

NEWSLETTER

MONTHLY NEWS AND INFORMATION

JANUARY 2026

FACING FENTANYL:

Understanding the Facts Behind the Crisis



Featuring Alicia House
Co-President and CEO, RS EDEN

Monday, January 12th, 2026

11:30AM-1:30PM

Drury Plaza Hotel, St. Paul

INSIDE THIS ISSUE

- Upcoming Meetings & Events...
Page 2 & 3
- Minnesota Commercial Real Estate Day at the Capitol...Page 3
- A New Year, A Shared Momentum...
President's Report...Pages 4 & 5
- Preparing for New 2026 Law Changes...Chair's Report...Pages 6 & 7
- BOMA News & Notes...Page 8
- Winter 2026 FMA & SMT Classes...Page 10

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 (free parking)

EDUCATION: One CEU **Approved**

UPCOMING MEMBERSHIP MEETING

FACING FENTANYL: UNDERSTAND THE FACTS BEHIND THE CRISIS

MONDAY, JANUARY 12TH

11:30-1:30PM

Sponsored by



Fentanyl remains at the center of a rapidly evolving public health and safety crisis, with far-reaching effects on individuals, workplaces, and communities.

This session provides a comprehensive overview of fentanyl—what it is, how it interacts with the brain, and the factors driving its prevalence in today's opioid landscape.

Participants will also examine common myths and misconceptions, gaining a factual foundation to inform professional decision-making, policy discussions, and community engagement.

Our speaker is Opioid use disorder expert Alicia House, Co-President and CEO of RS EDEN.



UPCOMING

M E E T I N G S + E V E N T S

Scan to View the Full BOMA Calendar



BROKER'S MEETING

January 7th, 2026
11:45AM - 1:00PM

West Side Flats
84 Wabasha St. S.,
St Paul, 55107



Hosted by
Jerry Driessen

CBRE



(Note: this is a closed group for brokers only.) Jerry Driessen with CBRE extend a cordial invitation to join St. Paul BOMA and real estate industry colleagues at West Side Flats, Wednesday, January 7th at 11:45am. Parking is available in the North Visitor Lot.

This vacant suite is on the north end of the commercial area, and we will be touring this area. The main entrance is on the east side with a reception desk and two other rooms. [Register today.](#)






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

Thursday, February 12th
11:30 AM-1:30PM | Drury Plaza Hotel, St. Paul



The three top BOMA International leaders join us in Saint Paul for an inside look at the issues shaping commercial real estate from Washington to Minnesota. Learn how BOMA International is advocating for property owners and managers on key federal priorities. Our speakers are BOMA International leaders President, COO Mary Lue Peck, Chair Luci Smith and Chair-Elect Kjersten Jaeb. [Register here for the meeting.](#)

UPCOMING

M E E T I N G S + E V E N T S

Scan to View the Full BOMA Calendar



MINNESOTA COMMERCIAL REAL ESTATE DAY AT THE STATE CAPITOL



THURSDAY, FEBRUARY 26 (ROOM 316)

Join us for the opportunity to speak directly with the lawmakers who shape policies that impact the commercial real estate industry.

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.

We hope you'll add your voice to this important day of advocacy from 9AM-12PM. [More info here!](#)



"Reimagine Downtown Saint Paul: Transforming the Core"

Reimagine Downtown Saint Paul: Transforming the Core is a community-driven effort to shape a more vibrant, welcoming, and people-centered downtown core. This project focuses on the central blocks in the heart of our downtown that has long needed renewed energy and purpose, and is the logical next step in the process for revitalizing downtown as outlined in the [Downtown Investment Strategy](#).

We want to hear from you! Share your thoughts through the survey, visit one of our pop-ups, or follow along as early concepts take shape. Your voice will help shape the future of downtown's core.



FBG Facility Services

Contact: Barton Benhoff, District Director

O: 651.917.8059

C: 612.239.9837



A New Year

A SHARED MOMENTUM



PRESIDENT'S REPORT

BY TINA GASSMAN

As we turn the page on a new year, I'm filled with optimism – not just about what lies ahead for our industry, but about what we can accomplish together as a BOMA community.

BOMA has always been strongest when building owners and service partners are engaged side by side: sharing insights, solving problems, and advocating for the health of our market. As your organization's president, my hope for the year ahead is simple: that more of you lean in, raise your hand, attend a meeting, serve on a committee, and lend your voice to the conversations that matter most to commercial real estate.

The Downtown Development Corporation's recent building acquisitions signal confidence and long-term commitment to Saint Paul's core.

These investments represent more than transactions; they point to opportunity for reinvestment, reactivation, and collaboration that can help move downtown forward. It's a reminder that progress is happening, and that thoughtful, coordinated engagement from our industry can help shape what comes next.



The new year brings meaningful opportunity on the public side as well. With Mayor-elect Kaohly Her preparing to take office, we are excited about the potential for strong partnership, fresh leadership, and a shared focus on economic vitality, safety, and the success of Saint Paul's core business district. BOMA looks forward to working with Mayor-elect Her and her administration, offering our industry expertise as a resource and collaborating on solutions that support a thriving downtown and strong neighborhoods citywide. I hope (fingers crossed!) to host Mayor Her at our March membership meeting.

