

# NEWSLETTER

MONTHLY NEWS AND INFORMATION

FROM VISION TO REALITY:

## Inside Midway's Next Chapter

Monday, June 15th

11:30AM-2:30PM

Grand Casino Brew Hall | Allianz Field  
400 Snelling Ave N., St Paul

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- **Next Brokers Meeting** is June 3rd...Register on Page 2
- **Engineers Meeting:** Tour the District Energy Facility on June 24th
- Embracing the Backyard BBQ Spirit...**President's Report**...Page 4
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**TIME:****11:30-12:00: Arrivals and networking****12:00 - 12:30PM: Buffet Lunch****12:30 - 2:30PM: Presentation and Tour****PARKING:** Lot B or Lot C; enter at the Grand Casino Brew Hall West Entry ([see map](#)).

Allianz Field

400 Snelling Ave N., St Paul, MN 55104

**EDUCATION:** 2 CEU **Applied for**

### GREATER SAINT PAUL BOMA UPCOMING MEMBERSHIP MEETING

#### *From Vision to Reality:* Inside Midway's Next Chapter

MONDAY, JUNE 15TH

11:30-2:30PM | ALLIANZ FIELD, ST. PAUL

Sponsored by

**DISTRICT ENERGY**  
ST. PAUL™**Modern Heating & Air**  
Building Efficiency and Sustainability  
A Service Logic Company**ServiceMASTER**  
Restore®

Join us for an insider look at the evolution of Saint Paul's Midway neighborhood, where Allianz Field sparked the next wave of redevelopment and where United Village is now taking shape as a multi-phase, mixed-use urban district designed to bring together office, hospitality, retail, and public space.

Hear directly from the professionals driving these projects as they break down what's happening on the ground, from financing and phasing to market realities and operational strategy.

Walk away with practical takeaways you can apply immediately—whether you're managing assets today or planning for what's next. Finally, step into the site itself with an exclusive, guided look inside Allianz Field, courtesy of [Modern Heating & Air](#).



This  
event is  
FULL!

# UPCOMING MEETINGS + EVENTS

Scan to View the Full BOMA Calendar



SPONSORED BY **PAUL DAVIS** Property Restoration Experts

GREATER SAINT PAUL BOMA SEMINAR

# FIRE INSPECTIONS 101

Greater Saint Paul BOMA

Wednesday, June 3<sup>rd</sup> | 9:30-11:00AM  
Osborn370, 370 Wabasha Street N.  
4<sup>th</sup> Floor - Lake Superior Room



Presented by Mitch Imbertson  
St. Paul Department, Safety and Inspections

Fire safety goes beyond compliance: it protects lives, assets, and your reputation. This seminar helps property management professionals navigate complex fire codes with confidence, avoid common pitfalls, and reduce risk across their buildings. Walk away with practical strategies to stay compliant, minimize liability, and keep your properties truly safe.

Our guest speaker is Mitch Imbertson who works for the City of Saint Paul Department of Safety & Inspections as the commercial fire inspections supervisor. [Register today!](#) Thank you, Paul Davis, for your sponsorship!

Greater Saint Paul BOMA

# BROKER'S MEETING

Wednesday, June 3<sup>rd</sup> | 11:45 am  
(Includes lunch)

securian FINANCIAL

400 Robert Street N., St. Paul



Tom Stella and Eric King from Cushman & Wakefield extend a cordial invitation to join St. Paul BOMA and real estate industry colleagues at Securian Center located at 400 Robert Street N. on Wednesday, June 3<sup>rd</sup> at 11:45 am. Securian Financial has recently committed to over \$50 million in campus investments, including a new fitness center opening June 2nd and an upcoming 400 building skyway activation project. Be one of the first to see Securian Center's newest amenity and well-appointed offerings! [Register here.](#)

# UPCOMING MEETINGS + EVENTS

Scan to View the Full BOMA Calendar



## Engineers FACILITY TOUR

Wednesday, June 24<sup>th</sup>, 2026

Join us as we tour District Energy, the largest hot water district system in North America and an industry leader in system integration.

🕒 11:30AM -12:45PM | \$25 (Includes Lunch)



District Energy St. Paul is a nonprofit energy provider supplying energy to downtown Saint Paul, and the adjacent West Side neighborhood. Through district energy infrastructure, they send hot water and chilled water to customer buildings to meet all of their heating and cooling needs. The will be touring the system, which is the largest hot water district system in North America and an industry leader in system integration.

