

NEWSLETTER

MONTHLY NEWS AND INFORMATION

INSIDE THIS ISSUE

- Monday, December 11th: Our Annual First Responders Luncheon – Registration Now **FULL!**
- Save the Date! Next Membership Meeting January 8th, 2024
- Saint Paul BOMA President's Report: Reflections on 2023 Education...Pages 4 & 5
- Final Chair's End-of-Year Report...Page 3
- 'Tis the Season: Saint Paul Holiday Events...Page 6
- Winter 2024 Class Offerings...Pages 8 & 9



Photo: St. Paul Winter Carnival



FIRST RESPONDERS APPRECIATION LUNCHEON

MONDAY, DECEMBER 11TH

1 CEU APPROVED

Sorry, we're FULL for this event! BOMA has the privilege of working with an incredible team of public servants and leaders. The partnership among the Saint Paul Police Department, Saint Paul Fire Department, Metro Transit, and many others is an invaluable benefit to our members.

We look forward to you joining us to honor our heroes and hear from **Police Chief Axel Henry** and **Fire Chief Butch Inks** on how this unique public/private partnership is necessary for a better and safer Saint Paul.

Thank You
SPONSORS!



**THIS EVENT IS
SOLD OUT**

Registration is closed for this event –
thank you to all who registered!

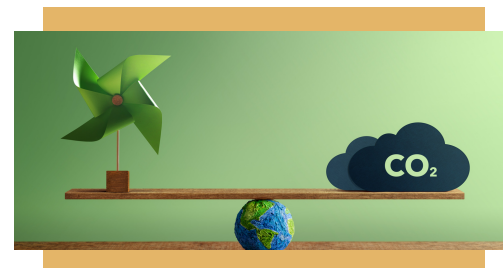
UPCOMING EVENTS

View the Full BOMA Calendar



NEXT MEMBER MEETING: HOW WILL CARBON-FREE LEGISLATION IMPACT COMMERCIAL REAL ESTATE? JANUARY 8TH, 2024

During the 2023 Legislative Session, a new law was passed requiring that all electricity generated or procured in Minnesota must come from a carbon-free source by 2040. While the intent of this legislation is to address the climate crisis, it does raise some concerns for commercial real estate and residents throughout the state.



With over half of current electricity production in Minnesota generated by coal and natural gas, how will these key energy sources be replaced in 17 years? How will the rollout of many new electric vehicles impact total demand for electricity over the next 10 - 20 years? If wind and solar are being targeted as the primary energy sources to replace these fossil fuels, where will Minnesota get its electricity during a polar vortex when neither of these methods can be relied on for significant production? How can new nuclear reactors play a role in meeting the 2040 requirement? Reliable electricity is essential for the operation of commercial real estate and all businesses in Minnesota.

Join us as **Trisha Duncan with Xcel Energy** and **Phillip Hult with Generation Atomic** bring us up to speed. Plan to attend the January St. Paul BOMA membership meeting where they will discuss this legislation and answer these, and other questions, regarding this important topic.

This program will be moderated by St. Paul BOMA's past president, **Joe Spartz** at the DoubleTree Downtown St. Paul.

[REGISTER NOW](#)

MEMBERSHIP MEETING: WHO, WHAT & WHY OF DEI FEBRUARY 12TH, 2024

Join us for our February Membership Meeting focused on diversity, equity and inclusion in the workplace. **Whitney Harvey, Sr. Director of Workforce Diversity and Inclusion at the MN Chamber**, will bring a simplified and attainable approach to workplace inclusion and belonging by delivering practical solutions to business leaders. She will lead an interactive discussion to help you identify the who, what, and why of your organizations unique culture so you can walk away with ideas on how to create a welcoming and inclusive environment for your unique business.



*Whitney Harvey, Senior
Director of Workforce
Diversity and Inclusion
at the MN Chamber*

Registration link to follow.