Your involvement matters now more than ever. Whether it's engaging in advocacy, participating in professional development, contributing to market conversations, or simply building relationships across the industry, BOMA is where collective impact happens. The challenges we face, ranging from market recovery, policy decisions, and energy considerations to the evolution of our workplaces, are all best addressed together.

As we step into this new year, I invite you to make BOMA part of your professional commitment. Show up. Speak up. Get involved. When our members are engaged, our voice is stronger, our network is deeper, and our industry is better positioned for success.

(Continued on page 5)

A New Year A SHARED MOMENTUM



PRESIDENT'S REPORT BY TINA GASSMAN

As we step into this new year, I invite you to make BOMA part of your professional commitment. Show up. Speak up. Get involved. When our members are engaged, our voice is stronger, our network is deeper, and our industry is better positioned for success.

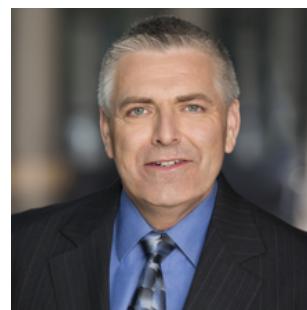
Finally, please mark your calendar and register for our upcoming events:

- [January 12: Facing Fentanyl: Understanding the Facts Behind the Crisis](#)
- [February 12: BOMA's Voice in Washington: What It Means for Minnesota](#)
- [February 26: MNCRE Day at the Capitol](#)
- March 9: (tentative) A Conversation with Mayor Kaohly Her: Vision, Leadership, and Partnership
- April 13: Annual Membership Meeting

Thank you for being part of this incredible community. I look forward to the year ahead and to passionately working alongside each of you.

-Tina





BY BILL HUEPENBECKER

PREPARING FOR NEW 2026 LAW CHANGES

Dear BOMA Members,

As we begin a new year, I wanted to pass on some important changes to state law that went into effect on January 1st that impact all of us.

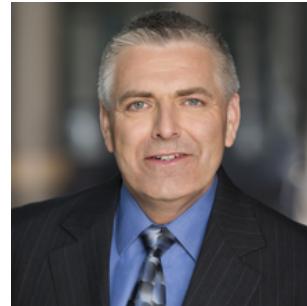
Built Environment

Fluorescent lightbulb ban: As of January 1, 2026, pin base compact fluorescent lightbulbs (CFLs) and linear fluorescent lamps are prohibited from sale in Minnesota. This ban adds to the prohibition on the sale of screw base CFLs, bayonet base CFLs, mercury vapor lamps, and mercury vapor lamp ballasts which took effect January 1, 2025. Note: Commercial building operators can keep any fluorescent tubes they already have but will be unable to purchase new ones.

Labor and Employment

Minnesota Paid Family and Medical Leave (PFML): The state's new PFML mandate is officially live as of January 1. The following resources provide guidance on compliance.

- Minnesota Chamber of Commerce's [PFML preparation toolkit](#) for last minute compliance checks.
- DEED resources related to [applications, benefits, and payroll taxes](#)
- DLI resources on [job protections](#).
- Note IRS Tax update regarding PFML: On Friday, December 19th, the federal Internal Revenue Service (IRS) delayed certain federal tax withholding and reporting requirements for paid medical leave until 2027. This should simplify tax compliance requirements for Minnesota employers in 2026. As a result of this new guidance, medical leave benefits received in 2026 will not be treated as "third-party sick pay" for 2026 and do not need to be reported on an employee's W-2. 100% of family leave benefits are considered income. Thus, the employer has no tax responsibility for family or medical leave benefits for 2026. Based on current IRS guidance, starting in 2027, the portion of medical leave benefits attributable to the employer will be considered wages. You can find more information on how paid leave and taxes work under MN PFML: [Taxes and Paid Leave | Minnesota Paid Leave](#).



PREPARING FOR NEW 2026 LAW CHANGES

BY BILL HUEPENBECKER

Annual automatic minimum wage rates increase: Minnesota's minimum-wage rate was adjusted for inflation to \$11.41 an hour for all employers in the state, after the Legislature removed the small business minimum wage during the previous biennium. The 90-day training wage for workers under age 20 will increase to \$9.31. See DLI Resources on [minimum-wage rates increase](#) for the state. For the city of St. Paul's minimum-wage rates, visit [the city's website](#).

Unemployment Insurance (UI) payroll tax increase update: The UI Payroll Tax was updated to reflect the health of the UI Trust Fund. For 2026, the taxable wage base will be slightly increased to \$44,000, and the base tax rate will remain unchanged at 0.40%. However, an additional assessment is triggered when the UI Trust Fund falls below a certain level as of a certain date. The additional assessment for 2026 is 14.00% (up from 5.00% in 2025). All 2026 Unemployment Insurance Tax Rate Determinations are sent by U.S. mail to Minnesota employers by December 15 of each year. See [DEED UI tax increase update](#) for more information.

