

NEWSLETTER

MONTHLY NEWS AND INFORMATION



SAINT PAUL BOMA TRADE SHOW & EXPO 2025

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TIME:

10:30AM- Registration Opens

11AM - Navigating Elevator Code Compliance (1 CEU pending)

12:00PM - Tradeshow Begins

LOCATION: DoubleTree by Hilton Hotel,
411 Minnesota St, St Paul, MN 55101

VENDORS: [Register here](#)

UPCOMING EVENT

ANNUAL TRADESHOW & EXPO

*Doubletree by Hilton Hotel
Downtown St. Paul*

**TUESDAY, SEPTEMBER 23RD
12-2PM***

**The Education component will run from 11AM-12PM.*

As a member of St. Paul BOMA, the Annual Trade Show and Expo is the best opportunity to create and strengthen connections between service providers and property managers. If you're a service provider, you're in the perfect environment to promote your products and services. As a property manager or building engineer, you have the chance to explore and shop around to see which services would benefit your building.



And of course, the event is just a good time all around! The Expo and Education Committees always secure great education and prizes to attract our building professionals to make it a successful event. There is also no shortage of good food, games, and camaraderie.

If you have questions, contact Denise Jenkins at denise.jenkins@bomastpaul.org or 651-291-8888.

UPCOMING
EVENTS + NEWS

Scan to View the Full BOMA Calendar





**MARKET
REPORT**
ANNUAL MEETING 2025

14TH 11:30AM-1PM
OCTOBER DOUBLETREE HILTON HOTEL
DOWNTOWN ST. PAUL

Presented by



TINA GASSMAN
President,
St. Paul BOMA



Save the date! Our annual Market Report Meeting will be on Tuesday, October 14th beginning at 11:30AM registration, followed by noon lunch and presentation. Registration link to follow.



BOMA ST. PAUL & BOMA GREATER MINNEAPOLIS PRESENT...

**TRANSPORTATION TRENDS
& UPCOMING PROJECTS**

OCT 22, 2025 | 8:30 AM - 9:30 AM | THE WILDER FOUNDATION | 1 CEU PENDING



Join us for a high-impact breakfast discussion exploring how emerging trends and technologies are reshaping transportation across the Twin Cities on October 22nd!

From transit innovation and infrastructure planning to the future of mobility, this session will give you a front-row seat to the policies and projects driving regional change - and what they mean for commercial real estate. This event is co-sponsored with BOMA Greater Minneapolis. **1 CEU Pending.**

Prices*

Member: \$70

Non-Member (of member company): \$90

*Watch for registration link to arrive in your inbox soon!

National Night Out at Mears Park

Lancer Services is excited to bring neighbors, local businesses, and community partners together for an evening that celebrates safety, connection, and the spirit of St. Paul on Tuesday, August 5th from 5:00-8:00PM in Mears Park, Lowertown.



You'll find music, community tables and food/beverages from some of Lowertown's favorite spots – helping make the evening festive, inclusive, and welcoming.

We welcome additional businesses, property teams, or organizations that want to table, volunteer, or support the event in any way. Angie Wishard-Thomas, BOMA Member with Lancer Services, is managing this year's event. You can reach her at angie@lancerservice.com.

Thank You

The following companies who donated to this year's annual Golf Tournament:

Abra Kadabra Environmental Services

BRIN Glass

FLUID Interiors

Lindstrom Restoration

Prestwick Golf Course

Schindler Group

Xcel Energy, St. Paul



ATTENTION PLEASE

Attention Service Partners! St. Paul BOMA Engineers Group is looking for topics/speakers for the remainder of the year! This is a one-time, lunchtime commitment.

If you are a service partner interested in presenting to the group, please reach out to Denise Jenkins via [email](#) or by calling our office at 651-291-8888.



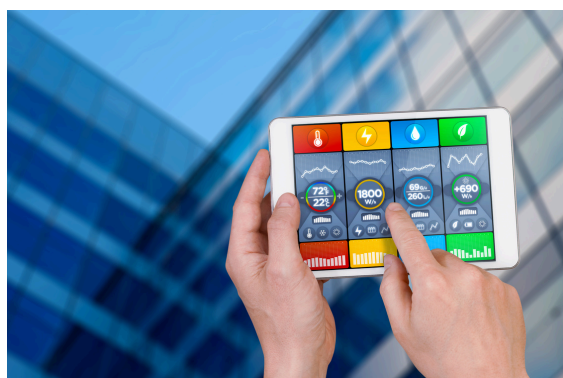
Minnesota Phasing Out Fluorescent Tubes by 2026

Are you aware that Minnesota is joining 13 states in taking positive steps toward reducing hazardous waste and carbon emissions by banning energy-inefficient and mercury-containing fluorescent tube lighting? The purchase of linear or pin-based fluorescent tube lamps in the state will not be possible starting January 1, 2026.