A LOOK BACK AT 2023

CHAIR'S REPORT



CHAIR'S REPORT

BY HEIDE KEMPF-SCHWARZE

2023 has been a year full of collaboration and active engagement on many fronts, with many opportunities to connect and network with BOMA colleagues. I am grateful for each of these opportunities and the richness these relationships bring. I hope all of you garner similar value from your membership in Greater Saint Paul BOMA.

Work to make downtown and its skyways safe and secure continues in earnest and I am optimistic that the shared vision and dedication to better our community will cultivate a vibrant city to live, work and play. Thank you to **President Gassman** for her participation on the multitude of committees and work groups to ensure the voices of commercial real estate stakeholders are heard. And thank you to all who have joined the town hall conversations with **Councilmember Noecker, Deputy Mayor Tincher, DSI** and others, as active contributors.

Representatives of the Minnesota BOMA chapters gathered for the annual BOMA Minnesota meeting to share trends in each of our regions and set priorities for the upcoming legislative session that address the slow return to office that is seen across many market sectors and how we can leverage our collective voice to turn the corner. Watch for more updates at an upcoming membership event.

I hope to see many of you at our last member event; the First Responders Appreciation luncheon. This will be held on December 11th at TPT in Lowertown.

~ heide

2023: AN EDUCATIONAL YEAR FOR GREATER SAINT PAUL BOMA



PRESIDENT'S REPORT
BY TINA GASSMAN

The cornerstones of Greater Saint Paul BOMA are its education, advocacy, and networking. Our monthly membership meetings and seminars allow BOMA members to earn continuing education credits while gaining valuable insights on the latest trends and best practices in building operations and management. This past year, 2023, was no exception.

In January, experts **Stephen Todd and Peter Dahl** shared trends impacting commercial properties, including ESG (Environmental, Social and Governance), the evolution from Municipal Energy Benchmarking ordinances to Minimum Building Performance Standards, understanding decarbonization and electrification in commercial real estate, and the progression toward Net Zero Energy Buildings.

In February, we took a field trip to Woodbury to tour the new Amazon facility and learn about the logistics of building the facility, its mechanisms, and the impact on the local community, job market, and economy.

Our March membership meeting welcomed **Mayor Melvin Carter** to speak about his goals for economic development and his motivation behind the sales tax increase. He stayed to entertain a lively and lengthy question-and-answer period.

In April, we highlighted new developments adapted to new uses, including St. Joseph's Hospital's conversion to a center for community wellness and health equity.

May's membership meeting focused on a panel discussion on the impending legalization of cannabis. Attorneys **Ryan Winkler** and **Jason Tarasek** along with Property Manager **Bryan Larson** helped us gain insights into the new law and what to consider in leasing to a cannabis business in commercial buildings.

That same month, we held a well-received seminar on how property managers can effectively partner with their security partners to support and enhance law enforcement efforts, moderated by **John Bandemer** of the St. Paul DID and **Shane Zahn** with the Minneapolis DID. We heard from both St. Paul Police Chief **Axel Henry** and Minneapolis Police Chief **Brian O'Hara**, plus contract security experts from American Security Corporation and GardaWorld Security Services.

June brought **Rebecca Frenning** and **Erica Larson** of Pope Design Group to discuss Designing for Neurodiversity in the Workplace. They shared real-life examples of lighting, acoustics, materials, furniture, and technology that can help create supportive environments for all employees.

RECAP: REFLECTIONS ON EDUCATION OPPORTUNITIES IN 2023

(CONTINUED)



PRESIDENT'S REPORT
BY TINA GASSMAN

After a summer break, we began “Mapping the Route to a Consistently Clean and Safe Skyway System” in September with the Deputy Mayor **Jaime Tincher**, along with members of the SPPD, DSI, the City Attorney’s office and City Councilmember **Rebecca Noecker**. As part of ongoing work within this multi-prong collaboration, we discussed potential solutions for a coordinated approach to ensure consistent implementation of private security, maintenance, and cleaning services throughout the skyway system.