Earned sick and safe time (ESST) updates: Minnesota employers can advance ESST based on anticipated work hours. Earlier this year, a series of "administrative" changes took effect, allowing employers to require reasonable notice for unforeseeable ESST absences or when an employee uses ESST for more than two consecutive scheduled workdays. See DLI Resources on [ESST 2025 updates](#) and DLI Resources on [ESST](#).

Minnesota Secure Choice Retirement Program: Employers with 5 or more Minnesota employees who do not offer employees a retirement plan are required to enroll in the Minnesota Secure Choice Retirement Program. Employers will be contacted by the record keeper, Vestwell, around the time of the registration phase that describes their organization size (2026 for larger employers through 2028 for smaller employers: [see schedule here](#)). Employers will be then required to either register for the Minnesota Secure Choice Retirement Program and set up Roth IRA accounts for all of their part-time and full-time Minnesota employees or file for an exemption if the organization already offers a suitable retirement program to employees. See further resources [on program launch](#).

I hope to see you at the January 12th membership meeting on the impacts of the fentanyl crisis.

Warm regards,

Bill

ST. PAUL BOMA

NEWS + NOTES

St. Paul BOMA Honored First Responders on December 8th

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 8th.

Attendees were warmly welcomed by Christian Siebeneck, TPT's Chief Technology Officer followed by remarks by Platinum Sponsor Mike Soukup who honored Fire Chief Butch Inks. Chief Inks retired at the end of December after a distinguished career of service. His leadership, steadiness, and deep commitment to this community have shaped our city in ways that will be felt long after he takes off the uniform. We also heard from St. Paul Police Chief Axel Henry.

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 attended, and especially the businesses that supported this event with your sponsorship.

THANK YOU SPONSORS!



IN MEMORIAM

Greater St. Paul BOMA would like to extend condolences to longtime BOMA member and advocate, Pat Wolf, on the loss of her sister, Kathy (Wolf) Swanson.

Professionally, Kathy was an entrepreneur, business leader, mentor, and trusted friend. She had a rare ability to see potential in others and took great pride in helping people grow—both personally and professionally. Her leadership was guided by integrity, wisdom, and compassion, and she built meaningful relationships wherever she went. A Celebration of Life was held on December 23rd, 2025. [The full obituary can be found here.](#)





Locally Owned and
Operated Since 2005

Kraft Mechanical, Inc. is a commercial and industrial mechanical contractor specializing in quality workmanship for:

- Plumbing • Pipefitting • Building Automation • Boilers & Chillers • Design Build • Sheetmetal Fabrication & Installation • Medical Gas Piping
- 24/7 HVAC Emergency Service

Contact Paul Benson • Building Solution Consultant

2330 Ventura Drive Suite 100 • Woodbury, MN 55125

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

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

**2026
ADVERTISING
OPPORTUNITIES**

EDUCATION



CLASSES

Fundamentals of Facilities Management - FMA

Start Date: Monday, January 19th - March 2nd 6:00 - 9:00PM

Cost: \$1,024 / member rate - \$1,124 / non-member rate

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

Refrigeration Systems & Accessories (SMT)

Start Date: Wednesdays, January 21st - March 4th * 4:00 PM - 7:00 PM

Cost: \$905 /member rate - \$1,005 /non-member rate

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



CONTACT US
to register

Maintaining the proper comfort level in an office environment is essential for tenant satisfaction. Refrigeration Systems and Accessories reviews the basic refrigeration cycle and refrigeration system components, as well as how to operate and maintain reciprocating and absorption refrigeration systems. You will gain the skills and knowledge to describe the principles of refrigeration and identify the performance characteristics of refrigeration components. You will also learn how to establish maintenance processes and troubleshooting techniques.

Upon successful completion of this course, learners will be able to:

- Employ a working knowledge of refrigeration systems to describe how they can be integrated into an existing building
- Maintain a reliable and effective refrigeration system
- Troubleshoot refrigeration systems and accessories
- Perform general maintenance on refrigeration systems and accessories
- Explain the computer technology used to operate refrigeration systems

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

January 2026, Vol. 1**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.



New Year's Day
January 1st A gold-colored illustration of a pocket watch with the year "2026" on its face.



National Bubble Bath Day
January 8th

Martin Luther King Day
January 19th



A slice of apple pie with a lattice crust.

National Pie Day
January 23rd

National Puzzle Day A series of colorful puzzle pieces in red, yellow, green, and blue.

An illustration of an owl wearing a baseball cap and glasses, facing backwards.

National Backward Day
January 31st

See a full list of January Holidays and Celebrations

Stay Connected



Greater Saint Paul BOMA Newsletter published monthly by Greater Saint Paul BOMA.

Statements and opinions in editorials or articles written by the publisher and staff do not necessarily represent the opinion of BOMA or its membership. Articles may be reproduced only by written authority of the editor.

DISCLAIMER: All advertisements are accepted and published upon the representation that the Agency or Advertiser is authorized to publish the entire contents and subject matter thereof. The Agency and/or Advertiser will identify and hold harmless to the publishers, the employees and agents of the publisher from any advertisement including claims or suits for defamation, libel, violation of rights of privacy, plagiarism, and copyright infringement.