

# NEWSLETTER

MONTHLY NEWS AND INFORMATION

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### Safety in the Skyways Seminar

9:30 AM – Registration and Breakfast  
10:00–11:00 AM Program

Wells Fargo Place (30 East 7th Street, St. Paul, 1st Floor Conference Room)  
Ramp Parking Available (small fee)

1 CEU Credit APPROVED

Sponsored by

**HORIZON**  
—roofing

### *Mapping the Route to a Consistently Clean and Safe Skyway System:* **A Breakfast Seminar**

**Monday, September 11th**



This isn't news. Sections of the skyway are regularly dirty and poorly maintained. Unwanted behaviors range from nuisance to illegal. These issues are further impacted by the complicated governance structure of public easement and private ownership, creating a patchwork approach to private security, maintenance, and cleaning. Join us to hear from city representatives about a coordinated and holistic approach to ensure consistent implementation of services throughout the skyway.

This program is **\$40 for members and \$50 for non-members**. Breakfast provided by Terry John Zila Catering and coffee by Trinity House Coffee.

**REGISTER NOW**



photo credit: picklestravel.com

# UPCOMING EVENTS

View the BOMA Calendar + Register Online!



## PRODUCT & SERVICES EXPO 2023

September 13th is right around the corner! You don't want to miss out on this great opportunity to create and strengthen your connections with fellow BOMA members at our annual expo. We'll have food and a raffle to win tickets for various sports events. The earlier you arrive, the better chance you'll have at winning! These tickets have been graciously donated by our exhibitors, so don't forget to stop by their booths to say hello.

REGISTER NOW 

✦ See the full list of tradeshow exhibitors on page 12! ✦



11:00 AM – 2:00 PM: Trade Show & Expo

12:00 PM – 1:00 PM: CEU Component

"Benchmarking to Energy Savings: Energy Efficiency Programs for Commercial Buildings"

DoubleTree Hotel – Downtown St. Paul

411 Minnesota St, St Paul, MN 55101

## NEXT MEMBERSHIP MEETING >>>

**October 16th**  
**Market Meeting**  
**DoubleTree Hotel, Saint Paul**

## BROKERS GROUP SEPTEMBER 6TH, 2023

**Eric King with Cushman & Wakefield** would like to invite you to the Wells Fargo Place! This meeting will be held on the 1st floor conference room. Parking is available on the street or validated parking in the Wells Fargo ramp.

Wells Fargo Place features a fully appointed Conference Center that includes the following: training room for 80 people, conference rooms/huddle rooms, pre/post event space and a catering kitchen. The rooms also include the latest in IT and video technology at no additional cost to tenants.

WFP's amenities are numerous. The traditional ones include a 5,000 square-foot fitness center available only to tenants, tenant lounge, unrivaled panoramic views, a landmark identity and presence, professional on-site management and robust security. In addition, there is a grab-and-go market, a Wells Fargo retail Bank, restaurants, and connected access to 1,400 structured parking stalls.



**REGISTER**

**DATE:** Wednesday,  
September 6th

**TIME:** 11:45am

**LOCATION:** Wells Fargo  
Place, 30 East 7th Street  
(1st Floor Conference Room)

# GEARING UP FOR FALL

## CHAIR'S REPORT



CHAIR'S REPORT  
BY HEIDE KEMPF-SCHWARZE

Happy September!! While I am much more of a warm weather spirit, I am truly enjoying the crisper mornings and the peaks of colors as the leaves are starting to change. As we hunker down after these last days of summer, I look forward to seeing many of you at one, or more, of our upcoming events.

Issues in the skyway system have been around longer than I've been in Saint Paul and safety concerns came to a head with the tragic loss of life earlier this year. Many conversations and work around how to create a safer environment throughout the skyways have been taking place over the past several months. GSP BOMA has been engaged in many of these conversations and will be hosting a morning seminar on Monday, September 11th for members to learn more about the work to coordinate a holistic effort to improve the skyway experience for all those who work, live and recreate downtown. See the information on the front page and to register.

For those who have not already registered, the annual Products & Services Expo will take place on Wednesday, September 13th and is not to be missed. This is an opportunity for property managers and engineers alike to meet and network with our valued Service Providers. I find myself looking to these new connections when seeking pricing for projects. [Register for that here.](#)

The focus on ESG is not letting up and we will have Matthew Douglas-May from the Center for Energy and Environment joining us for a one-hour educational presentation around the City of Saint Paul's Energy Benchmarking Ordinance. This is not to be missed, as more cities across the nation roll out their own energy benchmarking requirements and expand to include specific energy efficiency targets.