Our presenter John Fick is a Senior Account Manager at District Energy St. Paul with more than 18 years of experience in facility operations, mechanical construction project management, and district energy account management. [Learn more and register today!](#)



## TRADE SHOW & EXPO

An exclusive event for St. Paul BOMA Members



**TUESDAY,**  
**SEPTEMBER 22<sup>ND</sup>, 2026**  
12-2PM



**TOWN SQUARE CENTER**  
DOWNTOWN  
ST. PAUL



**FREE CATERED LUNCH**



**WIN \$400 CASH!**



**QUALITY VENDORS**



**TOP PRIZES & GIVEAWAYS**



**CEU CREDIT WORKSHOP**

**REAL OPPORTUNITIES. REAL CONNECTIONS.**

[bomasaintpaul.org](http://bomasaintpaul.org)

Save the date! Our annual tradeshow and expo will be held on Tuesday, September 22<sup>nd</sup>, 2026. This year, we will be in a NEW location: [Town Square Center](#) in downtown St. Paul.

Watch for more information and registration to follow!

## EMBRACING THE BACKYARD BBQ SPIRIT



PRESIDENT'S REPORT  
BY TINA GASSMAN

Summer in Saint Paul has a way of bringing people together.

Patios fill up. Sidewalks come alive. Conversations linger a little longer. There's an energy to this season that reminds us how important connection and community really are - not just personally, but professionally as well.

At Greater Saint Paul BOMA, we often hear that our association feels different from others. When I stepped into this role almost four years ago, a member described our gatherings as feeling more like a "backyard BBQ" than a traditional industry event. I didn't know how to take it then, but now I realize that may be one of the best compliments we could receive.

Because while professionalism, advocacy, education, and industry leadership are at the core of what we do, relationships are what make our organization thrive. It's why I've continued to choose to work in associations over the years.

Our members show up for each other. We share ideas, solve problems, celebrate wins, and support one another through challenges. Whether you're a long-time member or attending your very first event, there's an authenticity and welcoming spirit that defines Greater Saint Paul BOMA.



That culture matters.

In commercial real estate and particularly in property management, the hours are long and the work can be demanding. Deadlines, tenant needs, regulations, projects, staffing challenges, and market uncertainty all compete for our attention. Having a professional community that is both valuable and enjoyable creates something rare: an organization people genuinely want to be part of.

This summer, I encourage you to lean into that spirit. Attend an event. Invite a colleague. Reconnect with someone you haven't seen in a while. Share ideas, stories, and maybe even a few laughs along the way.

The vitality of our association comes from the people within it and together, we continue to build a community that is collaborative, resilient, and uniquely Saint Paul.

- Tina

# MOMENTUM BUILDING ACROSS SAINT PAUL



BY KORI DEJONG

Dear Greater St. Paul BOMA Members,

As we move into the summer season, I feel optimistic about the momentum building across Saint Paul and the important role our members play in shaping the future of our downtown and surrounding neighborhoods.

One of the things that continues to stand out to me is how interconnected our industry truly is. Commercial real estate is not just about managing buildings—it is about creating environments where businesses can succeed; employees want to work, visitors feel welcomed, and communities can thrive. The work our members do every day directly impacts the economic health, safety, and vitality of Saint Paul.

I remain encouraged by the collaborative direction we are seeing from City leadership and believe there is tremendous opportunity for continued partnership between BOMA, property owners, managers, and public officials. Mayor Her has asked for our engagement, opinions and thoughts on anything St. Paul including having input, open communication and collaboration with her and her staff. Dream big, if you have ideas or thoughts, please submit them to the BOMA office via telephone call or email. This will continue to be essential as we work together to support economic vitality, public safety, and long-term growth throughout Saint Paul.

What makes all of these efforts successful is **engagement**. Greater St. Paul BOMA's strength comes directly from the experience, expertise, and participation of our members. Whether through committee involvement, advocacy initiatives, educational programming, networking events, or community partnerships, your participation helps strengthen our collective voice and ensures our organization remains relevant, informed, and impactful.

We also continue to encourage membership growth within our industry. Every new member brings additional perspective, knowledge, and energy to our organization. Expanding our membership strengthens our advocacy efforts, broadens professional collaboration, and helps position Greater St. Paul BOMA as a strong and trusted voice for commercial real estate throughout the region.

Thank you for your continued involvement, leadership, and support of Greater St. Paul BOMA. I look forward to seeing many of you at upcoming events and continuing the important work we do together to support a strong and vibrant Saint Paul.

Warm regards,  
Kori DeJong  
Chair, Greater St. Paul BOMA



**Taft /**  
Advisors LLC

BY SONNIE ELLIOT  
TAFT ADVISORS

# 2026 Minnesota Legislative Post-session Update

## Winners & Losers

### Winners:

**Bi-partisanship**—despite a tied house, legislators found a way to successful compromises.

**HCMC**—Immediate and future stabilization funding of over \$700 million.

**School kids**—Funding and requiring anonymous reporting systems to protect kids in school.

### Losers:

**Gamblers**—Prediction markets were banned and sports betting didn't make it across the starting line.

**Grifters**—Crypto kiosks were banned and won't be an avenue for payment to scammers.

**Transparency**—End-of-session negotiations again disappeared behind closed doors.

Minnesota showed its best and worst during the 2026 legislative session. Legislators were able to find compromise in an evenly divided House and narrowly divided Senate. New security measures were put in place and, despite some growing pains, quickly became the new normal.

