

NEWSLETTER

MONTHLY NEWS AND INFORMATION



GREATER SAINT PAUL BOMA

Annual Meeting & Program



Presented by
Kristine Williams
Chief Development Officer,
Saint Paul Port Authority

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TIME:

- 11:30AM-12:00PM - Networking
- 12:00-12:30PM - Lunch
- 12:30-1:30PM - Presentation

LOCATION: Drury Plaza Hotel
175 10th Street East, St. Paul
(note: free parking on-site)

EDUCATION: 1 CEU **Applied For**

UPCOMING MEMBERSHIP MEETING

**GREATER SAINT PAUL BOMA
Annual Meeting & Program**

MONDAY, APRIL 20TH

11:30-1:30PM | DRURY PLAZA HOTEL, DOWNTOWN

Sponsored by



Join us for our Annual Meeting and Program on April 20th. We will recognize Board Members whose terms are concluding and welcome our new Board Members.

The program portion will cover how contamination issues can derail projects, delay transactions, increase costs, and create long-term liability for commercial property owners and developers.

This practical session, Presented by Kristine Williams, Chief Development Officer, Saint Paul Port Authority will explore real-life examples of environmental challenges encountered in development and redevelopment; highlight resources for funding environmental remediation; and share tips on how to work with and navigate environmental and health agencies during projects.



UPCOMING MEETINGS + EVENTS

Scan to View the Full BOMA Calendar



ENGINEERS MEETING

Common Security Issues AND SOLUTIONS



Wednesday, April 15th
85 East Seventh Place, Room 295, St. Paul
\$25 (Includes Lunch)

Presented by Dean Paulsrud & Marty Bement, Assured Security



Dean Paulsrud and Marty Bement of Assured Security will be presenting samples of modern door, lock and electronic solutions that provide convenience, safety and accessibility to your properties. The session includes before and after photos of common security issues and solutions. This is an open forum session which encourages questions and discussion among attendees and industry experts. [Register today!](#)



MAY BROKERS MEETING ENERGY PARK FINANCIAL CENTER



Wednesday, May 6th | 11:45AM to 1:00PM

Join Fellow Brokers for Lunch & a Tour
1360 Energy Park Drive, Suite 110
St. Paul
(Surface parking is available)

Hosted by



Kirsten Pinger & Rachel Happe with Wellington Management extend a cordial invitation to join St. Paul BOMA and real estate industry colleagues at the Energy Park Financial Center. Parking lot available.

Energy Park Financial is a standout three-story office building located at the center of St. Paul's busy Energy Park Drive. This concrete and glass building provides abundant natural light, features a shared conference room, and has fully remodeled first and third floors. [Register today!](#) for this meeting!

UPCOMING MEETINGS + EVENTS

Scan to View the Full BOMA Calendar



Greater Saint Paul **BOMA**

SPONSORED BY **DISTRICT ENERGY ST. PAUL™**


BEYOND THE HYPE: Practical AI for Commercial Real Estate

Monday, May 11th
11:30AM-1:30PM
Drury Plaza Hotel, St. Paul Downtown

Presented by Mark Price, Opus College of Business University of St. Thomas

Most organizations understand AI in theory but struggle to move from understanding to action. In this session, we'll cut through the hype to focus on practical AI tools that commercial real estate professionals can implement immediately - reducing manual effort, improving accuracy, and increasing speed in daily operations. You'll leave with a clear framework for assessing opportunities and a path forward for your teams. Our speaker will be Mark Price, Opus College of Business from the University of St. Thomas.

Register today!



