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Upcoming Events

- 35th Annual Golf Tournament – 7/18
- Trade Show & Expo – 9/20
- Building Design and Maintenance SMA – 9/26
- Electrical Systems and Illuminations SMT – 9/28

Newsletter sponsored by:



35th Annual GSP BOMA Golf Tournament

Prestwick Golf Club
9555 Wedgewood Dr, Woodbury

DATE: Monday, July 18th

TIME: 10:45 AM – Check-In, Lunch, and Networking
12:00 Noon – Shotgun Start
5:30 PM – Banquet & Prizes

Did you miss the chance to join a foursome? Well not to worry because you can still partake in the day's festivities! If an evening of camaraderie, delicious food, and networking with BOMA members sounds good to you, then make sure you sign up for the banquet.

If you have questions and / or would like to sign up, please contact Denise at 651.291.8888 or denise.jenkins@bomastpaul.org.

****There will be construction at the intersection of Pioneer Drive and Lake Road. The intersection will be temporarily closed until mid-August. [CLICK HERE](#) for construction detour routes.****

CHAIR'S REPORT – *Heide Kempf-Schwarze*



What a treat it was to see so many of you at the June membership meeting at Harriet Island. We lucked out with a beautiful sunny day and what a relevant location to learn more about the Great River Passage Conservancy's project to leverage the Mississippi River and activate its connection in Saint Paul. I hope that some of you were able to attend the public reveal of the schematic design of the River Balcony node connecting downtown to Shepard Road. The design presentation is available [online](#) and I would encourage everyone to explore what is being contemplated and to take advantage of future opportunities for community engagement.

I recently had the pleasure of attending the BOMA International conference in Nashville with GSP BOMA Board Treasurer, Kori De Jong, and Mike Soukup with ServiceMaster. While this is only my second BOMA International conference, there was a notable vibrancy and I noted an increased level of engagement, particularly at the Expo, which left me with a feeling of reinvigoration.

Being able to connect with other locals and take in a variety of educational seminars will help the Education Committee shape 2023 programming. Look for more opportunities to network and connect in the months to come.

~ Heide

Farewell St. Paul BOMA From Joe Spartz

It is with sadness that I'm submitting my final newsletter article. For over nine years, I have written content for the BOMA newsletter. I enjoy writing, so it was a labor of love.

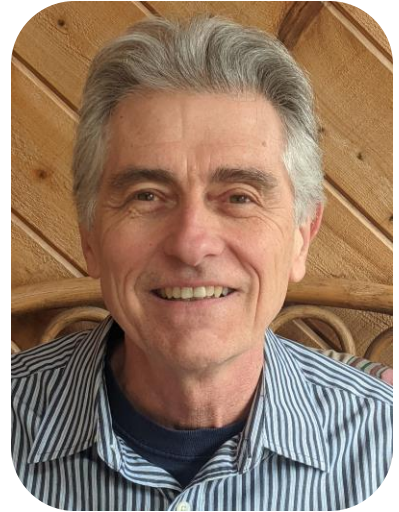
When I started in 2013, BOMA was new to me, commercial real estate was new to me, and the city of St. Paul was new to me. So I was energized when I was hired as St. Paul BOMA's President, excited by the journey I was set to embark on. I wasn't disappointed. During my time with BOMA, I came to understand the fundamentals of commercial real estate, such as vacancy rates, triple net leases, TI allowance and the plethora of different

fundamental elements surrounding the professional lives of building owners and managers.

There were also the issues the industry faced, at the local, state and national levels. Some came and went, while others, such as property taxes, remained constant. None was more impactful than the pandemic. I remember the day when a peer of mine in Seattle sent an email in February of 2020 alerting other local association executive directors that COVID was spreading in his city and major employers, like Microsoft, were closing their buildings and the city would soon be shutting down. I knew it was a harbinger of what lay ahead for St. Paul BOMA since it was only a matter of time before we too would be overtaken by the virus storm. But commercial real estate persevered. BOMA members kept buildings clean and tenants safe—with the help of some of our great Service Partners—and together we navigated through this crisis.

Along the way, I've met many incredible people; members and leaders of St. Paul BOMA, office staff, essential vendors, community and public sector partners, and other commercial real estate organization leaders. I couldn't ask for better stakeholders with whom to be associated.

It's been a great run, but all good things must come to an end. My time with BOMA is over, but this life of mine has been enriched by this memorable opportunity. Thanks St. Paul BOMA. Your future is bright with Tina at the helm.



President: Joe Spartz

A Welcome Letter From President Tina Gassman

As I step into this role, I must express my sincere gratitude to Joe Spartz for his generous and thoughtful mentorship during the transition. And his sense of humor has been a welcome cherry on the top. Joe provided nearly a decade of successful and well-respected leadership, and as Greater St. Paul BOMA's new president, I look forward to building on that foundation and moving initiatives forward.



