

GREATER SAINT PAUL **BOMA**  
**NEWSLETTER**

MONTHLY NEWS AND INFORMATION



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JANUARY MEMBERSHIP MEETING

**ORDWAY: BEHIND THE CURTAIN**

**JANUARY 13, 2025 | 11:30AM - 1:30PM**

*Join BOMA and Andrew Luft, Vice President of Building Operations and Production for a behind-the-scenes look at the Ordway's magical marriage of facilities and production teams*

**INSIDE THIS ISSUE**

- Join St. Paul BOMA at Minnesota Commercial Real Estate Day at the Capitol on February 4th!
- Broker's Meeting at Treasure Island Center in St. Paul on February 5th - Registration Now Open
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- Welcome, New BOMA Members!

MEMBERSHIP MEETING

**'Behind the Curtain' at the Ordway**

**JANUARY 13TH, 2025**

*Please note that we have reached capacity for this event  
 1 CEU Credit Approved*

Recognized as one of the U.S.'s leading not-for-profit performing arts centers, the Ordway Center for the Performing Arts is home to a wide variety of performances that encompass the finest in Broadway musical theater, music, dance, and vocal artists in its Music Theater and Concert Hall.

The magic behind the Ordway is not actually magic, however. Much thought, work, and communication go into transforming a space and delighting an audience night after night. Ordway's variety of performances bring different property management needs, while working with live events in a public-facing environment requires quick thinking to deal with any number of issues that can arise.



We will be joined by Andrew Luft, Vice President of Building Operations and Production for a behind-the-scenes peek at the Ordway's magical marriage of facilities and production teams.

Lunch will be provided; **please note the early start time of 11:30AM.** We will eat and then receive our tour.

**Date:** Monday, January 13, 2025  
**11:30AM - 12:00PM** - Lunch, 2nd Floor Atrium - **\*Note Early Start of 11:30AM\***  
**12:00PM - 1:30PM** - Tour  
**Location:** Ordway Center for the Performing Arts, 345 Washington St.  
**Education:** One CEU credit approved

# UPCOMING MEMBER MEETINGS

Scan to View the Full BOMA Calendar



MINNESOTA



## COMMERCIAL REAL ESTATE DAY

AT THE STATE CAPITOL

TUESDAY, FEBRUARY 4, 2025

*An Analysis of Minnesota Politics and the Impact on the Commercial Real Estate Industry*

Greater St. Paul BOMA will be joining other commercial real estate organizations on February 4th, 2025, to meet with state legislators to discuss issues important to our industry. Bring your questions, your concerns, and most importantly, your voice to this important opportunity with policymakers. [Register today.](#)



## LUNCH & TOUR BROKER'S MEETING

Wednesday, February 5th  
11:45AM-1:00PM

Treasure Island Center - St. Paul  
400 Wabasha St N, St Paul, MN 55102



Brokers: This innovative redevelopment project transformed a 1960s department store, vacant since 2013, into a modern mixed-use facility. The original full-brick front was replaced with stunning floor-to-ceiling windows, offering sweeping views of Wabasha Street and the downtown skyline.

Spanning over 500k square feet, Treasure Island Center is ideally situated in the heart of Saint Paul's central business district, the building is just one block from the Green Line's Central Station and offers seamless access to the city's skyway system. Lunch provided, [Register today!](#)



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# A CRITICAL CONNECTION:

## Update on the River Balcony & RiversEdge Projects

MONDAY, FEBRUARY 10, 2025  
DRURY PLAZA HOTEL,  
ST. PAUL

For generations, the Mississippi River has been the heartbeat of Saint Paul, shaping our history and livelihoods. But today, many Saint Paul residents and visitors walk through downtown without realizing how close they are to the river that built this city.

Join us for an update on reconnecting our city with its riverfront through the River Balcony and RiversEdge. Our presenter will be Katie Nyberg, Executive Directory, Great River Passage Conservancy. [Register here!](#)

DISTRICT ENERGY ST. PAUL™ Greater Saint Paul BOMA

PRESENT

### The 'hard questions'

An Open Q & A with St. Paul Mayor Melvin Carter

MARCH 10TH, 2025\*

11:30AM - 1:30PM

DRURY HOTEL, ST. PAUL

*\*tentative pending schedule confirmation*

Mayor Melvin Carter highly values the opportunity to engage with BOMA members and to gather the insight found in our community's expertise. Let's get to the "real" discussions by asking the hard questions. The ones you've always wanted to ask but have been too polite to do so.