I would like to close this month's Chair's Report by extending a warm welcome to our newest Board Director, Jill Hocking, Business Development Manager with GardaWorld. Jill brings expertise in the security realm and will be an asset to the Board and members in our collaborative work around this strategic initiative. See our welcome article on Jill on page 9. Please join me in welcoming Jill!

~ heide



# A QUARTER OF A CENTURY IN THE MAKING

## SPOTLIGHT ON DENISE JENKINS' 25 YEAR ANNIVERSARY WITH GREATER SAINT PAUL BOMA

We at Greater Saint Paul BOMA wanted to take a moment to say **“Congratulations and Happy Anniversary”** to our very own **Denise Jenkins!**

Denise began working with Saint Paul BOMA in 1998. Since that time, she has become an invaluable team member and asset to our organization.

We decided to sit down with Denise and ask her to reflect on the past 25 years here.

### What date did you start at BOMA?

I started on Monday, November 23rd, 1998. I still have the acceptance letter in my file that [former boss] Bill Buth signed.

### What first drew you to the job?

I was in between jobs. I wanted something that was flexible as my children were young and my main focus. Bill had placed an ad for a “Receptionist/Secretary.” It was that simple of a position! I remember coming in for the interview, I felt really good about it. After Bill hired me, he told me he wasn’t concerned about having to “fire me up” about the job, he was more concerned about having to “tap me down” a little bit. (laughs)

### What was the office environment like when you first started?

At first, it was Bill, myself and Andrea Theis, who left after six months. It was in June of 1999, I believe, that Bill then interviewed Rhonda (Pape) and she got the job. She’s one of my dearest friends today. Bill always referred to us as “the three-legged stool” because we did everything together...it was a team. You miss that camaraderie when people leave or retire throughout the years, but I feel we have a great camaraderie now between Tina (Gassman), you (Jen Leach) and myself.



Want to congratulate Denise on 25 years? [Email her here!](#)

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(Continued)



# A QUARTER OF A CENTURY IN THE MAKING

## SPOTLIGHT ON DENISE JENKINS' 25 YEAR ANNIVERSARY WITH GREATER SAINT PAUL BOMA

### What are your favorite BOMA events?

The top three would be the annual Golf Tournament (by far!), second would probably be the First Responders Appreciation Luncheon because I love the fact that we give back to the Fire, Police, Metro Transit...these people work so hard and whenever we need them, they are there. Lastly, the Tradeshow. For me, it's fun watching the pieces come together after you work on it and knowing everyone is enjoying it and having a good time.

### Any memorable Golf Tournament Stories?

In 2016, Joe Spartz was President and a Board Member and friend, Rick Hanson, had been diagnosed with terminal cancer. We did the golf tournament in honor of him. He came and golfed with his crew. That year we gave away a HUGE T.V. as a prize – like the size of my desk – and his wife, Nancy, won it. She was so excited.

Rick was our unofficial photographer for all of the BOMA events at the time, he sat on the Board as I mentioned, and he helped me with some of the Engineer classes as an instructor. He was just a really good egg. I got to see him about three weeks before he passed away in December that year.

### What do you love most about your current role?

Working from home on Fridays (chuckles). I have a wide variety of things that I do now and that's what I really enjoy. It never gets old. I also love the people – that's one of the cool things about my job. I get to meet and work with a lot of amazing people...and get to make some really good friends in the process.



(Continued)

# A QUARTER OF A CENTURY IN THE MAKING

## SPOTLIGHT ON DENISE JENKINS' 25 YEAR ANNIVERSARY WITH GREATER SAINT PAUL BOMA

### In your opinion, what makes Saint Paul BOMA so special?

Again, the people. I know that sounds cliché, but I get to work with a lot of great people, not only in the office, but all our members. There are some outstanding individuals out there and I get to call them my friends.

***"When I think about it,  
it's been a lot of fun  
because I've made a lot  
of friends...dear friends."***

**-Denise Jenkins**

### How many bosses have you had?

Five; Bill Buth, Curt Milburn, Matt Anfang, Joe Spartz and Tina Gassman. I'm hoping Tina will be the last one I have to train in. *(Laughs)*

### Any other fond memories you would like to share with us?

Back in the day, during the Tradeshow, we used to have a theme. We had so much fun because Bill Buth, Rhonda Pape and I would dress up: one year we were a priest and two nuns, another year he was Elvis and we were his back up singers...I have a photo album! It was hard for me when he retired. You have worked with somebody for so long and they teach you so much – and Bill was all about teaching – and you couldn't have had a better boss at the time. What he taught me over the years about how to treat our members and the customer service all came from him. My (adult) children even referred to him as "Grandpa Bill!" He has always been a big part of our lives.