As a part of our annual products and services Expo in September, **Matthew Douglas-May** and **Mark Rader** with the Center for Energy and Environment joined us to discuss the benefits of benchmarking, the overview of Saint Paul’s Energy Benchmarking Ordinance, and the Benchmarking technical support and learning resources available through the city.

We presented and released our annual Market Report in October. **Joe Spencer**, President of the St. Paul Downtown Alliance, also shared findings and trends from around the nation and how St. Paul fares in comparison. [You can view the entirety of the 2023 Market Report here.](#)

In November we brought together a panel of experts who deal directly with St. Paul’s unsheltered community. The Homeless Assistance Response Team, or HART, along with the Saint Paul Police Department’s Community Outreach and Stabilization (COAST) Unit, and Listening House, a daytime shelter, helped clarify roles of each entity and answered the tough questions surrounding this complicated issue.

And as I hope you saw on the cover of this newsletter, on December 11th, we wrap up the year with our annual First Responders Appreciation Luncheon. We are so lucky to have such a strong relationship with our city’s heroes and truly enjoy this opportunity to celebrate them. **Police Chief Axel Henry** and **Fire Chief Butch Inks** will remark on how this unique public/private partnership is necessary for a better and safer Saint Paul.

Thank you to **Melissa Bjornson**, Cushing Terrell, **Chris Buchanan**, Modern Heating, **Kori DeJong**, Wellington Management, **Heide Kempf-Schwarze**, Unilev, **Rhonda Pape**, St. Paul BOMA, and **Shawn Wiski**, Kraus Anderson for your time and dedication to shaping our invaluable education offerings.

2023 ENERGIZE SAINT PAUL RECOGNITION CEREMONY DECEMBER 7TH

RESERVE
A SPOT!



You are invited! Join **Mayor Carter** and the **Energize Saint Paul** team at Summit Brewing Company on Thursday, December 7 at 3 p.m. to celebrate and recognize the energy efficiency accomplishments made by building owners, managers, engineers, and others in Saint Paul over the past year. We are thrilled to celebrate this important work in person again this year!

The program will run from 3 pm to 4 pm, with time for socializing and networking before and after. Food will be provided thanks to our generous sponsors, Xcel Energy and District Energy St. Paul. Drinks will be available for purchase from our amazing hosts, Summit Brewing Company. You won't want to miss it!



COPS AND KIDS TUE DECEMBER 19TH



Take a moment out of your day and step away from your desk to cheer Santa, Mrs. Claus, and all their helpers on as they deliver Christmas gifts to the children at St. Paul Children's Hospital.

We will be leaving **St. Paul Police Headquarters at approximately 9am.**

Route: St. Paul Headquarters to Lafayette - Lafayette to 7th Street - 7th Street to Grand Avenue

Amy Paulos
@Amy-Paulos-2



venmo

Can't make the event?
Donations appreciated!

If you are interested in donating, you can Venmo or write a check.

Write the check to: Cops & Kids
Mail to: St. Paul Police Department
c/o Inv. Sandy Shanor / Background Unit
367 Grove Street, St. Paul. MN 55101



DID YOU KNOW?

The private sector can work directly with the SPPD to prevent incidents that lead to violence while strengthening our security mindset and posture.

SPPD SHIELD is a public/private partnership based on information sharing and defending the City against criminal activity.

SPPD SHIELD keeps private sector partners informed of developing situations within the City and around the world, preparations for upcoming events and new intelligence and threat information.

