

NEWSLETTER

MONTHLY NEWS AND INFORMATION



AI-POWERED PROPERTY MANAGEMENT:

Revolutionizing Building Operations

Monday, November 11th, 2024
11:30AM-1:30PM
Drury Plaza Hotel, St. Paul
Register at bomasaintpaul.org

with Keynote speaker Princess Paula of Princess Paula Consulting



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MEMBERSHIP MEETING

AI-Powered Property Management: Revolutionizing Building Operations

NOVEMBER 11TH, 2024



Step into the future with Artificial Intelligence! Join us at the St. Paul BOMA membership meeting for an engaging and dynamic keynote with speaker Princess Paula of Princess Paula Consulting that will revolutionize the way you think about your business.

This presentation is specially designed for property managers and their essential referral partners showcasing why understanding and implementing AI is crucial right now.



Date: Monday, November 11th, 2024

11:30AM-12:00PM - Networking

12:00 - 12:30PM - Lunch

12:30 - 1:30PM - Presentation

Location: Drury Plaza Hotel, 175 10th St E., St Paul, MN 55101 (free parking on site)

Education: One CEU credit approved

The world is rapidly evolving, and those who harness the power of AI today will be the leaders of tomorrow. Discover practical examples and real-world applications that you can start using immediately to make a tangible impact on your business.

(Attendees: Be sure to bring a laptop, cell phones, etc.: hands-on devices are welcome!). One CEU credit **approved.**

NEWS & EVENTS

Scan to View the Full BOMA Calendar



NOVEMBER BROKER'S MEETING

Hosted by Kevin Peck, Senior Vice President and Principal of Suntide Realty

WEDNESDAY, NOVEMBER 6TH | 11:45 AM – 1:00 PM
RIVER PARK PLAZA | 10 RIVER PARK PLAZA, ST. PAUL

River Park Plaza recently completed major renovations to the lobby, including the addition of a new tenant sky lounge, rooftop patio, and conference center and **Kevin Peck with Suntide Commercial Realty** extends a cordial invitation to join St. Paul BOMA and real estate industry colleagues on Wednesday, November 6th from 11:45 AM - 1:00 PM at River Park Plaza, 10 River Park Plaza, 7th Floor, Sky Lounge, St. Paul. Parking is available on-site.



REGISTER NOW

HOSTED BY SAINT PAUL BOMA

FIRST RESPONDERS APPRECIATION LUNCHEON

MONDAY, DECEMBER 9TH, 2024 | TPT STUDIOS, ST. PAUL

Sponsored by



ENGINEERS MEETING

HOSTED BY


PEST MANAGEMENT

Making Pest Control a Strategic Tool for Fostering Long-Term Tenant Retention

Wednesday, November 20th | 11:30AM-1PM

Golden Rule Building
 Room 295



Engineers: Our next meeting will be on November 20th. Hosted by Abra Kadabra Environmental Services, this talk will explore how tenant satisfaction and lease renewals are directly influenced by well-maintained, environmentally responsible properties, highlighting the often-overlooked role of pest management in creating secure, healthy spaces. Cost is \$25 and includes lunch. [Register today!](#)



Greater Saint Paul
BOMA 30th Edition
Market Report 2024
October 2024



On Monday, October 21st, St. Paul BOMA presented its 2024 Market Report. The report was presented by our President, Tina Gassman. We also heard from Bob Cunningham of Kraus-Anderson Realty Company and Kristine Williams of the Saint Paul Port Authority regarding the news 'Heights' development on St. Paul's east side. The meeting was informative and engaging!

View the full report here: <https://tinyurl.com/yran5y6a>.

Energy efficiency and resiliency upgrades made easy with MinnPACE



Property Assessed Clean Energy (PACE) is a finance solution for building owners interested in energy efficiency and renewable energy upgrades. PACE offers low-cost, long-term financing for energy and efficiency improvements to businesses that can, in turn, reduce overall energy costs.

MinnPACE is administered by the Saint Paul Port Authority and can be used for a wide range of capital costs including HVAC upgrades, building envelope and façade improvements, lighting solutions, windows and installation, and more. Whether you are looking to build new or improve your current building, PACE is a great place to start. [Learn more about requirements and qualifying expenses.](#)

ARTIFICIAL INTELLIGENCE AND THE FUTURE FOR BUSINESS LEADERS



CHAIR'S REPORT
BY BILL HUEPENBECKER

Dear BOMA Members,

I hope everyone is enjoying fall. I just want to remind you to join us at the Drury Plaza Hotel for the November 11th BOMA membership meeting on Artificial Intelligence. [You can register to attend that meeting here.](#)

One of my big takeaways from the BOMA International conference in July was the growth in the use of AI in building management. This presentation is designed for property managers and their partners to understand why implementing AI is crucial right now.

Hope to see you there!

Warm regards,

Bill



Princess Paula will engage and inform BOMA members on November 11th. [More information about the meeting here!](#)

FAST FACTS ABOUT A.I.

AI Dates Back to the Early 1900s.

When searching for facts about AI, this one is more likely to appear on top. AI may seem like a recent development in technology at times. However, artificial intelligence has existed since the early 1900s, so it is not a new concept. Even though the biggest breakthroughs didn't happen until the 1950s, many early experts were responsible for making it possible.

AI Is Going Big In Business.

The global market for AI in enterprise applications is expected to explode, with revenues projected to surge from \$1.62 billion in 2018 to a whopping \$31.2 billion by 2025. (This translates to a nearly 1,900% increase).

As a result of this rapid rise, businesses are looking for [AI business ideas](#) to gain a competitive edge and take advantage of AI's potential.

AI Is Creating Jobs, Not Stealing Them.

