

NEWSLETTER

MONTHLY NEWS AND INFORMATION

INSIDE THIS ISSUE

- **First Member Meeting of 2024: Monday, January 8th - Register Below!**
- **Welcome, 2024: Saint Paul BOMA President's Report...Page 5**
- **Chair's End-of-Year Report...Page 4**
- **A Look into the 2024 Minnesota State Capitol Legislative Session...Page 6**
- **Collaborative Virtual Learning with BOMA and BOMI...Pages 7 & 8**
- **Winter 2024 Class Offerings...Page 9**

DATE: Monday, January 8th, 2024**TIME: 11:30 - 12:00PM - Networking****12:00 - 12:30 - Lunch****12:30 - 1:30 - Program****LOCATION:** DoubleTree by Hilton, 411 Minnesota Street, Second Floor**EDUCATION:** 1 CEU **Pending****COST: \$65 members****\$78 non-members***Sponsored by*DISTRICT ENERGY
ST. PAUL™

Photo Credit: Bruce Christianson

NEXT MEMBER MEETING: How Will Carbon-Free Legislation Impact Commercial Real Estate?

MONDAY, JANUARY 8TH

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.

Reliable electricity is essential for the operation of commercial real estate and all businesses in Minnesota. Plan to attend the January St. Paul BOMA membership meeting where a panel of experts will discuss this legislation and answer these, and other questions, regarding this important topic.

Participating on this panel are:

- **Philip Hult**, Legislative Affairs Director, Generation Atomic
- **Trisha Duncan**, MN Director Community Relations, Xcel Energy
- **Garrick Villaume, PhD**, Chief Technology Officer, Global RAIS

This program will be moderated by St. Paul BOMA's past president, Joe Spartz. Thank you Classic Sponsor, Abra Kadabra Environmental.

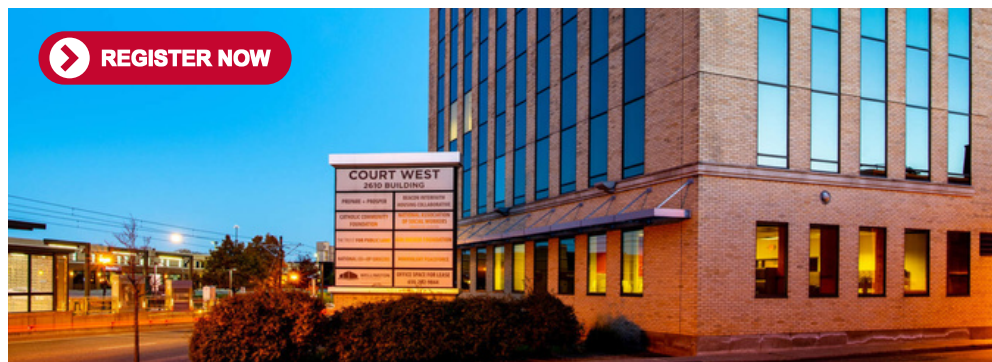
REGISTER NOW

UPCOMING EVENTS

Scan to View the Full BOMA Calendar



BROKER'S MEETING: COURT WEST BUILDING JANUARY 3RD



You are invited to a Brokers meeting hosted by **Vicki Karr, Wellington Management**. We will be meeting on Wednesday, January 3rd at the Court West Building, 2610 University Avenue West, St. Paul. Parking is available on-site. It is adjacent from the front door, the Code to enter is: 1625#

Court West enjoyed an extensive renovation, with leasing targeted at local non-profit organizations. The building is currently 91% leased to Prepare + Prosper, The Trust for Public Land, Catholic Community Foundation of Minnesota, among others.

HIGHLIGHTS

- Located in the heart of the Midway
- 10 minutes from the State Capital and Minneapolis City Hall; 17 minutes by light rail to City Hall
- 6 minutes from TCF Bank stadium on the University of Minnesota's East Bank campus
- Excellent transit services, adjacent to Metro Transit Green Line
- Located just west of the Highway 280 and I-94 interchange
- Striking monument and building signage
- Shared conference room
- Gender-neutral shower facilities
- Efficient energy management system

WATER DAMAGE: Now What?