EMERGENCY RESPONSE & BIOHAZARD CLEAN-UP

Presented by **UNGERMAN**
Fire | Water | Storm

Learn about proper bio, trauma clean-up and safe procedures for handling hazardous materials

Wednesday, May 20th | 11:30AM-12:45PM
Golden Rule Building, St. Paul
85 East 7th Place (Room 295)

Emergency response, Biohazard and Trauma Clean-up play a critical role in protecting public health and safety. This presentation covers the importance of proper bio and trauma clean up, and safe procedures for handling hazardous materials. Understanding these services helps ensure quick response, reduced risk, and a safer environment for everyone. This meeting will be presented by Ungerman. **Register today!**

MORE NEWS + EVENTS



‘Spark the Night’ Campaign for Businesses

A new report from The Michael J. Fox Foundation delivers a sobering message: Parkinson’s disease is not just a health crisis – it’s an economic one.

PD Avengers invites BOMA Greater Saint Paul members to participate in the Spark the Night Lighting Campaign by lighting their properties in blue on World Parkinson’s Day on April 11th. This simple, visible action demonstrates community leadership and global solidarity. [Learn more.](#)

‘Light the Night’ for Fallen Firefighters

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



As part of this distinguished observance, landmarks, buildings, fire departments, and communities nationwide are invited to participate in Light the Night for Fallen Firefighters. Illuminating your structure in red serves as a dignified symbol of remembrance and a visible expression of support and comfort for the families of the fallen.

You can support this cause by lighting up our city in red on May 2, 2026—or at any time between April 26 and May 3, 2026. This will contribute to a nationwide demonstration of respect, remembrance, and unity in support of surviving families.

Those wishing to participate in honoring these heroes are encouraged to contact Donna Clark at dclark@firehero.org to confirm participation. For additional information about Light the Night for Fallen Firefighters, please visit: <https://weekend.firehero.org/events/memorial-weekend/light-night-fallen-firefighters/>. Thank you for your consideration.

Welcome
NEW BOMA
MEMBERS!

Westin Construction Company
Dan Perry
📞 952-946-1519
dperry@westinconstruction.com
westinconstruction.com



Metro Elevator, Inc. **METRO**
Matt Ferguson **ELEVATOR**
📞 952-932-9868
mferguson@metroelevatorinc.com
metroelevatorinc.com

YOUR VOICE, YOUR LEADERS, YOUR BOMA

Join us for our Annual Meeting on April 20th



PRESIDENT'S REPORT
BY TINA GASSMAN

As we move into April, our association is approaching one of the most important moments of the year: our Annual Meeting. This gathering is more than a formal requirement; it is our opportunity to come together as a professional community to reflect on where we've been, recognize those who have stepped forward to serve, and shape the direction of our organization for the year ahead.

This year has brought both challenges and opportunities for commercial real estate, and the strength of BOMA continues to come from engaged members who are willing to lead, collaborate, and advocate for our industry. At the Annual Meeting, members will elect and install the leaders who will guide our work and help ensure that our organization remains a strong voice for property owners, managers, and service partners across our market.

We are fortunate to have an outstanding group of committed professionals prepared to serve. You will have the opportunity to meet them and welcome them as they step into leadership roles. We will also recognize the dedicated volunteers whose time and expertise have made a meaningful difference over the past year. Their contributions are the foundation of everything we accomplish together.

Beyond the formal business of the meeting, this event is a chance to reconnect with colleagues, strengthen relationships, and share insights about issues shaping our buildings, our tenants, and our communities. In an environment where our industry continues to evolve, those connections are more valuable than ever.

I encourage you to attend in person if you are able. Your participation matters – not only in the voting process, but in demonstrating the collective strength of our membership and supporting the leaders who will carry our work forward.

Thank you for your continued engagement, professionalism, and commitment to BOMA. I look forward to seeing many of you at the Annual Meeting on April 20 as we celebrate our progress and begin the next chapter together.

In your service,

- Tina

MY FINAL REPORT AS ST. PAUL BOMA CHAIR



BY BILL HUEPENBECKER

Dear BOMA Members,

As I conclude my tenure as Chair of Saint Paul BOMA, I find myself reflecting on a period of both significant challenge and meaningful progress for our association and the commercial real estate community we serve.

