

NEWSLETTER

MONTHLY NEWS AND INFORMATION



BOMA's Voice in Washington: What It Means for Minnesota

Presented by BOMA International Leaders



President and COO Mary Lue Peck



Chair Luci Smith



Chair-Elect
Kjersten Jaeb

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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 in lot!)

UPCOMING MEMBERSHIP MEETING

BOMA'S VOICE IN WASHINGTON: WHAT IT MEANS FOR MINNESOTA

THURSDAY, FEBRUARY 12TH

11:30-1:30PM

Sponsored by



DISTRICT ENERGY
ST. PAUL™



National Decisions. Local Impact.

Take your seat at the table. St. Paul members have a rare opportunity to directly access the national leaders and shape commercial real estate policy. Decisions being made nationally are already impacting how you operate locally. This is your chance to understand them and influence what comes next. Member participation helps determine where resources, advocacy, and research are focused. If you've ever wondered whether national advocacy really matters locally, this program will answer that.



Speakers will include BOMA International President and COO Mary Lue Peck, BOMA International Chair Luci Smith and BOMA International Chair-elect (from BOMA Greater Minneapolis) Kjersten Jaeb.

UPCOMING

MEETINGS + EVENTS

Scan to View the Full BOMA Calendar



BROKER'S MEETING

hosted by



WELLINGTON
MANAGEMENT

Wednesday, February 4th

11:45am - 1:00pm (Includes Lunch)

Como Commons Building

1800 Como Avenue, Suite 200, St. Paul

(Note: this is a closed group for commercial real estate brokers only). **Kyle Gikling and Rachel Happe** with Wellington Management extend a cordial invitation to join St. Paul BOMA and real estate industry colleagues. Please note that off street parking is available on the east side of the building.

Como Commons is Midway flex industrial space at its best. Located immediately across from the Minnesota State Fairgrounds, this office & warehouse property provides convenient storage and production space for small businesses. Come for a tour and enjoy lunch during this visit. Register [here](#).



NALOXONE TRAINING

Osborn370 Building
370 Wabasha Street North (4th Floor)
Lake Superior Room, Saint Paul



Led by Alicia House
Co-President and CEO, RS EDEN



WEDNESDAY, FEBRUARY 18TH
10:00-11:00 AM

**FREE TO
ATTEND!**

**SPACE IS
LIMITED.**

Register at saintpaulboma.org

Join us on February 18th to learn How to recognize signs of an opioid overdose, what naloxone is and how to properly administer it. This session will be led by Alicia House, Co-President and CEO of RS Eden.

All attendees will receive their own naloxone kit. More information [here](#).

UPCOMING

MEETINGS + EVENTS

Scan to View the Full BOMA Calendar



Free for BOMA
members



MINNESOTA
**COMMERCIAL
REAL ESTATE DAY**
AT THE STATE CAPITOL
THURSDAY, FEBRUARY 26 (ROOM 316)



Join us for **BOMA’s Day at the Capitol** – FREE for BOMA members – your chance to speak directly with the lawmakers who shape policies that impact the commercial real estate industry. Your voice matters as we highlight priorities such as property taxes, public safety, return-to-office strategies, energy and sustainability issues, and the overall vibrancy of our business districts. [More info here!](#)



MEET THE MAYOR

Monday, March 16th
11:30AM-1:30PM

The Drury Plaza Hotel
Downtown Saint Paul
175 10th St E, St Paul, MN 55101

Register at bomasaintpaul.org



*A Conversation with
Mayor Kaohly Her:
Vision, Leadership, and
Partnership*



As Saint Paul enters a new era of leadership, **Mayor Kaohly Her** will join BOMA members to discuss her vision for the city’s next three years. From economic development to the future of downtown, the mayor will share how she sees the commercial real estate community playing a vital role in advancing a vibrant, competitive capital city. Attendees will gain insight into city priorities and the opportunities for collaboration ahead. [Register here!](#)

Thank you to our sponsors, District Energy, St. Paul and Insight Restoration. **Note:** free on-site parking.

MORE

NEWS + EVENTS

'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.

Have You Used the New PAULIE System?



PAULIE
Services You Can Build On

PAULIE is the City of Saint Paul's new secure online system for permits, licenses, inspections, complaints, and more, launched on September 17, 2025. The system promises improved collaboration and better communication. As such, the city is open to honest feedback and suggestions to improve the system. If you've used it and have any feedback – good or bad – please contact Hanna.Zinn@taftadvisors.com.



