

NEWSLETTER

MONTHLY NEWS AND INFORMATION



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- Register Today for our Next Member Meeting on Tuesday, June 11th at Rosedale Mall in Roseville
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TIME: 11:30am - 12:00pm - Networking
12:00 - 12:30pm - Lunch (\$70 members, \$85 Non-members)
12:30 - 1:30pm - Presentation

LOCATION: Rosedale Center Mall, Roseville 55113

CEU: One Hour of CEU Applied For

UPCOMING MEMBER MEETING



REINVENTING **RETAIL**

and the Impact on the Local C & I Community and the C & I Industry

TUESDAY, JUNE 11TH, 2024

One CEU Credit Applied For

Rosedale Center a 1,149,639 square foot shopping center featuring 160 retailers, opened in 1969. In 2018 JLL companies did a complete renovation including a design style that is inviting, refreshing, comfortable and reinforces a sense of place.

Now other commercial properties are following their lead to improve their buildings to be more inviting, user friendly and using cutting edge technology.

Please join us to hear first hand about the renovation, leasing successes and get a look at some of the unique touches added in the upgrades! Sponsored by District Energy, St. Paul.



UPCOMING EVENTS

Scan to View the Full BOMA Calendar



BROKERS MEETING
Government Center East

JUNE 5TH
11:45 AM - 1:00 PM

160 EAST
KELLOGG BLVD.
SAINT PAUL

Built in 1905, this historic marquee red brick building is comprised of 375,000 square feet over nine stories. The offering includes 342 parking stalls along the Riverfront. Ramsey County's transition out of the Property, opens the door for users, developers and investors to acquire this iconic building.

Join Frank Sherwood and Chris Gliedman with CBRE as they bring us up to speed on this building. We will meet on the 9th floor in the break area. Parking is available via Kellogg Blvd. There is a visitors lot in front of the building.

Register today!

Golf Tournament Update



ONE LUNCH SPONSORSHIP LEFT!



Only TWO foursomes remain for the Annual Golf Tournament on **July 15th at Prestwick Golf Course in Woodbury**. Also, we only need ONE MORE lunch sponsor at the \$500 level. Showcase your business!

Contact Denise Jenkins at the BOMA office for more or [download the registration form here](#).

Greater Saint Paul BOMA

PRODUCT & SERVICES EXPO

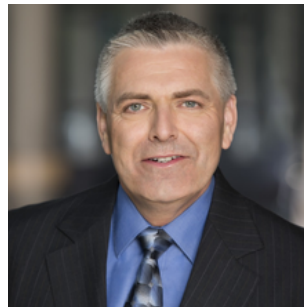
TUE SEPTEMBER 17TH 2024

SHOWCASE YOUR BUSINESS!
NETWORKING OPPORTUNITIES
CATERED FOOD BY DOUBLETREE
FABULOUS PRIZES!

SAVE THE DATE

Our annual tradeshow & expo will be held on **Tuesday, September 17th, 2024** at the DoubleTree Hotel in downtown St. Paul. the Annual Trade Show and Expo is the best opportunity to create and strengthen connections between service providers and property managers. As a property manager or building engineer, you have the chance to explore and shop around to see which services would benefit your building. Watch for more info soon!

A SAINT PAUL BOMA UPDATE & FUTURE EVENTS CHAIR'S REPORT



CHAIR'S REPORT
BY BILL HUEPENBECKER

In May, the BOMA Board of Directors had our annual meeting with the Ramsey County Commissioners.

BOMA members discussed how the post-pandemic era and return to work continues to affect commercial real estate and our business partners in St. Paul. We also discussed and agreed on the importance of continuing to work on public safety and livability concerns that we share.

The County Commissioners gave us updates on their work on housing the unsheltered (Heading Home Ramsey) which BOMA continues to support. The Commissioners also shared other key priorities as well as some high-profile projects like RiversEdge. It was an informative and positive meeting. I would like to thank the Ramsey County Commissioners for their support of our business community.