Over the past two years, the landscape for commercial building owners in Saint Paul has continued to evolve in ways few could have predicted. We have navigated the ongoing impacts of post-pandemic workplace shifts, with many buildings adapting to lower occupancy levels and changing tenant expectations.

Public safety and downtown vitality have remained central concerns for many of our members. Ensuring that Saint Paul remains a safe, welcoming, and economically vibrant place to work and do business has required continued collaboration between property owners, local government, and community partners.

Despite these hurdles, I am incredibly proud of what we have accomplished together as an association. Our members have remained engaged, supportive, and forward-thinking. We have continued to advocate for our industry, foster valuable connections, and provide resources that help our members adapt and succeed in a changing environment.

Serving as your Chair has been an honor. I am grateful for the trust you placed in me and for the opportunity to work alongside such dedicated professionals. Thank you for your engagement, your partnership, and your commitment to this organization.

I also want to say a huge thank you to our Board of Directors and great BOMA team of Tina, Denise, Jen, and Rhonda, for their leadership and support over these last two years! I could not have done this without you.

Warm Regards,

Bill

LATEST NEWS FROM THE STATE CAPITOL



BY SONNIE ELLIOT
TAFT ADVISORS

The Legislature has reached the midpoint of session as it works toward its constitutionally required adjournment on May 18. Legislative priorities this year have spanned a wide range of issues, including school safety, fraud prevention, property tax relief, and support for small businesses in the wake of Operation Metro Surge. In recent weeks, legislative leaders have also reaffirmed their commitment to passing a bonding bill before adjournment.

The House and Senate Capital Investment Committees have been actively hearing proposals from across the state, as well as from the executive branch, evaluating both the scope of requests and the urgency of project needs. For the City of St. Paul, the Grand Casino Arena and RiverCentre/Roy Wilkins renovations rank as its top two bonding priorities for 2026. While the city's request totals approximately \$200 million, the final statewide bonding package is expected to approach \$1 billion.

The Minnesota Department of Administration is again seeking bonding dollars to advance its long-standing effort to consolidate state agency staff on the Capitol Complex—an initiative framed as both a cost-efficiency and operational improvement measure.



Beyond bonding, lawmakers are actively considering proposals to regulate artificial intelligence, particularly around its use in healthcare and consumer-facing applications. Notably, several of these bills have advanced with bipartisan support in the Senate, while House proposals have moved forward on more partisan lines. At the same time, implementation of the state's Paid Family and Medical Leave program remains a point of concern. Employers have raised issues with the rollout and the level of support provided by the administering agency, while employees continue to report delays in approvals and a lack of clear guidance.

As the session enters its final stretch, partisan divisions and a tied House are likely to leave little room for movement on many of the remaining issues. Capitol insiders are increasingly signaling the session could end with limited progress on key priorities.



MEMBER *Spotlight*

Each month, we feature one of our Greater Saint Paul BOMA Members. This month, the spotlight is on Union Depot. Lindsay Boyd, General Manager, 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 since 2013.



Lindsay Boyd
[Contact Lindsay](#)

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

A: BOMA represents connection and shared purpose. In a role that can sometimes feel very building-specific, BOMA brings together people who care about the long term success of St. Paul. It helps me stay informed and engaged with what's happening across the city.



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

A: The member meetings are always a highlight for me. I find a lot of value in the quality of the speakers and relevance of the topics covered. The networking and connections made at these meetings are an added bonus.

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

A: My kids, who are 4 and 5, are a constant source of laughter in my house. The funniest moments are usually the unintentional ones, like when they blurt out exactly what's on their mind. Their unfiltered view of the world is a good reminder not to take things too seriously.



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

A: Tacos! The combinations are endless. Who can say no to tacos?



Q: Anything else you would like us to know?

A: I'm incredibly proud to be part of the St. Paul community and to play a role in a place as dynamic and historic as Union Depot. My focus is always on creating a space where people feel safe, welcome and connected.



