

# NEWSLETTER

MONTHLY NEWS AND INFORMATION

## ANNUAL BUSINESS MEETING

And the Expansion of the Saint Paul Downtown Improvement District (SPDID)

**Monday, April 14th, 2025**  
**Drury Plaza Hotel, St. Paul**



with Comments by Joe Spencer,  
Saint Paul Downtown Alliance



### INSIDE THIS ISSUE

- *The Positive Impact of State Employees' Return...President's Report...Page 5*
- *Upgrading the Arena Complex in Downtown St. Paul...Chair's Report...Page 4*
- *Beyond Hockey: What it Takes to Manage Saint Paul's Entertainment Complex...Member Meeting May 12th...Page 2*
- *From the Capitol: Mid-Session MN Legislative Update...Page 6*
- *Engineers: Register for the Next Meet-up on April 16th...Page 2*
- *BOMA Member Spotlight...Page 9*

### UPCOMING MEMBERSHIP MEETING

#### **BOMA Annual Business Meeting & the Expansion of the Saint Paul Downtown Improvement District (SPDID)**

SPONSORED BY



**MARCH 24TH, 2025**

**DRURY PLAZA HOTEL | ST. PAUL**

**1 CEU Credit *Approved***

The SPDID provides service and programming within the public realm by supplementing government services that include the Safety Communications Center and Street Team. This past summer, the Saint Paul City Council voted in favor of expanding the SPDID. With property owners in the new district largely in favor of the change, the expansion went into effect on January 1, 2025.



**Date:** Monday, April 14th

**11:30AM - 12:00PM** - Networking

**12:00 - 12:30PM** - Luncheon

**12:30 - 1:30PM** - Presentation

**Location:** Drury Plaza Hotel, 175 10th Street East, St. Paul

**Education:** One CEU credit **approved**

Join us at the BOMA Annual Business Meeting and hear from **Joe Spencer, President of the Saint Paul Downtown Alliance**, regarding what this larger district and expanded operating plan means for those who live, work, and visit downtown Saint Paul.

# UPCOMING MEETINGS

Scan to View the Full BOMA Calendar



## ENGINEERS MEETING



## TOUR VENT FAB, INC.

Wednesday, April 16th | 11:30AM-1:00PM *(Includes Lunch)*

Kraft Mechanical, 2330 Ventura Drive, Suite 100, Woodbury  
(Enter through Kraft Offices)

**Engineers Meeting** - HVAC and duct work are within all our buildings, but how do they make duct work, and what about the special requirements needed in some areas?

Join us for a comprehensive tour of Vent Fab, a division of Kraft Mechanical, and you will tour their fabrication shop and see some of the machinery and the craftsmanship that is required to handle all types of this fabrication. [Register today!](#)



MEMBERSHIP MEETING

# Beyond HOCKEY:

*What It Takes to Manage Saint Paul's Entertainment Complex*

Sponsored by District Energy, St. Paul

Monday, May 12th, 2025

11:30AM-1:30PM

Saint Paul RiverCentre  
175 Kellogg Blvd., St. Paul  
Meeting Room 10

sponsored by



with Presenters **Jaimee Lucke Hendrikson**,  
President & CEO, Visit Saint Paul & **Kate Setley**,  
Vice-President & General Manager  
of Saint Paul RiverCentre

Visit Saint Paul is the official convention & visitors bureau for Minnesota's capital city. Let's go beyond the ice and behind the scenes with **Jaimee Lucke Hendrikson, President & CEO, Visit Saint Paul, Kate Setley, Vice-President & General Manager of Saint Paul RiverCentre, and Kelly McGrath, Vice-President and General Manager of Xcel Energy Center**, to learn what it takes from a property management and facilities perspective to make our visitors go Wild for Saint Paul. Lunch is included - [register today!](#)

# UPCOMING MEMBER MEETINGS

Scan to View the Full BOMA Calendar



## Solving the Return to Office Problem

BY LEADING THROUGH CHANGE

Wednesday, May 21st, 2025 | 11:00AM -1:15PM

Westminster Event Center

1200 S. Marquette Avenue, Minneapolis

\$70 Members | \$99 Nonmembers

with Speaker Rex Miller  
Transformational Change Expert

Brought to you by



The workplace is no longer just about furniture and square footage—it’s about creating human-centric environments that foster connection, reduce friction, and inspire productivity. As corporate real estate and facility management professionals, you are at the forefront of this transformation. This session will equip you with the insights and tools to lead through change, reimagine workspaces, and address your workforce’s emotional and psychological needs. We will hear from speaker Rex Miller, a celebrated keynote speaker, award-winning consultant, and pioneer in transformational change. [Register today!](#)

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## HIGHLAND BRIDGE DEVELOPMENT TOUR

Monday, June 9th | 11:30AM-1:30PM (Includes Lunch)

Marvella Town Center Community Room, 825 Mount Curve Blvd., St Paul 55116

Join us to learn about the construction, operations, and property management challenges and insights, along with plenty of educational takeaways at Highland Bridge development.