The BOMA International Conference will be held in Philadelphia this year in mid-July. I will be representing St. Paul BOMA at the Conference. As a result, I will unfortunately miss the BOMA golf tournament as both are at the same time. However, I will look forward to seeing pictures and hearing from all of you on how great of an event it turns out to be!

Lastly a reminder that our June membership meeting will be at Rosedale Center on reinventing retail and the impact on the C & I industry. Please [visit our website to register](#).

A CALL FOR COMMUNITY ENGAGEMENT



PRESIDENT'S REPORT
BY TINA GASSMAN

2024 Saint Paul Budget Engagement

I took part last week in a discussion and Budget Engagement Exercise under the guidance of **Shannon Forney, Senior Budget Analyst** for the City of Saint Paul. I found it fun and enlightening and highly encourage you to check it out: <https://stpaul.abalancingact.com/2024-saint-paul-budget-engagement>.

While the money amounts are fake, the issues are real. And so is the importance of your voice in this process.

The categories included are as follows:

- Neighborhood Safety
- Infrastructure Improvements
- Economic Opportunity
- Budget Balancing Solutions
- Community Resources
- Your Suggestion



The goal of the exercise is to spend \$5 million, with the option to balance your selections with Budget Balancing Solutions. The exercise allows the participant to add notes at each section and encourages discussing your priorities with others before hitting the submit button. Once you do hit submit, the website asks for your demographic information. This is not mandatory, but I encourage you to share, as it shows where the engagement is coming from, and my hope is it will highlight our passion for a vital Saint Paul.

A New and Expanded Downtown Improvement District for a Safer Downtown Saint Paul

Since its launch in 2021, Saint Paul Downtown Improvement District has proven effective. Police data shows that police calls for quality of life crimes fell by 40% within SPDID boundaries, while they increased significantly in other parts of downtown.



Saint Paul

**Downtown
Improvement District**

If you've spent any time in downtown Saint Paul, you are likely acutely aware of the inconsistent experience in moving from one area to another. When visitors (or workers, residents, business owners) experience greater quality of life issues within the areas not currently served by the Downtown Improvement District, the overall experience suffers. To address these issues, commercial and residential property owners have come together to reimagine the Downtown Improvement District and petition to create a new District that serves all of downtown.

(continued)

A CALL FOR COMMUNITY ENGAGEMENT



PRESIDENT'S REPORT
BY TINA GASSMAN

(continued from page 4)

The new district will serve all of downtown – from the Xcel Energy Center to CHS Field, the Mississippi River to I-94 – and include both commercial and residential properties.

You've likely received a copy of your petition for this expansion. Your support demonstrates your commitment and investment in creating a safer, more vibrant and more successful downtown Saint Paul.

To learn more about the effort to create a new District, join SPDA for one of its community information events hosted by local small business partners. The next one is on **Wednesday, June 5th, 6:30 p.m. at Keys Café (540 N Robert Street)**. Watch for others to be added and posted.

You can also find more information by visiting www.spdid.org/faqs, including detailed assessment pricing.

“Don't complain about what you didn't get because of the work you didn't put in.” – Ice Cube



MINNESOTA

LEGISLATIVE UPDATE



THE 2024 SESSION WRAP-UP
WITH SONNIE ELLIOTT

Down to the final hours, legislators pass a flurry of policy and supplemental funding bills.

The even number years of the Minnesota Legislature's two-year biannual session has traditionally focused on passing a Capital Bonding bill and a small amount of supplemental budget spending. However, this year, the legislature failed to pass a capital budget. Although they did pass a bill of over 1,400 pages which included policy and budget changes. [Mega Omnibus -- H.F. 5247](#)

The following bills were included in the mega omnibus bill:

- Transportation Housing and Labor [HF5242A](#)
- Scope of Practice Health Care [H.F. 4247 A](#)
- Higher Education [H.F. 4024](#)
- Firearms [H.F. 2609](#)
- Energy and Ag [S.F. 4942](#)
- Human Services Appropriations [S.F. 5335](#)
- Health and Human Services Appropriations [S.F. 4699](#)
- Paid Family Leave Changes [H.F. 5363](#)

Additionally, some committees had accompanying policy bills and finance bills that also passed into law.