### So, what about the next 25 years? *(Laughs)*

I know I joke in the office a lot about retirement, and I'm looking forward to it, but I'm not sure how well I will handle it because I don't want to lose touch with all of the people I've had the privilege to work with. I would also like to do some traveling and check out more of the national parks. I have only scratched the service on that. My children are grown, and one married, I keep telling my husband I'm looking forward to becoming a grandma. It's the little things in life. ♥

*A very special thank you to Denise for allowing us to interview you.  
25 years is no small feat, and we are grateful for who you are and all that you do to  
make our jobs and lives more special. Congratulations and cheers to you.*

Want to congratulate Denise  
on 25 years? [Email her here!](#)



# IMPORTANT UPDATES FROM THE CENTER FOR ENERGY AND ENVIRONMENT

## LARGE EXISTING BUILDING DECARBONIZATION WORKSHOPS

The Center for Energy and Environment invites you to participate in a series of discussions regarding policies for large existing building decarbonization.

The State of Minnesota has ambitious climate goals, and energy use in buildings contributes significantly to the state's greenhouse gas emissions.

Given that and legislator interest in building decarbonization policies, we are bringing stakeholders together to discuss options, impacts, and opportunities for policies including building performance standards ahead of the next legislative session.



Please consider joining us for our three-workshop series, which will take place from October to December.

The first of the Large Existing Building Decarbonization Workshop series will be held on **Oct. 12th from 9:30–11:30 a.m. at the Minneapolis Central Library.**

Please [RSVP](#) here.

**Attention Xcel Energy Commercial Customers:** Get up to 75% of your lighting project costs covered with Center for Energy and Environment's bonus lighting rebates.

[Lighting Upgrades](#) | [Center for Energy and Environment \(mncee.org\)](#).

## BOMA WELCOMES DEED COMMISSIONER

Join us on October 26th as we hear from newly appointed **Department of Employment and Economic Development (DEED) Commissioner Matt Varilek**. Commissioner Varilek will walk through his vision for addressing the labor shortage and his thoughts on the financial markets and its impact on the commercial real estate industry. Following this session, stick around for a social hour! Questions? Contact **Kyra Fox of Minneapolis BOMA Events & Education Manager**, (612) 338-8627 or [kfox@bomampls.org](mailto:kfox@bomampls.org).



**Thursday, October 26, 2023**

**3:00 PM – 5:30 PM**

**Town Ball Tavern:**

**1 Twins Way, Sec 313,  
Minneapolis, 55403**

**2:30 – 3 PM**

Registration and Networking

**3 – 4 PM**

Panel Discussion (CEU pending)

**4 – 5:30 PM**

Social Hour featuring appetizers  
and drinks





# FALL EDUCATION

## OPPORTUNITIES

REGISTER NOW

>

**Air Handling, Water Treatment & Plumbing Systems (SMT)**

**Start Date:** Wednesdays, September 27th – November 8th, 6:00 PM – 9:00 PM

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

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

Air Handling, Water Treatment, and Plumbing Systems is about understanding these systems. Specifically, the chapters in this text address human comfort, ductwork, air handling units, and indoor air quality. They also discuss the basics of water system problems, water testing, and typical treatment options. The course concludes with a discussion of the psychrometric chart.

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

- Replace and/or maintain complicated HVAC systems
- Outline procedures for water sample analysis, testing, and treatment
- Reference guidelines when installing and monitoring pipes and valves
- Maintain a reliable and effective fire protection system

**Key topic areas:** HVAC systems • air cleaning devices • indoor air quality • water conditioning and treatment • plumbing • fire protection and alarm systems






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*Tour*

# TRIA ORTHOPEDIC CENTER WOODBURY

Join Greater Minneapolis Building Owners & Managers Association (BOMA) on **Tuesday, October 3rd** for a guided tour of the new Tria Orthopedic Center in Woodbury. The tour will be lead by Kevin Klementz, manager of TRIA.

- 1:45PM: Check In/Networking
  - 2:00-3:00PM: Tour of TRIA Orthopedic Center
- 3:00-4:00PM: Discussion Panel/Session with Q & A
  - Relaxed Social Hour (optional)

Register





Join us for  
**Happy Hour**  
at Tamarack Tap  
Room in Woodbury  
starting at 4pm!

# A NEW FACE

## JOINS THE SAINT PAUL BOMA BOARD OF DIRECTORS

**Greater Saint Paul BOMA is excited to welcome Jill Hocking as its newest member on the Board of Directors!**



**Jill Hocking** has 15 years' experience managing safety and security programs. Jill began her career in the higher education sector working through admissions, management and being quickly promoted to the Executive Campus Director where she spent 13 years overseeing multiple college campuses with a focus on campus security for students, faculty and staff. After obtaining her goals in the higher education sector she decided she wanted to specialize in the security industry. Jill joined GardaWorld Security in 2018 as the Business Development Manager for the state of Minnesota, where she found a passion for working with security officers and helping people to protect their employees, their properties and their assets.