- SPPD Shield website includes weekly reports, videos, and links to over 115 different sources (ex: DHS, FEMA, FBI, US-CERT, etc.), plus various downloadable publications.
- Real time event email alerts
- Intelligence and Analysis Assessments and Bulletins

What SPPD SHIELD asks of the private sector:

SPPD SHIELD is a two-way street; the key to success is for information to flow in two directions. Private sector personnel are well-situated to serve as eyes and ears for the SPPD. We ask your assistance in the fight against violence and criminal activity by reporting suspicious behavior as soon as possible to the local authorities as well as SHIELD. You will be expected to share your open-source intelligence with Shield. This will assist in our efforts to disseminate important information to other members that could benefit from your intel.

CIVILIAN POLICE ACADEMY

Creating meaningful connections through community collaboration



REQUIREMENTS:

- Must be 18 years of age or older
- Must reside or own a business or property in the city (subject to waiver by Chief of Police)
- Must complete a background check



Join the Saint Paul Police Department for a **free course** that allows you to learn more about your police department, various specialty units, and how your police officers serve the city of Saint Paul every day.

The academy will be held from Jan. 17 to Feb. 28
on Wednesday evenings from 6 to 9:30 p.m. at
600 Lafayette Road.



For questions or more information, please
call 651-266-5485.

WINTER CLASS OFFERINGS

Refrigeration Systems & Accessories (SMT)

Start Date: Wednesday, January 24th, 2024 – March 6th, 6:00 PM – 9:00 PM (Every Wednesday)

Cost: \$872/member rate – \$972/non-member rate

**Location: Town Square Tower, 445 Minnesota Street,
Conference Center off of Lobby Skyway**

Maintaining the proper comfort level in an office environment is essential for tenant satisfaction. Refrigeration Systems and Accessories reviews the basic refrigeration cycle and refrigeration system components, as well as how to operate and maintain reciprocating and absorption refrigeration systems.

You will gain the skills and knowledge to describe the principles of refrigeration and identify the performance characteristics of refrigeration components. You will also learn how to establish maintenance processes and troubleshooting techniques.

Upon successful completion of this course, learners will be able to:

- Employ a working knowledge of refrigeration systems to describe how they can be integrated into an existing building
- Maintain a reliable and effective refrigeration system
- Troubleshoot refrigeration systems and accessories
- Perform general maintenance on refrigeration systems and accessories
- Explain the computer technology used to operate refrigeration systems

Key topic areas: refrigeration cycles and principles • mechanical components of refrigeration systems • systematic troubleshooting • general maintenance procedures

Fundamentals of Facilities Management (SMA, RPA, FMA)

**Start Date: Monday, January 22nd – March 4th, 6:00 PM – 9:00 PM
(Every Monday)**

Cost: \$872/member rate – \$972/non-member rate

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

(Continued on next page)

WINTER CLASS OFFERINGS

Fundamentals of Facilities Management includes a number of key concepts and applications that are designed to provide the base from which you can build a career in facilities management. Successful facility managers must have business savvy supported by a broad scope of technical knowledge. Therefore, you will gain an understanding of the importance of facilities management to business organizations and operations, while also learning strategies for internal marketing. You will learn how to structure and manage operations and maintenance programs, and how to manage personnel effectively to control workloads. You will likewise acquire project management and leadership skills crucial to your success.

Upon successful completion of this course, learners will be able to:

- Demonstrate the importance of facilities management to business organizations
- Structure and manage operations and maintenance programs
- Manage internal and outsourced personnel effectively to control workloads
- Align facilities operations with information management, cost controls, and investment and budgeting strategies
- Make effective decisions and apply insight into information analysis methods
- Manage a successful project, with you as a team leader

Key topic areas: principles of information management • investment, cost controls, and budgeting strategies • operating levels of facilities activities • outsourcing principles • benefits of leasing vs. ownership.

Saint Paul BOMA Welcomes **Legacy Cleaning** and **Neil's Outdoor Services** to our Organization!