This will include lunch and a walking tour focusing on the Civic Spaces. [Register today!](#)

# INNOVATION AT WORK: UPGRADING THE ARENA COMPLEX IN DOWNTOWN ST. PAUL



CHAIR'S REPORT  
BY BILL HUEPENBECKER

Dear BOMA Members,

I want to give everyone a brief overview of the proposal to renovate the Xcel Energy Center Complex that many of you have been hearing and reading about. The renovation project includes the Xcel Energy Center, Roy Wilkins Auditorium and Saint Paul RiverCentre.

The Xcel Energy Center, in its 25th year, along with the adjoining 27-year-old Saint Paul RiverCentre and the 93-year-old Roy Wilkins

Auditorium, all require significant upgrades in both infrastructure and equipment. Renovations to the city-owned Arena Complex are estimated to cost \$769 million. The city is asking the state to fund approximately half of the cost, with the Minnesota Wild funding 30%, and the city and local partners providing the remaining 20%.

Annually, the Arena Complex attracts over 2 million visitors, and with the renovation, is estimated to increase annual local spending from \$383 million to \$493 million. The project would also create approximately 2,300 union construction jobs, and, when complete, will employ more than 5,000 people in Saint Paul.

The first phase of construction could begin as early as 2026. For more information, you can visit the City's microsite at [stpaul.gov/arena](http://stpaul.gov/arena).

Warm regards,

Bill



*photo: xcelenergycenter.com*

*Revitalizing St. Paul:*  
**THE POSITIVE IMPACT  
 OF STATE EMPLOYEES'  
 RETURN**



**PRESIDENT'S REPORT**  
 BY TINA GASSMAN

Last week Governor Walz announced an order to require state employees to return to the office at least half of the time beginning June 1, with an exception for those who live 75 or more miles away.

The Governor cited collaboration and better mentorship opportunities for newer staff, along with aligning what was already happening within the private sector as the reason for the order. Given the blowback by labor unions, it is possible he could step back from this decision.

I encourage those who are Saint Paul residents to engage their legislators to illustrate the importance of what potentially thousands of people could mean to vitality and success of the capital city.

**Economic Boost for Local Businesses** – More workers downtown means increased foot traffic for restaurants, coffee shops, retail stores, and service businesses. Many small businesses rely on office workers for their lunch rush and after-work crowds, and their return will help stabilize and grow these establishments.

**Increased Safety & Activity** – A busier downtown naturally leads to a greater sense of security. More people on the streets create a safer environment due to increased visibility and informal social monitoring. Additionally, a more active downtown discourages crime and makes the area more welcoming for residents and visitors.

**Public Transit & Infrastructure Utilization** – Many state employees use public transportation, so their return will boost transit ridership, potentially leading to improved services. Parking ramps, skyways, and public spaces will also see more use, justifying investments in maintenance and enhancements.

**Stronger Community & Cultural Engagement** – A thriving workforce downtown encourages more after-hours activity, from happy hours to cultural events. Employees may stay downtown for concerts, theater performances, and sports events, contributing to the city's entertainment scene.

**Increased Real Estate Demand** – More people downtown can lead to a revitalization of commercial real estate, helping to fill vacant office spaces and spurring interest in urban living. This not only helps our commercial real estate industry but could lead to further development of housing, parks, and amenities, making Saint Paul a more attractive place to live and work.

The return of state employees to our capital city would help restore energy to downtown Saint Paul, reinforcing it as a lively, safe, and economically resilient city. If you are unsure of who to contact, visit the [Who Represents Me?](#) tool [here.](#)

- Tina



MINNESOTA

# LEGISLATIVE UPDATE

WITH SONNIE ELLIOTT

[Read the full report here](#)

## Mid-Session Update

The latest [budget forecast](#) from the Office of Management and Budget marks the beginning of the next step of the biennial budget-setting process. Minnesota operates on a two-year budget cycle.