The future of work and AI can spark some anxieties. Statistics might suggest AI is replacing millions of jobs, but the [World Economic Forum predicts](#) that 97 million new jobs will be created by 2025 due to AI technology. This doesn't downplay the impact of automation, but it hints at an exciting shift. The future of work with AI seems to be one of partnership, not competition.

(Source: www.openxcell.com/blog/facts-about-ai/)

ST. PAUL'S CLIMATE ACTION & RESILIENCE PLAN



PRESIDENT'S REPORT BY TINA GASSMAN

Last week marked the start of my participation on the Saint Paul Climate Action and Resilience Plan (CARP) Update Advisory Committee following the City Council's approval of the Mayor's recommendation.

I was one of 21 people selected to assist the Saint Paul Climate Justice Advisory Board (CJAB) in its work to update the city's Climate Action and Resilience Plan. The Update Advisory Committee is an ad hoc committee of CJAB and will advise city staff and consultants throughout the update and five-year action plan development process.

Adopted in December 2019, the Climate Action and Resilience Plan (CARP) is an ambitious framework that guides the city's efforts to mitigate greenhouse gas emissions and implements strategies to reduce vulnerabilities for a more equitable and resilient Saint Paul. A key recommendation in the CARP is to update the plan every five years to track progress and ensure the latest innovations, technologies, and best practices are incorporated into implementation.

"The advisory committee will play a key role in updating our climate goals and developing a robust five-year action plan," said Russ Stark, Chief Resilience Officer. "We are grateful for the time and commitment of the new committee members, as well as the diverse perspectives and backgrounds they bring, reflecting the richness of our community. Their collective expertise will help ensure that our updated plan addresses the unique needs of all Saint Paul residents, especially those most vulnerable to the impacts of climate change."

During this process, we will work with the City team, along with a technical consultant from Local Climate Solutions, and the community engagement team from Wilder Research. The Update Advisory Committee will then disband upon the adoption of the updated CARP, which is expected in spring 2025.

I'm proud to be included in this important work and would love your input on how to best serve you in this capacity. You can reach me at tina.gassman@bomastpaul.org with your thoughts and suggestions.




If you would like to review the current Climate Action and Resilience Plan, you can do so here: <https://www.stpaul.gov/departments/mayors-office/climate-action-planning/climate-action-resilience-plan>.



Art Print: Adam Turman



Boilers, Heating Systems and Applied Mathematics (SMT)




-  Start Date: Wednesdays, January 15th (tentative) 6:00 PM – 9:00 PM
-  Cost: \$887/member rate - \$987/non-member rate
-  Location: Town Square Tower, 445 Minnesota Street, Conference Center off of Lobby Skyway

Boilers, Heating Systems, and Applied Mathematics provides information for you to learn about the critical factors involved in boilers and heating systems. It provides a thorough review of mathematical skills, thermodynamics, and energy sources. You will learn the skills necessary to identify, operate, and maintain boilers, boiler components and pumps, boiler controls, steam heating systems, hydronic heating systems, and warm air and radiant heating systems.

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

- Understand the different boiler types, their components and control systems, and their operation and maintenance
- Recognize, set up, and maintain a reliable and effective heating system
- Calculate ratios, proportions, and percentages
- Convert units of measure

Fundamentals of Facilities Management (FMA)

-  Start Date: Monday, January 13th (tentative) 6:00 to 9:00PM
-  Cost: \$1,004 members / \$1,104 non-members
-  Location: Town Square Tower, 445 Minnesota Street, Conference 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.

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



CONTACT US

to register



MEMBER *Spotlight*

Each month, we feature one of our Greater Saint Paul BOMA Members. This month, the spotlight is on member Solid Rock Construction. Beth Louden, Vice President of Commercial Construction, was kind enough to answer some questions for us. *Enjoy!*



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

A: Two Years.

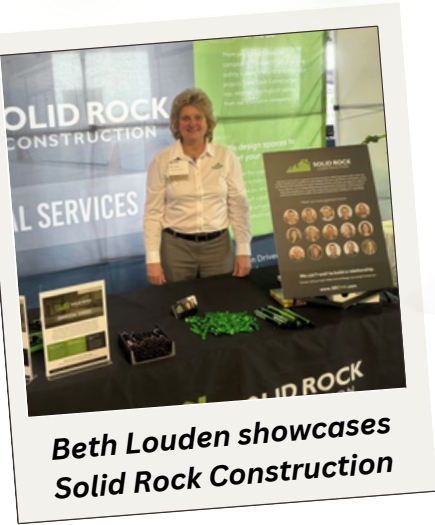


Q: What does St. Paul BOMA mean to you?

A: BOMA provides an opportunity to network and interact with members of the community.

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

A: Monthly lunch and learn meetings and we appreciate the opportunity to be involved in the trade show.



Beth Louden showcases Solid Rock Construction

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

A: The darndest things grandkids say. 🍊😂



Q: Reading or watching anything interesting these days?

A: Watching Caitlin Clark play for the Indiana Fever and seeing how one person can have such a high impact on the entire WNBA.



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

A: Peaches. 🍑

Q: Anything else you would like us to know?

A: At Solid Rock Construction, we're all about making our communities a safer place. Which is why we're proud to be an ambassador for Clear-Armor laminate. This completely clear, undetectable laminate goes over your existing glass to transform it into a bullet resistant shield. If you are interested in learning more **contact Beth Louden** beth@srcmn.com. <https://www.youtube.com/watch?v=rjvuEIXeek8>



Thank you, Beth Louden and Nina Ehoff, for your submission of this article!

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November is...



Native American Heritage Month

November 



National Happy Hour Day

November 12th

National Take a Hike Day

November 17th



National Espresso Day

November 23rd

Thanksgiving

November 28th



See a full list of November Holidays and Celebrations

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