PASSED INTO LAW

- **Human Services Policy Bill.** This bill includes priorities such as changes to Chapter 245D and rental license prohibitions, among other things in the 95-page final bill.
- **Cannabis Policy Updates.** The authors of last year's recreational cannabis bill passed additional updates to the law to try to ensure a smoother roll-out of the market in 2025 and 2026. The bill updates licensing selection to a lottery system, eliminates medical-only business licenses, and strengthens "true party of interest" requirements.
- **Education Finance Bill.** Notably, this bill includes a ban on book bans – a priority for the Department of Education.
- **Transportation Finance and Policy Bill.** This bill included the much-needed funding for truck parking improvements and an allowance for digital drivers' licenses, among other provisions.



Winners:



Tribal Governments – A Ban on Historical Horse Racing games at horse tracks passed this session and land was given back to Tribal Nations.

Kids – Laws were passed this year to ensure that minors cannot be used for profit from online content creation without compensation. Other changes provided important updates to the child protection laws, Minnesota Indian Family Preservation Act, and the newly created African American Family Preservation Act.

Rideshare – The legislature passed an acceptable compromise for the drivers and companies. Ride on.

Losers:



Construction Workers & Local Governments – A bonding bill with millions in local projects and asset preservation failed to make it across the Senate finish line in the final minutes of session.

Parliamentarians – A 1,400+ page omnibus bill was created and passed without minority support with less than an hour left in session. Both bodies erupted in shouts and any sense of decorum dissolved as the minutes counted down to adjournment.

Greater Saint Paul
BOMA

MEMBER

Spotlight

Each month, we feature one of our Greater Saint Paul BOMA Members. This month, the spotlight is on SwedeBro – Industrial and Commercial Epoxy Floor Coating. John Johnson and Chad Hanson were kind enough to answer some questions for us. *Enjoy!*

Q: How long has your company been a member of Greater Saint Paul BOMA?

A: We joined in the summer of 2017 and we are in our 8th year as a St. Paul BOMA Member.



Q: What does St. Paul BOMA mean to you?

A: CHAD: An opportunity to provide solutions to building owners and managers. JOHN: It is a great place to network with other vendor members and property managers. We have made some great contacts and a few friends as well.

Q: What are some of the highlights of your membership?

CHAD: Networking with other vendors. Golf tournament. JOHN: The Golf Tournament is always a pleasure, and the meetings are fun and often informative.

Q: Ok, now for some fun: What's something that always makes you LAUGH?

A: CHAD: Not always, but John's jokes. 😂

JOHN: When Chad or others groan at my jokes...half the fun is the way people react that's part of the comedy.



Chad Hanson and John Johnson of SwedeBro



Q: Reading or watching anything interesting these days?

A: CHAD: Chuck Swindoll morning devotional. JOHN: John Haller's World Events & Prophecy Updates and Star Trek Discovery. Ones about reality and the other isn't. 😊

Q: If there was only ONE food that you could eat the rest of your life, what would it be?

A: CHAD: Dark chocolate or extra sharp cheddar cheese. JOHN: Turkey with turkey gravy over rice and dessert is Trader Joe's Crispy Rice & Chocolate squares. This is of course if I do not get ill and my arteries don't clog.

Q: Anything else you would like us to know about you?

A: Chad is the President and Owner of SwedeBro John helps with the marketing for SwedeBro



The SwedeBro cart at our annual golf tournament 2023



Thank you, Chad and John, for your time and submissions for this article!

Saint Paul BOMA Welcomes our newest members **ServPro (Team Rossum)** and **NPN Consulting, LLC!**



Saint Paul BOMA Welcomes our newest members!

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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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View our current plans & pricing

JUNE *is...*

-  **LGBTQ+ Pride Month** 
National Red Rose Day
June 1st
- National Cheese Day** 
June 3rd
-  **National Best Friends Day**
June 8th
- Father's Day** 
June 16th
-  **Summer Solstice**
June 20th

See a full list of June Holidays and Celebrations

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