NEW BOMA
MEMBERS!

Pro Tree, Shakopee
Contact: Brock Eastlund
☎ 612-405-8733
Email: brock@pro-tree.com
pro-tree.com



Adam Anderson
Electronic Design Company
Contact: Adam Anderson
☎ 612-355-2300
aanderson@edcsolutions.com



MAINTAINING CE VALUE AMID INCREASED STATE REVIEW



PRESIDENT'S REPORT BY TINA GASSMAN

For many years, our association has successfully applied for continuing education (CE) credit for most membership meetings and seminars. In fact, approvals have historically been routine, allowing members to rely on our programs to support both professional development and licensure requirements.

Recently, however, we have encountered new challenges in the approval process. Minnesota Statute 45.25, Subdivision 2, defines what qualifies as “appropriate and related knowledge.” Under this definition, eligible education must clearly convey substantive and procedural knowledge that is directly relevant to a licensee’s responsibilities and tied to the technical aspects of post-licensing practice.



Topics that were previously approved—particularly those focused on broader industry trends, leadership, market conditions, or emerging issues—are more likely to be questioned or denied if they are not explicitly tied to technical or procedural responsibilities under a license.

We want members to know that this shift is not a reflection of reduced program quality or relevance. Rather, it reflects a narrower interpretation of what the State considers eligible for CE credit. We continue to believe strongly in offering programming that supports the full scope of professional growth, even when certain topics may not qualify for formal credit.

Our team is actively working to adapt by refining learning objectives, enhancing documentation, and engaging with state reviewers to better understand expectations. We appreciate your patience as we navigate this evolving landscape and remain committed to delivering valuable, high-quality education for our members. As always, our communications and marketing materials will clearly state if and when courses are approved for credit.

If you have questions or feedback, we welcome the conversation.

Warm regards,

- Tina

WINTER IN FULL SWING IN SAINT PAUL



BY BILL HUEPENBECKER

Dear BOMA Members,

The winter event season started earlier than normal this year, with the world's best men's ice hockey players, under the age of 20, coming to St. Paul for the 2026 IIHF World Junior Hockey Championships. This exciting start was followed by the St. Paul Winter Carnival at the end of the month. The momentum will continue as the Minnesota State High School League kicks off the tournament season, beginning with Girls' Hockey on February 18, followed by Girls' Gymnastics, Wrestling, and Boys' Hockey. These large-scale events bring visitors from across the state and have a tremendous impact on our downtown, adding energy, activity, and economic vitality. I hope you're able to attend one of these events and experience the vibrancy they bring to St. Paul.

With this level of activity downtown, February also marks an important time for advocacy as the 2026 Legislative Session begins on February 17. I encourage you to join us for [Minnesota Commercial Real Estate Day at the Capitol](#), taking place in Room 316 of the State Capitol on Thursday, February 26, from 9:00 a.m. to 12:00 p.m. This event provides an opportunity to connect directly with key legislators and share your experiences, as well as the needs of your buildings, tenants, and our industry. This day of advocacy is free for BOMA members, and your voice is essential in helping shape policies that support growth and sustainability in commercial real estate.



Lastly, I hope you can join us for our [February 12 membership meeting](#) at the Drury Plaza Hotel. We will hear from BOMA International leaders about BOMA's voice in Washington and how those efforts impact Minnesota.

I hope to see you there!

Warm regards,

Bill

EDUCATION *Spring* 2026 CLASSES

Environmental, Health & Safety Issues (RPA, FMA, SMA)

-  Start Date: Monday, March 23rd - 6:00 - 9:00PM (tentative)
-  Cost: \$1,044 members / \$1,124 non-members
-  Location: Town Square Tower, 445 Minnesota Street, Conference Center off of Lobby Skyway

Environmental Health and Safety Issues presents best practices for developing and managing an effective environmental health and safety program. You will learn about the regulatory process and how it affects facilities. Compliance with laws and regulations is a key focus. The course will prepare you to conduct site assessments, analyze risk, and cooperate with compliance audits. The course also guides learners through the planning process to mitigate the risk from any workplace emergency, specifically addressing hazardous materials, air quality, water pollution, asbestos and lead hazards, and tank management. The management of and response to specific indoor environmental quality complaints is also addressed.