Union Depot's Annual Holiday Tree Lighting

ANNUAL BOMA GOLF TOURNAMENT 2026 Sponsorships

Sponsors are the backbone of our successful annual golf tournament! Please consider becoming a sponsor at our 2026 event on **Monday, July 20th!** Submissions can be directed to **Denise Jenkins** at denise.jenkins@bomastpaul.org or **651-291-8888**. Thank you for your support! *Selections below may or may not be available as of the date of this publication. Contact Denise Jenkins with questions.*

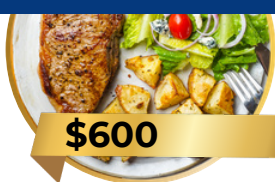
REGISTRATION TABLE



\$400 **SOLD OUT**

Meet and greet people as they arrive. You will have your own table, signage and can collect business cards for a drawing at dinner.

DINNER SPONSORSHIP



\$600

Table tent recognition with company logo and special acknowledgement at dinner. (Lunch Sponsorship is sold out.)

TROPHY PRIZE SPONSOR



\$500

This sponsorship allows you to hand out a gift card from the pro shop (purchased by BOMA). A photo with the winners will be featured in our newsletter. Two prizes for both first and second place.

HOLE SPONSOR



\$500

Spend the day meeting people! Table, chairs as well as signage provided for your company. Bring your company swag and say hi as golfers pass through!

CORPORATE TENT



\$500 **SOLD OUT**

There will be a table and chairs available at your spot, along with signage. Bring your company swag & goodies!

PUTTING GREEN/DRIVING RANGE SPONSOR



\$500 **SOLD OUT**

If you don't want the staff to sit at a hole because you'll be golfing, this is the perfect opportunity - signage will be at both areas of the putting green or driving range.

BEVERAGE CART



\$600 **SOLD OUT**

Cheers! The beverage cart will deliver ice-cold drinks to the golfers throughout the day. Your company signage will be displayed on each cart.

PHOTOGRAPHY SPONSOR



\$325 **SOLD OUT**

This sponsorship receives recognition for the photography that is taken during the entire event. Your name and logo will appear on our media channels.

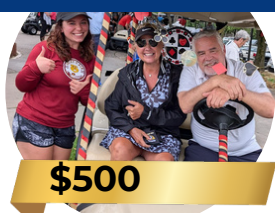
BLOODY MARY BAR



\$500

Sponsor a table with Bloody Mary's and Mimosas as golfers arrive.

PARTY CART SPONSOR



\$500

High visibility! Your signage and merch will be showcased on a golf cart - be as creative as you want!

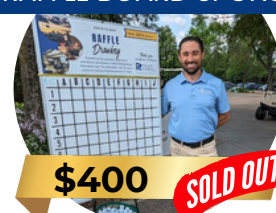
"BACK NINE" BAR



\$600 **SOLD OUT**

New this year! Sponsor the bar on the "back nine" of the golf course!

RAFFLE BOARD SPONSOR



\$400 **SOLD OUT**

Display your company's messaging on our popular raffle board.

OFFICERS:

Bill Huepenbecker, Chair
Kori De Jong, Vice Chair
Jill Hocking, Treasurer

DIRECTORS:

Joe Holman
Heide Kempf-Schwarze
Robert Loftus
Julie Perteet
Crystal Pingel
Patrick Scullin

STAFF:


Tina Gassman, President
Denise Jenkins, Member Services
Director
Jen Leach, Marketing Coordinator


April 2026, Vol. 4
Greater Saint Paul BOMA
Osborn370 Building
370 Wabasha Street North
Suite 690
St. Paul, MN 55102
Phone: 651-291-8888


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


April is...


National Month of Hope

National Find a Rainbow Day 
April 3rd

 **Easter Sunday**
April 5th

National Siblings Day 
April 10th

 **Wear Pajamas to Work Day**
April 16th

Earth Day 
April 22nd

See a full list of April Holidays and Celebrations

Stay Connected



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