January 17th | 11:30am to 12:45pm
Osborn370, 370 Wabasha Street
4th Floor, (Lake Superior Room)



Join us as **Ryan Hartman** and **Angela Anderson** with **Ungerma, Inc.** help you tackle your next steps when water damage happens in your building.

Ryan Hartman has been in the restoration industry for ten years. He runs the emergency services, plumbing, contents and construction division. From residential, commercial or industrial, Ryan has seen it all!

Angela Anderson has been in the restoration business for 24 years! Angela has experience in water damage, fire, mold, bio, sewage, personal property, emergency action planning and cleaning.

REGISTER NOW



UPCOMING EVENTS

Scan to View the Full BOMA Calendar



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.

ISSUES AND CONCERNS RELATED TO PUBLIC SPACES

ZOOM EVENT ON JANUARY 4TH

The CapitolRiver Council (capitolrivercouncil.org) Public Realm Committee will meet on Thursday, January 4, 2024, at 5 p.m., via Zoom. The committee identifies issues and concerns related to public spaces -- including bridges, parks, sidewalks, streets, skyways, and other public spaces -- along with related topics, such as parking, public safety, and transit. Agenda items will include:



- Riverview Corridor Modern Streetcar Project updates: Kevin Roggenbuck, Ramsey County Senior Transportation Planner, will provide updates on the project, which proposes to install a modern streetcar line on State Highway 5 (West 7th Street), connecting downtown Saint Paul to the Minneapolis Saint Paul Airport and Mall of America, and linking to the METRO Blue Line near Fort Snelling. [Read about the Riverview Corridor Project on the Ramsey County website.](#) The project was recently discussed by the Policy Advisory Committee, and you can [read the briefing packet](#), which has helpful information about the project.

To join the meeting via Zoom click here.

Meeting ID: 850 7397 1890

Passcode: 194345

THE VALUE OF A COLLECTIVE EFFORT

CHAIR'S REPORT



CHAIR'S REPORT
BY HEIDE KEMPF-SCHWARZE

I hope everyone was able to take some down time and hit the pause button after the tornado of year-end activities. The extended mild temperatures and sunshine has been a delight.

Your leaders at GSP BOMA stand ready to hit the ground running into the new year with a continued focus on creating vibrant Saint Paul communities in which to work and play. We intend to do this by building upon the collaborative work of improving public safety perceptions and outcomes in conjunction with our many partners in the public and private sectors. The value of a collective effort cannot be understated. This is critical to the circular relationship between a sense of safety and a healthy community. We will continue to engage members in this focused work.

If you are interested in other ways to be involved, I urge you to consider joining a committee or throw your hat in the ring for one of the open Director seats on the Board this year.

~ heide

USHERING IN THE NEW YEAR WITH ST. PAUL BOMA



PRESIDENT'S REPORT
BY TINA GASSMAN

Happy New Year!

As 2024 begins to unfold, we will continue, as Heide mentioned, our focus on creating a more vibrant city and the positive domino effect that has on the Greater Saint Paul commercial real estate industry.

Our efforts in the coming year include taking part in rolling out and implementing the St. Paul Downtown Alliance's Downtown Investment Strategy, as well as working toward removing any barriers that currently exist to getting more workers returning to office.

We will continue to share the importance of diversity, equity, inclusion, and sense of belonging in CRE and will provide support for our members to do the same within their businesses.

Along with our in-person membership meeting on February 12th with **Whitney Harvey, Senior Director of Workforce Diversity and Inclusion at the Minnesota Chamber Foundation**, there are three upcoming trainings through my work on the BOMA International DEI committee.

1/17/2024 - Accessibility within the Built Environment by Kristen Habermehl of Atlantic Accessibility: [learn more here](#).

1/28/2024 - 2023 Winter Business Meeting Diversity, Equity & Inclusion Forum by Andrew Adeniyi of AAA Solutions, LLC: [follow link for more information](#).



2/07/2024 - Global Real Estate DEI Survey 2023 – Results Webinar by REALPAC and Ferguson Partners via NAREIM: [link here](#).

We also offer two pre-recorded trainings for you to consume on your own timeline:

[DEI Candid Conversation Series: Ageism by Nori Jabba via BOMA San Francisco](#).

[LGBTQIA+ Training by Sixtus Consulting via Zeller](#).