New President: Tina Gassman

My hope is that you will find in me an approachable and genuine bridge builder. I consider myself a servant leader, one who puts the organization ahead of any personal agenda or gain. It is apparent that Joe also led in this way, and that gives me confidence that I can build on his good works and continue to foster the key relationships he built during his tenure.

I've spent more than 20 years in leadership positions for professional associations, most recently as the Executive Director for the global Captive Insurance Companies Association. The bulk of my career was as public relations director for the Minnesota Multi Housing Association (MHA), so while I have much to learn, there is some overlap between members and issues. After working with national and international associations over the last few years, I am anxious to embrace the advocacy issues, community relations and member engagement found in a local organization.

I love professional associations. To me, they are all about community and support—my “why” behind the work. One of the things that drew me to St. Paul BOMA was the warm and welcoming atmosphere evident from my very first conversation with Joe and then confirmed by the search committee. I know it won't be without challenges, but I am thankful for the warm welcome and strongly believe that I've found my home with St. Paul BOMA.

Thank you for your involvement, interest, leadership, and support of BOMA's mission and vision. I look forward to working with you this year, hearing your concerns, and spending time with you at industry events. I am here to listen. I aim to continually foster open communication and to develop a deep understanding of member needs. I'm excited to see what's next, and I look forward to serving you in the coming years. I encourage anyone wishing to provide feedback or suggestions to contact me at tina.gassman@bomastpaul.org.

The River Balcony Project



On June 16th, Mary deLaittre from the Great River Passage Conservancy, presented the current projects along the Mississippi River. There are three major projects: The River Learning Center, The River Balcony, and The East Side River District. The overall goal for these projects is to establish St Paul as the River Capital of the Mississippi.

Minnesota is the headwater state with 17 miles of river with St. Paul having the most river, rivers edge, and publicly owned land than any other city along the river. The city has started moving inwards, but the Great River Passage Conservancy is working to reorient St. Paul back to the great Mississippi. The project directly affecting downtown St. Paul is the River Balcony.

The River Balcony is a 1.5-mile-long promenade meant to bring the community to the bluff edge along Kellogg Boulevard down to the river.



Guest Speaker: Mary deLaittre

This project will knit together landmarks and institutions along Kellogg and integrate existing and proposed developments along the way. With help from both the public and private sectors, Mary has been able to raise nearly 600 thousand dollars and has partnered with James Corner Field Operations for schematic designs.

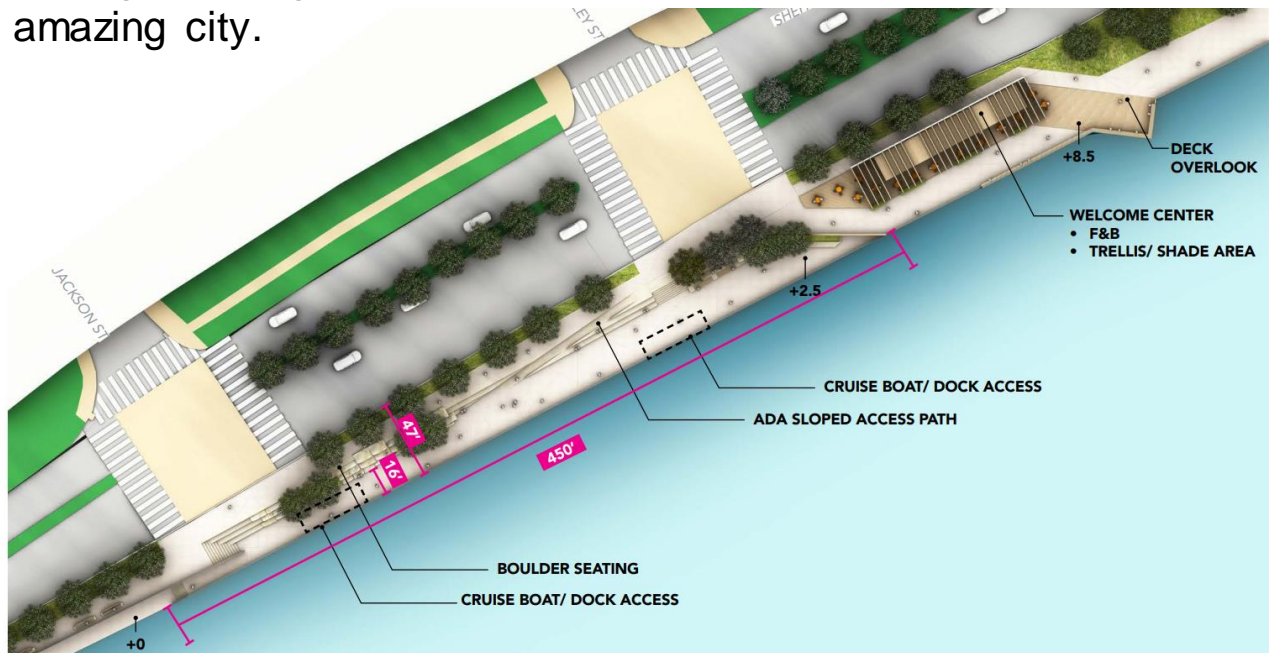
The River Balcony Project ... *cont'd*

James Corner Field Operations has worked on projects like the High Line in New York reimagining public spaces and their role in connecting and building healthy communities in the city. With the success of the High Line, the Great River Passage hopes to bring this same concept and ingenuity to downtown St. Paul.