How hard will it be to set the budget in two months? Of the past 5 budget setting cycles, 4 of them required a special session to complete. The only budget completed on time was in 2023 when the DFL party held a trifecta of power: House, Senate, and Governor's Office.

For 2024-2025, the state budget was nearly \$70 billion. The 2026-2027 planning estimate is \$66 billion, covering the two-year period starting July 1, 2025. After adjusting for inflation and one-time funding, the forecast shows a slight surplus of \$456 million for the next two years. However, beyond 2027, the outlook is much more concerning. As of February, the state projects a \$6 billion deficit on a \$71 billion budget for fiscal years 2027-2028.

The original [Governor's Budget](#) is now out of balance following the latest forecast. Over the next two weeks, his administration will announce his 2025 Supplemental Budget Recommendations to address this shortfall and possibly shift certain priorities.

## The Rest of Session

The legislature will begin preparing a budget with the deadline for its last stops in House and Senate on April 11th.

Beginning the evening of the 11th the legislature recesses on Easter/Passover break and returns on April 22. They will then pass budget the bills from each body and go to conference committee to work out the differences between the House and Senate.

By May 19th, the House and Senate must reach an agreement on the budget and send it to the Governor for approval. If they miss this deadline, the Governor can call a special session to force its completion.

The next critical deadline is June 30th. Minnesota must have a two year a budget in place by July 1st, 2025. The constitution mandates a balanced budget, deficit spending is not allowed. Without a signed budget by July 1st, parts of state government will begin to shut down.

## National Fallen Firefighters Foundation

This May, our grateful nation will come together to honor its fallen fire service heroes during the National Fallen Firefighters Memorial Weekend, the official national tribute to firefighters who made the ultimate sacrifice in the line of duty last year.

As part of this heartfelt commemoration, we invite landmarks, buildings, fire departments, and communities across the country to participate in "Light the Night for Fallen Firefighters." Your participation would be a powerful symbol of support and comfort to the families of the fallen.



Some of the most iconic landmarks—including One World Trade Center in New York City, the Wrigley Building in Chicago, and the Reunion Tower in Dallas—have joined us in lighting their structures in red as a tribute.

The Memorial Weekend will include a Candlelight Service on Saturday, May 3, 2025, followed by the Memorial Service on May 4, 2025. Helping to enlist your buildings to light up in red on May 3, 2025, or any time between April 27 and May 4, 2025, would add to this extraordinary display of respect for our fallen heroes and support for their surviving families from your state and across the nation.

If you would like to join us in honoring these heroes, please contact Donna Clark at [dclark@firehero.org](mailto:dclark@firehero.org) to confirm your participation.

Thank you for considering this meaningful way to honor our nation's fallen firefighters and show solidarity with their families.

### 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.



**For Help Scan The Code**



# MEMBER *Spotlight*

Each month, we feature one of our Greater Saint Paul BOMA Members. This month, the spotlight is on member Ungerma Restoration. Angela Anderson 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: Ungerma has been a member of Boma for 3 years.

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

A: A community that comes together and supports their city. While meeting new people and problem-solving how to support each other, our community, and the businesses we work in. And we get to have fun while we do this and make new friends!



Angela Anderson



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

A: I really enjoy the monthly luncheons! It's a way to stay connected with all the members. The guest speakers are always interesting while educating us on our city and community.

*(Photo left: Angela and a colleague attend BOMA's latest Member Meeting with Mayor Melvin Carter on March 24th, 2025.)*



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



A: I'm a big fan of dry, witty humor. I love shows like The Office where subtle jokes are made in everyday situations. I think humor like that can really help create a relaxed and positive work environment. I'm also up for Laffy Taffy Jokes a.k.a "DAD" jokes.



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

A: Pizza!! Any kind, any flavor, any style. YUM!



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

A: I used to be in water ski shows. Pyramids, juggling act to name a few skits. In the summer, you can find me on my boat! During the winter months, I will be in a gym playing basketball or volleyball.



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**Phone: 651-291-8888**

*April is...*

-  **Autism Awareness Month**
-  **International Fun At Work Day**  
April 1st
-  **National Handmade Day**  
April 5th
-  **Tax Day**  
April 15th
-  **Earth Day**  
April 22nd
-  **International Jazz Day**  
April 30th

*See a full list of April Holidays and Celebrations*

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