Welcome

**to our
Newest
Members!**



Brian Comisky
Legacy Cleaning
3673 Lexington Avenue North H2
Suite 320
Arden Hills, MN 55126
T: 651-245-5123
Email: brian@legacycleaningmn.com



Bill Gale
Neil's Outdoor Services
6380 Industrial Drive
Eden Prairie, MN 55346
T: 763-291-0140
Email: bill@neilsoutdoorservices.com





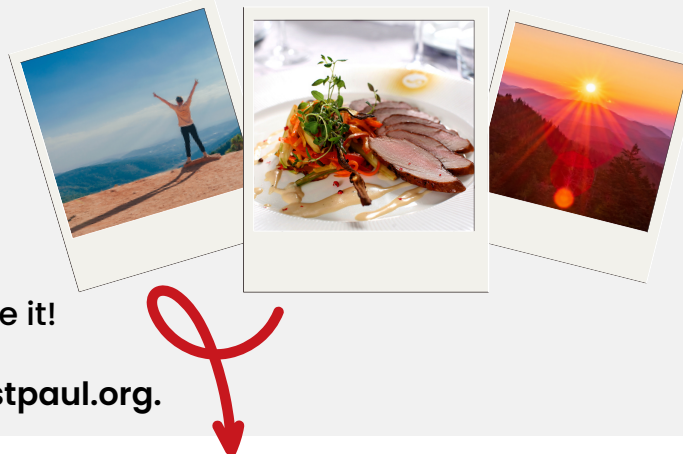
SHARE YOUR ADVENTURES!

MEMBER ADVENTURES

Having some fun this Fall?

We want to highlight YOUR 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!

Submit your story & photos to stpaulboma@bomastpaul.org.



Quality is our Kraft!
651-773-9000

Kraft Mechanical, Inc. is a commercial and industrial mechanical contractor specializing in quality workmanship for:

- HVAC • Sheetmetal • Plumbing • Pipefitting
- Building Automation • 24 Hour Service and Maintenance

Paul Benson • Building Solutions Consultant

2415 Ventura Drive #100 • Woodbury, MN 55125

P: 651-773-9000 • pbenson@kraftcm.com • kraftcm.com

If you would like to advertise with us, contact Jen Leach at stpaulboma@bomastpaul.org or 651-210-4545. Thank you!

On Sunday, November 26th, our very own Denise Jenkins and her husband kicked off the holiday season by attending the "For King and Country" concert. They had a great time and enjoyed a special dinner at Capital Grille before the show.



*The Saint Paul BOMA Staff wishes you
and your loved ones a wonderful holiday season.*

*Thank you for making 2023 great;
we appreciate you and look forward to 2024!*



OFFICERS:

Heide Kempf-Schwarze, Chair
Bill Huepenbecker, Vice Chair
Kori De Jong, Treasurer

DIRECTORS:

Jerry Hersman
Jill Hocking
George Hoene
Robert Loftus
Julie Perteet
Patrick Scullin

STAFF:

Tina Gassman, President
Denise Jenkins, Member Services
Director
Jen Leach, Editor

BOMA's mission is to provide leadership to the commercial real estate industry through advocacy, education, research and professional networking.

Advertise with us!

**bomasaintpaul.org/
advertisement-opportunities**



View our current plans & pricing

DECEMBER

is...



World AIDS Day

December 1st

International Day of Disabled Persons

December 3rd



International Human Rights Day

December 10th

Chanukah (Jewish)

December 7th



Christmas (Christian)

December 25th

Kwanzaa (African)

December 26th



[More notable
November dates
can be found
here.](#)



Stay Connected



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

Statements and opinions in editorials or articles written by the publisher and staff do not necessarily represent the opinion of BOMA or its membership. Articles may be reproduced only by written authority of the editor.

DISCLAIMER: All advertisements are accepted and published upon the representation that the Agency or Advertiser is authorized to publish the entire contents and subject matter thereof. The Agency and/or Advertiser will identify and hold harmless to the publishers, the employees and agents of the publisher from any advertisement including claims or suits for defamation, libel, violation of rights of privacy, plagiarism, and copyright infringement.