There has been a lot of support for this project by the community surrounding this area. The Mississippi River is a national landmark, and the River Balcony will benefit not only residences, but businesses and visitors as well. The river is an asset St Paul has yet to develop to its full potential.

With the River Balcony project moving forward, it brings with it a catalyst for growth, investment, and year-long visitation. One main attraction to take note of is the Viking River Cruises on Lambert’s Landing. There will be six boats this summer coming from St. Louis, Missouri and another six boats next summer from New Orleans, Louisiana. Making this area more welcoming as the gateway to St. Paul is important as we invite tourists to our amazing city.



The River Balcony Project ... *cont'd*

So, what will the River Balcony look like? The full schematic designs will be delivered in September and then go into negotiations for another 6-9 months with stakeholders, but some of the proposed plans are:

- Improving the Science Museum plaza and staircase,
- Improving the crossing at Shepherd Road to make it more pedestrian-friendly,
- Activating Kellogg Mall Park,
- And connecting Second Street to Kellogg Mall Park to make it more welcoming, bright, and accessible.

Since having Mary deLaittre with us at our membership meeting, there has been further development on the River Balcony plans and can be viewed [HERE](#) or by clicking the image below.

If you're interested in completing a community survey, you can do so [HERE](#).



35th Annual Golf Tournament: Sponsors

Prestwick Golf Club
9555 Wedgewood Dr, Woodbury
Date: Monday, July 18th
Time: 12:00 Noon – Shotgun Start
5:30 pm - 7:00 pm – Dinner

The BOMA office would like to give a huge shoutout to the amazing sponsors who helped get us to the 35th annual golf tournament! We could NOT have done it without your help and generosity. We look forward to seeing you all out on the course!



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

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2022 Trade Show & Expo

Tuesday, September 20th
DoubleTree Hotel – Downtown St. Paul
10:30 AM - 1:30 PM

Opportunity for CEU
10:30 - 11:30 AM

Mark your calendars! The 2022 Trade Show & Expo will be here in no time. There will also be an education component before the Trade Show & Expo where you can get one hour of free CEU.



You don't want to miss it!

Fall Educational Classes

Building Design & Maintenance - SMA

Start Date: Monday, September 26th, Seven weeks total.

Class Time: 6:00 – 9:00 p.m., Mondays

Cost: \$980 for Members, \$1,085 for Non-Members / Printed course book \$40

Location: Town Square Tower, 445 Minnesota Street, Conf. Center off of Lobby skyway

Building Design and Maintenance stresses that it is important for all building systems administrators to not only have an intimate knowledge of a facility's systems and components, but also have an understanding of the day-to-day and month-to-month operations that keep a building in good working order. This comprehensive course covers the basics of subjects such as building design and structural systems, foundations, walls, flooring, roofing, and landscaping. In addition, this course provides information about building maintenance and an overview of the types and uses of construction documents.

Key topic areas:

common building materials and systems in building foundations • curtain walls • windows • roofing systems • interior finishes • flooring, interior walls and ceilings • vertical transportation • grounds maintenance and inspection • the reading, scaling, interpretation, care, and use of construction documents

Electrical Systems and Illuminations – SMT

Start Date: Wednesday, September 28th, Seven weeks total.

Class Time: 6:00 – 9:00 p.m., Wednesdays

Cost: \$860 for Members, \$960 for Non-Members / Printed course book \$40

Location: Town Square Tower, 445 Minnesota Street, Conf. Center off of Lobby skyway

Electrical Systems and Illumination is about understanding the electrical systems and illumination in buildings and facilities. Specifically, the chapters in this text address the fundamentals of electricity, electric circuits and circuit protection, lighting systems, power distribution, motors and motor maintenance, electrical system installation, and electrical safety practices.

Key topic areas:

sources of electricity • electrical safety • electrical circuits • electric meters • cables, terminations, and conduits • light sources, fixtures, and maintenance • electric motor basics and maintenance

Member Adventures

We would like to 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!

If you would like to submit your story & photos, please email
stpaulboma@bomastpaul.org.

Call for Articles

Every month, we feature an article written by one of our service provider members.

Please note that your submission should not be an ad or direct sales pitch. In other words, don't just write a description of your company's services.

This is all about creating more interesting and engaging content for our newsletter readers, supporting Building Members, and drawing more attention to Service Providers. It's a way for your company to indirectly promote itself while providing industry insight.

If you are interested in submitting an article for a future edition of the newsletter, please email stpaulboma@bomastpaul.org.

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

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