While rebates will remain in 2026, rebate levels are expected to drop soon. Minify Energy installs turnkey LED lighting projects that significantly lower electricity and maintenance costs for commercial buildings. Minify's expertise in leveraging incentives and installing best-value LED lighting reduces upfront costs by up to 75%. We can all do our part in helping curb climate impact while making excellent financial decisions. Act now to maximize available incentives and reduce energy waste and costs by signing up for a [free assessment here](#).

Call to Action: Help Save the Energy Star Program

Earlier this year the Trump Administration targeted the Energy Star program for elimination. BOMA and our allies have been on Capitol Hill educating Congress about the importance of the program to the commercial real estate sector and that it is deserving of support.



Please sign up and echo our words on Capitol Hill by sending a letter to your representative. Our team at BOMA International made this extremely easy for us through a prewritten letter. Just click here to add your name, home address, and email address, and then sign the letter and hit Submit. By sending this letter to your elected official you will help reinforce the narrative that we are saying when we meet with them and their staff. If you have questions regarding the letter, please email John Boling at jboling@boma.org.

Participate in federal advocacy by engaging with any of these [BOMA International campaigns](#).

TAKEAWAYS FROM THE BOMA INTERNATIONAL CONFERENCE



CHAIR'S REPORT
BY BILL HUEPENBECKER

In late June and early July, I spent four days in Boston at the BOMA International Conference.

President and Chief Operating Officer, Mary Lue Peck, delivered BOMA's annual State of the Industry address. She presented an in-depth look at the current state of the CRE industry. Following are some of her key insights:

- The Real Estate Roundtable Sentiment Index stood at 68, indicating confidence in commercial real estate.
- Transaction volume increased by 11.3% YOY, led by industrial and multi-family sectors. Office is still down, class b and c continue to struggle. with 19.7% vacancy. But optimism is up, and values are also up.
- Foreign investors plan to increase U.S. holdings, prioritizing sustainability and digitalization.
- The modern workplace must evolve to meet employee needs, honor generational differences and focus on flexibility, wellness, and productivity.

Mary Lue spent the bulk of her time on the last point and that the new competitive edge is the evolution of structures. She emphasized the importance of the workplace eco system for employers to develop and retain their multigenerational workforce as an increasing number of businesses are requiring a return to the office.

I hope you can join us for a look at our local CRE industry with the presentation of the Greater St. Paul BOMA annual market report at the October 14th meeting.

Also, make sure you read the Presidents article by Tina on the threat to the Energy Star Program which was also highlighted at the BOMA International Conference.

Lastly, please mark your calendar for the Greater Saint Paul BOMA Product and Services Expo on Tuesday, September 23rd.

Warm Regards,

Bill

ENERGY STAR PROGRAM GETS A BOOST— BUT THE FIGHT ISN'T OVER



PRESIDENT'S REPORT
BY TINA GASSMAN

If you caught our recent Call to Action in the BOMA Blast, you know we've been alerting our members about the potential elimination of the Energy Star program. Earlier this year, the Trump Administration proposed cutting it entirely, and since then, BOMA has been on the front lines in Washington, working hard to make sure Congress understands just how vital this program is to commercial real estate.

First, some good news: last week, the Senate Appropriations Committee approved their version of the Interior & Environment spending bill, and it includes **\$36 million** in funding for Energy Star. Even better, that funding was written into both the bill **and** the accompanying report—an important show of support. The bill passed with strong bipartisan backing (26-2), which is great momentum for us.

BOMA had a major hand in this success, and it's something we can all be proud of. THANK YOU to everyone who used our tools to contact their representatives—your voice truly made a difference!

Here's where things stand now: the House has its own version of the bill, which includes **\$32 million** for Energy Star. Before anything becomes law, the House and Senate versions need to be merged—and that means negotiating between the \$32M and \$36M, or possibly landing somewhere in between. Regardless of the final number, the fact that both chambers are showing support is a big win, especially as we prepare for future conversations with the EPA about the program's direction.

But we're not across the finish line yet. Until the final bill is signed into law, there's always a chance something could change. That's why we need to keep up the pressure.

You can help by sharing BOMA's [Legislative Action Center](#) and encouraging your contacts to send a quick email to their members of Congress. Every message reinforces just how essential Energy Star is to our industry.

Why does this matter so much?

More than **330,000 buildings across the U.S.**—that's nearly **a quarter of all commercial building space**—rely on **Portfolio Manager**, the core tool of the Energy Star program. This free software tracks energy use across buildings, identifies inefficiencies, and allows asset managers to make clear, statistic-supported recommendations to owners to decide where to invest in upgrades, while monetizing energy savings. It's also used to generate reports and meet local energy disclosure laws. And because it's science-based and neutral, the tool has built a strong reputation for credibility. If Energy Star were taken over by a private company or nonprofit, what's now a free tool could come with a price tag.