Note: this date is tentative pending schedule confirmation. Watch for more information and registration link to follow.

# BOMANEWS

## St. Paul BOMA Honors First Responders on December 9th

Every year Saint Paul BOMA hosts the First Responders Appreciation Luncheon for the St. Paul Police Department, Fire Department, Metro Transit, and Sheriff's office. This year, our event was held once again at the wonderful TPT Studios, downtown St. Paul on December 9th.

Attendees were warmly welcomed by Amina Jaafar, Chief Operating Officer of TPT Studios, and Minnesota Public Safety Commissioner Bob Jacobson delivered a solid message of gratitude and hope for the future to the many first responders called to bravely serve our community.



BOMA St. Paul is very fortunate to have a public sector committed to working with our members for the common good of our city. We are also very lucky to have great leaders in place to support the downtown community.

Thank you to those that attending, and especially the businesses that supported this event with your sponsorship.

Next year's event will be held in the same location on December 8th, 2025.



TPT's Amina Jaafar, Chief Operating Office, welcomes attendees



Guest Speaker Minnesota Department of Public Safety Commissioner Bob Jacobson



First Responders choosing their gift card of choice from the Holiday tree



St. Paul BOMA Staff (L to R: Denise Jenkins, Tina Gassman, Rhonda Pape and Jen Leach)

## THANK YOU, EVENT SPONSORS!



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2025

HAPPY  
NEW YEAR

## CHAIR'S REPORT

BY BILL HUEPENBECKER

Dear BOMA Members,

Happy New Year! As we welcome 2025, I am filled with pride for what we've accomplished together and excitement for the opportunities ahead. Your dedication has been vital in advancing BOMA's mission, and I am eager to share the key strategic focus areas guiding us this year.

### **Building the BOMA CRE Community**

We remain steadfast in our commitment to being the leading association for the commercial real estate (CRE) industry. Our vision includes fostering deeper connections among members and embracing all generations in our community—from Millennials to Gen Alpha—while continuing to support the contributions of Baby Boomers. We will explore tailored member benefits, expand our engagement with building operators and engineers, and enhance outreach to C-suite leaders to ensure BOMA's relevance across diverse market segments.

### **Workforce Development**

A skilled workforce is the backbone of our industry. BOMA is dedicated to equipping CRE professionals with cutting-edge education, credentials, and networking opportunities. By delivering high-value products and services, we aim to exceed expectations and create a more efficient, innovative workforce for the future.

### **Association Operational Excellence with "BOMA One"**

The alignment of BOMA and BOMI represents a new era of operational excellence. Streamlined processes and workflows position us as a more comprehensive, efficient, and sustainable organization, better equipped to serve you and deliver on our mission. Watch for additional educational opportunities throughout the year from BOMI and BOMA International.

### **Advocating a Pro-CRE Agenda**

BOMA's advocacy efforts remain essential to shaping a business-friendly environment for CRE professionals. Through strong lobbying efforts and collaboration with industry stakeholders, we influence policies that support industry growth and sustainability. Please plan to join me for the Minnesota Commercial Real Estate Day at the Capitol in the conference room on the 5th floor of the Veterans Building on Tuesday, February 4th, from 8:30 AM until 12:00 PM. We will hold an educational session from 9:00 AM – 10:00 AM (1.0 CEU approved) followed by visits from and discussions with legislators from 10:00 AM – 12:00 PM.

On behalf of the Board of Directors, thank you for your commitment to BOMA and the incredible work you do every day. Let's make 2025 a year to remember.

Wishing you and your loved ones a happy, healthy, and prosperous New Year!

Warm regards,  
Bill

# *Charting Our Course* **AND BUILDING MOMENTUM IN 2025**



**PRESIDENT'S REPORT**  
BY TINA GASSMAN

Happy New Year Greater Saint Paul BOMA!

Looking ahead, we're excited to share a dynamic schedule of events for the coming year, designed to help our members connect, grow, learn, and thrive within our vibrant community.

You'll find our host of educational offerings (plus more on the way!) make BOMA your one-stop-shop for comradery, sharing best practices AND all 15 credits needed for your continuing real estate education!