Key topics: Regulatory overview, Hazard communication, Emergency response, Asbestos and lead management, Office and industrial ergonomics, Indoor air quality, Air emissions and pollution control, Storage tanks, Hazardous waste, Site assessment, Audits, record keeping, and legal issues

Energy Management & Controls (SMT)

-  Start Date: Wednesdays, March 25th, 2025 4:30 - 7:30PM
-  Cost: \$905/member rate - \$1,005/non-member rate
-  Emergency Communications Center/ Law Enforcement Center 425 Grove Street, St Paul, MN 55129

Understanding the essential maintenance and energy management aspects of building management is critical to running a cost-effective operation. From everyday preventive maintenance tasks to the challenge of developing and selling an energy plan, this course provides the skills to evaluate and optimize your current system, the know-how to integrate new components, and the ability to communicate your needs to management.

This course covers heating, ventilating, and air-conditioning (HVAC) control systems and teaches you to develop energy management strategies for HVAC, electronic, and lighting systems. You will learn about the components, principles, adjustment, and maintenance of system controllers, auxiliary devices, and electronic, pneumatic, and computer control systems. You will develop an understanding of the operation of heating, cooling, humidification, and control applications and learn about variable air volume design and building pressurization control devices. You'll develop the skills and knowledge to perform a cost-benefit analysis of HVAC, electric, and lighting systems and create an energy management program for your facility.



CONTACT US
to register

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 the Center for Energy & Environment. Commercial Business Development Representative David Olson was kind enough to answer some questions for us. *Enjoy!*



David Olson

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

A: We have been members since 2023.

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

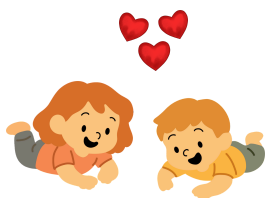


cee
Center for Energy and Environment

A: St Paul BOMA means a lot to me as a professional working in commercial energy efficiency. BOMA's networking opportunities have allowed me to connect with many property managers and building engineers looking for ways to improve their building and reduce operating.

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

A: One of the highlights for me is the connections I've made by attending networking events over the years, especially the annual product and services expo. It's been great to see familiar faces every year and to watch the event grow.



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

A: Two of my sisters had babies in the last couple years, and hanging out with those kids makes me laugh and puts a smile on my face anytime of the day.

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

A: Variety is the spice of life, but if I had to pick one thing, it would be my dad's marinade for country style pork ribs on the grill. It's a staple for weekends at the cabin!



Q: Anything else you would like us to know?

A: What energy problems can I help you solve? Give me a call or [shoot me an email](#) – I'm here to help!



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**2026
ADVERTISING
OPPORTUNITIES**

To advertise in our monthly newsletter:

\$500 Full-page ad per month

\$350 Half-page ad per month

\$250 Quarter-page ad per month

CONTACT US

**POLICY BRIEF
GUIDANCE CONCERNING INTERACTIONS
WITH LAW ENFORCEMENT ON PROPERTY**

BOMA
International

BOMA International members represent the breadth of commercial real estate, including tenants and clients who operate an incredibly diverse range of businesses in a host of industries. Property professionals may, at times, interact with local, state, or federal law enforcement, including the Federal Bureau of Investigation (FBI) and Immigration and Customs Enforcement (ICE), in a variety of contexts. BOMA is actively evaluating current events and points of interest identified by the BOMA local associations, and we will provide supplemental information in the event it is helpful or necessary. This information is not legal advice and should not be acted on as such. Any member seeking legal guidance should engage legal counsel who can provide advice and representation with a full understanding of the facts and circumstances unique to the situation. [Read the full policy here.](#)

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February 2026, Vol. 2
Greater Saint Paul BOMA
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Phone: 651-291-8888



REMINDER!

BOMA Membership dues went out
at the beginning of December and
are due by January 31st!

Thank you!

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

FEBRUARY is...

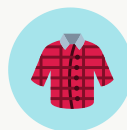
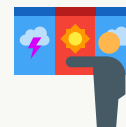


Black History Month

February 1st

National Weatherperson's Day

February 5th



National Flannel Day

February 10th

Valentine's Day

February 14th



World Bartender Day

February 24th

National Big Breakfast Day

February 29th



See a full list of February Holidays and Celebrations

Stay Connected



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