going through that intensive process.

Throughout my time with BOMA, I had a blast at events like the golf tournament, tradeshow, and membership meetings. I am especially humbled to have been a part of the planning and execution of the 50th anniversary event. I even appeared in the special documentary, so I am now officially cemented into the GSP BOMA legacy. What an honor!

I'm so appreciative of the BOMA staff, who have become an important part of my life. I don't think they have any idea how grateful I am to have worked with BOMA and how much I will miss working with them. If I tried to list off the names of every BOMA person who made a positive impact on my life, this article would go on way too long. There's so much more I could say, but I'll end here with a big thank you and see you later! As I bring this to a close, I'm feeling a twinge of emotion. However, I'll keep in mind a famous Dr. Seuss quote: "Don't cry because it's over. Smile because it happened."

Sincerely,

Samantha Davis

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

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