So, while we're optimistic, we're also staying vigilant. Let's keep the momentum going to protect this vital program.

- Tina



Building, Design & Maintenance (SMA)

Start Date: Monday, September 22nd – 6:00 PM – 9:00 PM

Cost: \$1,004 members / \$1,104 non-members

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

If you are involved in the repair and replacement of structural items such as floors, ceilings, interior walls, and windows, you need a basic understanding of building design, materials, codes, regulations, and structural systems and finishes. You also need to be familiar with maintenance procedures and equipment, grounds maintenance, preventive maintenance, and construction documents.

In this course, you will cover common building materials' characteristics, uses, and properties, as well as building regulations, codes, and standards. You will learn to compare building system components and identify appropriate inspection and maintenance techniques. You will learn to establish procedures and standards for monitoring building operations, preventive maintenance, and cleaning. You will also learn to read and use construction documents, studying from a coursebook that features a set of drawings and an architect's pocket scale. Featuring helpful new illustrations and current resources, such as governmental and industry websites, this course can help you design and maintain sound, safe buildings.

Boilers, Heating Systems and Applied Mathematics (SMT)

Start Date: Wednesdays, September 24th, 2025 4:30- 7:30pm (tentative)

Cost: \$887/member rate - \$987/non-member rate

Location: Emergency Communications Center/ Law Enforcement Center 425 Grove Street, St Paul, MN 55129



to register!

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

Greater Saint Paul
BOMA

MEMBER *Spotlight*

Each month, we feature one of our Greater Saint Paul BOMA Members. This month, the spotlight is on member Clean Response. Sheanne Eckert, Director of National Business Development, 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: We have been members for over eight years!

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

A: This group is highly respected, with outstanding industry individuals and remarkable relationships between vendors and property managers that have grown stronger over time.

100

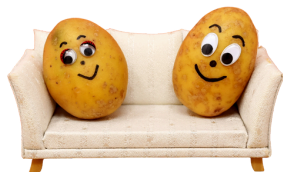
Q: What are some of the highlights of your membership?

A: I have always been impressed with the BOMA staff's ability to host engaging and fun member events, particularly the golf tournament and trade show, which stand out as personal favorites.

CLEANRESPONSE
FLOOD AND FIRE RESTORATION

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

A: Dad Jokes, who comes up with these? They are great!

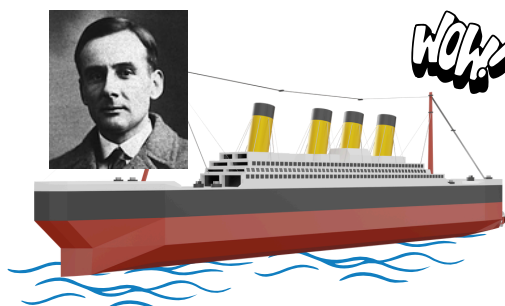


Q: If there was only ONE food that you could eat the rest of your life, what would it be?

A: Potatoes!

Q: Anything else you would like us to know?

A: I had a relative who worked on the Titanic, Georges Aspeslagh. He worked in the A La Carte restaurant as an assistant waiter and went down with the ship. His body was never recovered.



Also...the first time I was with Clean Response (years ago), I met Tony Hawk on an airplane and offered him a mitigation job. I gave him Clean Response's number and told him who he should speak with. I had no idea who he was! Guess what, he never called for that job interview! It's a great story; you will have to ask me for further details.





**newest St. Paul BOMA
members!**

Giovanni Angotti
Triangle Services



6063 Hudson Road, Suite 230
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T: 612-747-0905
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Ashley O'Neill
O'Neill Electric



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ashely@oneillelectricmn.com

Thomas Polson
True Blue Construction Services



7103 Hwy 65 NE
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612-743-8256
Email: tom@truebluecs.com

Know of a business that would benefit from membership? [Contact us!](#)



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651-773-9000 • KraftCM.com • pbenson@KraftCM.com

Hydrotectophobia (hye-droh-tek-toh-FOH-bee-uh)

is the intense, fear of water-related damage to roofs. This fear is specifically associated with the anxiety of water seeping through a building's roof, potentially leading to leaks, structural issues, or other forms of damage.



HORIZON
roofing



For Help Scan The Code

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Jill Hocking, Treasurer

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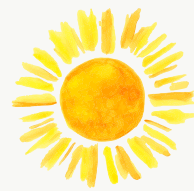
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Denise Jenkins, Member Services
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Phone: 651-291-8888

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



August
is...

National Sunflower Day
August 2nd



Purple Heart Day
August 7th

National Relaxation Day
August 15th



Senior Citizens Day
August 21st

National Kiss and Make Up Day
August 25th



Eat Outside Day
August 31st

See a full list of August Holidays and Celebrations

Stay Connected



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