Before I sign off, I must express my genuine thanks to the **BOMA Board of Directors** for their guidance over the past year. This amazing and brilliant group of people graciously support our staff and the work we do every day. I am so lucky to have such wonderful leadership and cannot thank them enough.

And to our entire membership community, thank you for trusting in us to build a stronger commercial real estate industry. You are the reason we are here, and we couldn't do it without your support. As always, please let me know how to better serve you.

MINNESOTA

LEGISLATIVE
UPDATE

WITH SONNIE ELLIOTT



Here is a 2024 Preview of the Legislative Session.

What’s left from the 2023 Session?

- Fixes to the drafting errors in the final tax omnibus bill
- Fixes to the comprehensive and sweeping adult-use cannabis bill
- Numerous technical fixes in various omnibus bills

New Policy Opportunities

- Sports betting legalization
- No-cost programmatic changes in agencies

Any bill not enacted in 2023 is considered “alive” for the 2024 session. Members of the legislature introduced 3342 House Files and 3363 Senate Files before the end of the legislative session in 2023. All of these files are eligible to continue being worked on in 2024. This continues the trend of more bills being introduced each year.

Key 2024 Dates

- Jan. 15 – Governor must present his capital budget request recommendations to the legislature
- Feb. 12 – Legislature begins session
- March 27 - Easter recess begins at 5:00 PM
- April 2 – Legislature resumes at 12:00 noon
- April 9 – Eid recess begins at 5:00 PM
- April 11 - Legislature resumes at 12:00 noon
- April 22 – 23 - Passover recess
- April 24 – Legislature resumes at 12:00 noon
- May 20 – Legislature adjourns sine die

What about bonding?

Typically, the first year of a biennium is a “budget year,” while the second year is the “bonding year,” meaning the legislature passes a bonding bill that sends millions of dollars around the state to fund projects like water treatment facilities, museums, or maintenance on existing infrastructure projects. This is usually the most bi- partisan bill each year.* In 2023, the legislature passed a pair of infrastructure bills - \$850.7M in “cash” from the general fund, and \$1.3B in “general obligation bonds” paired with \$219.2M from the transportation fund and \$224.9M form the general fund. But the Chairs of the Capital Investment committees are hearing new requests, taking tours, and weighing how to spend at least some of the money on a 2024 boding bill.

Local governments have requested \$3.04 million in various projects for 2024.
State agencies requests total \$4.4 billion for 2024 projects.

*Bonding bills require a supermajority to pass – 60% = 40 Senators and 80 Representatives.

Special Election:

A new DFL Representative will be taking the seat vacated by retiring DFL Rep. Ruth Richardson. Rep.-elect Bianca Virnig will begin her first session in 2024.



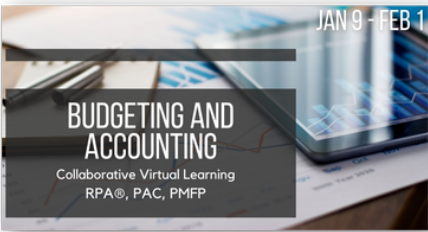


From the Leaders in Property & Facility Management Education

In this blended learning experience, participants attend two live, virtual sessions per week. Learners will review course content before each session. During each live session students can expect to discuss, apply, and work with peers to learn key concepts. Each CVL program runs over a four-week period. Participants will have access to their own digital coursebook, which allows them to pick up where they left off, create flashcards, and highlight materials, enhancing the learning experience.

The Learning Portal includes:

- Collaborative virtual classes
- Digital coursebook
- Interactive microlessons
- Key concept reviews
- Review quizzes
- Practice exams



*Examples of
Available Courses -
Learn More!*



Courses and Schedule:

- **Budgeting and Accounting:** January 9 - February 1, 2024
- **Real Estate Investment and Finance:** February 6 - February 29, 2024
- **Law and Risk Management:** March 5 - March 28, 2024
- **The Design, Operation, and Maintenance of Building Systems Part II:** April 8 - May 1, 2024
- **Asset Management:** May 7 - May 30, 2024
- **The Design, Operation, and Maintenance of Building Systems Part I:** June 3 - June 26, 2024
- **Ethics Is Good Business® Short Course:** July 9 - July 18, 2024
- **The Design, Operation, and Maintenance of Building Systems Part II:** August 5 - August 28, 2024
- **Managing the Organization:** September 3 - September 26, 2024
- **The Design, Operation, and Maintenance of Building Systems Part I:** October 1 - October 24, 2024
- **Budgeting and Accounting:** October 28 - November 25, 2024
- **The Design, Operation, and Maintenance of Building Systems Part I:** June 3 - June 26, 2024
- **Ethics Is Good Business® Short Course:** July 9 - July 18, 2024
- **The Design, Operation, and Maintenance of Building Systems Part II:** August 5 - August 28, 2024
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- **Budgeting and Accounting:** October 28 - November 25, 2024



THE CERTIFICATE

Gain a real-world understanding of ESG and how to incorporate best practices into your organization - and career!