Further, we've consolidated our many opportunities for our valued service partners to engage and thrive alongside us. Please take a moment to review the [advertising and sponsorship opportunities here](#). Planning out your support for the year now means far less hassle and FOMO later!

## **Mark your Calendar!**

**January 13:** Membership Meeting, Ordway Tour, Ordway

**February 4:** MNCRE Day at the Capitol, Veterans Services Building

**February 10:** River Balcony Update, Drury Plaza Hotel

**March 10:** The Hard Questions with Mayor Carter, Drury Plaza Hotel

**April 14:** Annual Meeting and Downtown Improvement District Expansion, Drury Plaza Hotel

**May 12:** Beyond the Ice with the Minnesota Wild, RiverCentre

**May (date TBA):** The Pesky Pigeon Problem, Osborn370

**June 9:** Tour of Highland Bridge Development, Marvella Town Center Community Room

**July 21:** Annual Golf Tournament, Prestwick Golf Club

**September 16:** Annual Expo & Trade Show, Doubletree Hotel Saint Paul Downtown

**October 13:** Annual Market Report and The Residential Impact on Commercial Real Estate, Drury Plaza Hotel

**October 22:** Mass Transit Issues and Opportunities (joint program with Greater Minneapolis BOMA), Wilder Foundation

**November 10:** Topic TBA, Drury Plaza Hotel




**December 8:** First Responders Appreciation Luncheon, TPT

Warmest wishes,

*Tina*



**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: \$1,009 members / \$1,109 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

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 Aspen Waste Systems. Scott Strand, Account Executive, 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: Actual # of years unknown, Membership #125 so its been a long time! Tom Heuer was active for numerous years!.

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

A: Opportunities for networking with members. Community of members making St Paul a better place to live/work. Resource for members in discussing every day needs of their business/properties in their trash & recycling wants, needs, & solutions.



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

A: Golf tournament and Trade Show to meet & greet a variety of members in low-key situation.



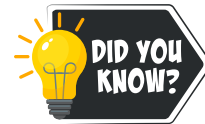
*Aspen Waste Sponsors a hole at our 2024 Golf Tournament*

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

A: Fun & Crazy times in college doing some wild stuff with college baseball buddies.....good thing cell phone cameras weren't around back then!

**Q: Reading or watching anything interesting these days?**

A: Gotten into YouTube shows for various hunting things, especially THP (The Hunting Public).



*Aspen Waste Systems has locations in Minneapolis/St Paul & Rochester, MN; Des Moines & Ames, IA; St Louis, MO; and now Denver, CO*

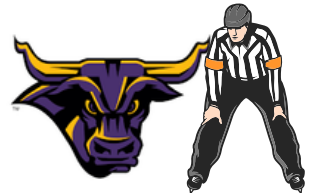
**Q: If there was only ONE food that you could eat the rest of your life, what would it be?**

A: Steak & Potatoes are a main stay for me!



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

A: Played college baseball and my wife college softball. Coached youth hockey & baseball for almost 20 years. Refereed youth hockey for 10 years. Younger brother Luke, is current Head Coach of Minnesota State-Mankato Men's Hockey Team.



## Welcome, New St. Paul BOMA Members!

**Jeffrey Schmitz**  
Mission Filtration  
750 Vandalia Street  
Saint Paul, MN 55114  
763-213-3850  
jeffs@filterservices.com

**Bertin Dakouo**  
Parking Management Company  
145 East 7th Street, St. Paul, MN 55101  
651-734-8259  
bdakouo@parkingmgt.com

**Richard Mayes**  
Maya Maintenance  
5701 Shingle Creek Parkway, Suite 350G  
Brooklyn Center, MN 55430  
612-328-5069  
erin@maya-maintenance.com

**H E L L O !**



# 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.



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**Greater Saint Paul BOMA**  
**Osborn370 Building**  
**370 Wabasha Street North**  
**Suite 690**  
**St. Paul, MN 55102**  
**Phone: 651-291-8888**

*January is...*

**2025**  **New Year's Day**  
January 1st

**Law Enforcement Appreciation Day**   
January 9th *THANK YOU*

 **National Bagel Day**  
January 15th

**Martin Luther King, Jr. Day**   
January 20th

 **National Peanut Butter Day**  
January 24th

**Lunar New Year**   
January 29th

*See a full list of January Holidays and Celebrations*

**Stay Connected**



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