She is an active member of the St. Paul BOMA, Minneapolis BOMA, ASIS – American Society for Industrial Security – and IAHS – International Association for Healthcare Security & Safety security groups. She serves as the Co-Chair of the Women in Security (WIS) Council for the local chapter of ASIS International from 2020-present. WIS provides support and assistance to women in the security field, as well as inspire those interested in entering the profession. In 2021 Ms. Hocking was nominated to represent the ASIS Midwest Region and accepted the role as Assistant Regional Vice President, where she currently still serves the chapter ARVP. In her volunteer roles Ms. Hocking enjoys spending time with others, giving suggestions and ideas and getting others excited about how they can ramp up their Security program.

Jill enjoys her family's active lifestyle, which includes traveling, biking, swimming and anything outdoors as well as being closely connected to their White Bear Lake community.



**WHERE DID YOU GROW UP?**

I grew up in a small town 2 hours North of St. Paul – Little Falls, Minnesota.



**FAVORITE SAINT PAUL RESTAURANT...**

The Downtowner! There is nothing better than having breakfast with my St. Paul BOMA friends by the cozy fireplace!



**HAVE A FAVE DOWNTOWN SPOT?**



I love sporting events, especially baseball games, so CHS Field for sure!

**WHAT IS YOUR FAVORITE MN SEASON?**



Summer! I'm a big fan of doing anything outdoors. I love the sun and I love to swim.

**WHAT IS SOMETHING QUIRKY/UNIQUE YOU CAN TELL US ABOUT YOU?**

In between obtaining my Bachelor's degree and my Master's Degree, I traveled abroad for a year, in a performing arts group, called "Up With People". We performed a Broadway Style Musical, "Roads" for thousands of people in 16 states and 7 different countries. This experience truly made me who I am today.





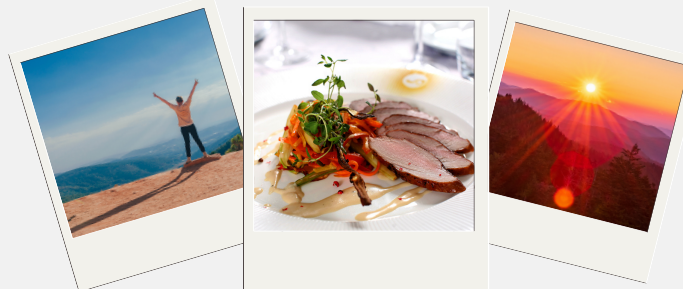


SHARE YOUR ADVENTURES!

# MEMBER ADVENTURES

Summer is a time of adventures!

We want to highlight YOUR 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!



Submit your story & photos to [stpaulboma@bomastpaul.org](mailto:stpaulboma@bomastpaul.org).

*Call Longtime Saint Paul BOMA Member Mike Soukup & His Team!*



**WELCOME**  
New Member!



Saint Paul BOMA welcomes  
**Jason Fellows of Unparalleled Security!**

More Info/Contact:  
Jason Fellows  
Unparalleled Security  
250 2nd Avenue South, Suite 110  
Minneapolis, MN 55401  
T: 612-231-2030  
Email:  
[jason@theunparalleledgroup.com](mailto:jason@theunparalleledgroup.com)  
[unparalleledsecurity.com](http://unparalleledsecurity.com)

**Call 612-505-0859**

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## IN MEMORIAM



Greater Saint Paul BOMA Staff would like to extend its sincere condolences to longtime member **Mike Soukup of ServiceMaster Recovery Management** and the loss of his brother, **Al Soukup**, on August 10th, 2023.

Al participated in many of our events throughout the years, and especially enjoyed the annual golf tournaments (picture right).

Al's full obituary can [be viewed here](#).





# PRODUCT & SERVICES EXPO

2023

## EXHIBITORS



More on the next page!

# PRODUCT & SERVICES EXPO

2023

EXHIBITORS



SIEMENS



W. L. HALL CO.  
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Thank You,  
2023 Exhibitors!

## 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.*

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**see our current plans & pricing**



**9/11 National Day of Service and Remembrance**

September 11th



**Zero Waste Week**

First Week of September

**National Yoga Month**



**Blood Cancer Awareness Month**

**International Day of Peace**

September 21st



**A full list of September observances  
can be found here.**

**Stay Connected**



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