At the same time, the session's final stretch reflected the continued challenges of governing in a closely divided Legislature, with public partisan tensions increasing and major negotiations shifting to closed-door leadership discussions.

Legislators entered the session on the heels of Operation Metro Surge, which threatened to overshadow bipartisan work. Despite this, lawmakers were ultimately able to come together on several critical issues and end the session with a bonding bill, a solution for HCMC, school safety legislation, tab fee reductions, and additional steps aimed at preventing fraud in public programs.

## Fraud

Throughout the session, ensuring proper oversight and payment accountability remained a central focus across committees and policy discussions. In response, legislators advanced significant reforms, including passage of landmark legislation establishing a new independent Office of Inspector General (OIG) and a Human Services budget bill centered heavily on program integrity measures.

What initially appeared poised to become a partisan flashpoint ultimately emerged as one of the session's strongest examples of bipartisan collaboration. The OIG legislation, in particular, earned praise from all four caucuses and became a widely cited example of lawmakers working across party lines to address a shared concern.

**5,162**

House Files introduced

**5,310**

Senate Files introduced

**146**

Bills presented to the Governor for his signature

*\*for the 2025 - 2026 biennial session*

## HR1 & Federal Compliance

Separately, healthcare policy discussions centered heavily on bringing Minnesota's Medicaid program into federal compliance. Legislators focused particular attention on work requirement provisions for able-bodied adults receiving Medical Assistance, along with broader compliance measures tied to HR1 implementation. Addressing these requirements required extensive bipartisan coordination, as failure to comply carried the potential loss of more than \$2 billion annually in federal funding.



## Bonding & Tab Fees

The Minnesota Legislature approved a historic \$1.2 billion bonding and infrastructure package at the end of session. The 2026 bonding bill relied primarily on traditional general obligation (GO) bonding, with approximately \$1.18 billion in GO bonds and roughly \$46 million in cash appropriations from the general fund.

Project requests submitted this biennium totaled more than \$7 billion, highlighting significant statewide needs related to water treatment facilities, lead pipe replacement, and road and bridge improvements.

The legislation also included changes to the motor vehicle registration tax, commonly referred to as "tab fees," which became an important component of final negotiations for Republican lawmakers. The one-year reduction is expected to save Minnesota drivers approximately \$254 million statewide.



## Retiring Members

Of the Legislature's 201 members, 43 have announced they will not be returning to the Legislature or seeking other public office. While that represents roughly 21% of the body, many departing lawmakers are taking decades of institutional knowledge and experience with them. More than 500 combined years of legislative experience could be lost or shifted following this election cycle.

Many of the retiring members currently serve as committee chairs, vice chairs, and ranking minority leads, potentially reshaping how committees operate and how policy work moves through the legislative process in coming years. The largest legislative turnover in tracked Minnesota history occurred in 1972, when turnover reached 39.6%.

This fall, all 201 legislative seats, along with every statewide constitutional office in the executive branch, will be on the ballot.



**Zack Eichten**



**Sonnie Elliott**



**Hanna Zinn**

## WELCOME

newest St. Paul BOMA members!

### Peter Tjornhom

TruSeal America

11278 Rich Valley Blvd.

Inver Grove Heights, MN 55077

952-895-9197

[ptjornhom@trusealamerica.com](mailto:ptjornhom@trusealamerica.com)



### Kip Childers

ServiceMaster Clean

25 Oriole Lane

North Oaks, MN 55127

612-814-6463

[kchilders@smcleanteam.com](mailto:kchilders@smcleanteam.com)



## ST. PAUL BOMA MEMBERS!

Be on the lookout for the newest Membership Directory to start being distributed this June/July. The membership directory is your go-to for member information, service partner information, buyer's guide and more! **Thank you** to the following companies for their advertising support this year: [ServiceMaster Recovery Management](#), [District Energy](#), [Building Restoration](#), [Viking Electric](#), [Western Specialty Contractors](#), [Marsden Services](#), [RAM Construction](#), [Union Depot](#), [SPDID/Downtown Alliance](#), [Abradkadabra Environmental](#), [NexGen Exteriors](#), [Spec7 Group](#), [Westin Construction](#) and [Restoration Systems](#).



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**Greater Saint Paul BOMA  
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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.*



**Alzheimer's and Brain Awareness Month**



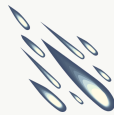
**National Sorry I Was on a Boat Day**  
June 5th

**National Weed Your Garden Day**  
June 13th



**World Day of Music**  
June 21st

**National Strawberry Parfait Day**  
June 25th



**National Meteor Watch Day**  
June 30th

*See a full list of June Holidays and Celebrations*

**Stay Connected**



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