The ESG Certificate is a comprehensive credential for the commercial real estate industry. Spearheaded by Dave Pogue and RiverRock Real Estate Group, we've assembled an experienced panel of industry experts to present a program focused on asset-level, portfolio-level, and corporate-level ESG issues and practices.

The ESG Certificate has five ShortCourses, approximately 2-3 hours in length, available in our online self-paced format:

- ESG 101
- Decarbonization
- Resiliency
- Health and Well-Being
- DEI

BOMA Member: \$599
BOMA Non-Member: \$699

ANNOUNCING THE DNA OF ESG CERTIFICATE

MEET THE EXPERTS

- **Kim Brown**, *Managing Director*, Cushman & Wakefield
- **David DeVos**, *Global Head of ESG*, LaSalle
- **Abbey Ehman**, *Vice President, ESG*, AvalonBay Communities
- **Matt Ellis**, *Founder & CEO*, Measurabl
- **Garland Fuller**, *Talent and Career Strategist*, Fuller Circle Consulting
- **Dr. Whitney Austin Gray**, *Senior Vice President Research*, International WELL Building Institute
- **Ebony Mitchell**, *Director, Strategic Initiatives*, Ferguson Partners
- **Dave Pogue**, *Chief Strategy Officer*, RiverRock Real Estate Group
- **Chris Pyke, Ph.D.**, *Global Expert in Resilience and VP of Research*, ArcSkoru
- **Mike Richter**, *President*, Brightcore
- **Katie Rothenberg**, *Vice President of Sustainability*, Tower Companies
- **Schenae Rourk**, *President and CEO*, Redwood Resources
- **Clayton Ulrich**, *Global Sustainability Director*, Hines

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BOMA **BOMI**
International International

REGISTER TODAY!
BOMI.org/ESG

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.

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

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.

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.



St. Paul Winter Carnival Ice Palace, 1888.

The ICE is Nice

On January 21, 1888, four days before opening day, the thermometer reached -33 degrees, a week later -41, and a few days after that -34. Despite the temperature, visiting crowds streamed out of the passenger trains from across the country to see the palace.

Read more about the Winter Carnival Ice Palaces 1887 & 1888 from the Ramsey County Historical Society.

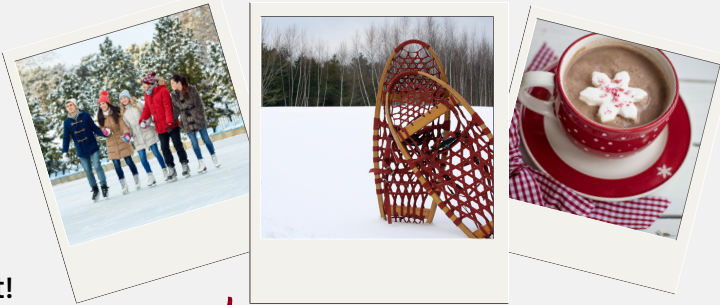


SHARE YOUR ADVENTURES!

MEMBER ADVENTURES

Having some fun this winter?

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.

Saint Paul BOMA Welcomes **Center for Energy & Environment and Clean Response** as its newest members!

≡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
legacycleaningmn.com



Contact: Evan Lichtenstein
Clean Response
1230 Trapp Road
Eagan, MN 55121
T: 651-646-3408
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CLEANRESPONSE
FLOOD AND FIRE RESTORATION

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

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advertisement-opportunities**



View our current plans & pricing

JANUARY *is...*



New Year's Day

January 1st

World Braille Day

January 4th



Martin Luther King, Jr. Day

January 15th

National Soup Month



Poverty in America Awareness Month



National Train Your Dog Month



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



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