

GREATER SAINT PAUL **BOMA**
NEWSLETTER

MONTHLY NEWS AND INFORMATION



PRESENT

The 'hard questions'

An Open Q & A with St. Paul Mayor Melvin Carter

MARCH 24TH, 2025

11:30AM - 1:30PM

DRURY HOTEL, ST. PAUL



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MEMBERSHIP MEETING

The Hard Questions with Mayor Carter
An Open 'Q & A' with Saint Paul Mayor Melvin Carter

Sponsored by District Energy, St. Paul and Mission Filtration

MARCH 24TH, 2025

DRURY PLAZA HOTEL | ST. PAUL

1 CEU Credit Approved

Mayor Melvin Carter highly values the opportunity to engage with BOMA members and to gather the insight found in our community's expertise. Let's get to the "real" discussions by asking the hard questions. The ones you've always wanted to ask but have been too polite to do so. If you are not comfortable asking but would like addressed? Send it to tina.gassman@bomastpaul.org and she will ask the question for you to maintain your anonymity.



Date: Monday, March 24th, 2025
11:30AM - 12:00PM - Networking
12:00 - 12:30PM - Luncheon
12:30 - 1:30PM - Presentation/Q & A
Location: Drury Plaza Hotel, 175 10th Street East, St. Paul
Education: One CEU credit approved

The Drury Plaza Hotel offers free on-site parking in their parking lot. Lunch will be provided followed by our time with the Mayor. Invite your colleagues to join you for this informative event!

UPCOMING MEMBER MEETINGS

Scan to View the Full BOMA Calendar



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, President, Saint Paul Downtown Alliance



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. The expansion went into effect on January 1st, 2025.

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. [Register Now!](#)



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!](#)

UPCOMING MEMBER MEETINGS

Scan to View the Full BOMA Calendar



Greater Saint Paul BOMA

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
DISTRICT ENERGY ST. PAUL™

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!**

Greater Saint Paul BOMA

SPONSORED BY
DISTRICT ENERGY ST. PAUL™

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!**

THE DOWNTOWN SAINT PAUL DRAW



CHAIR'S REPORT BY BILL HUEPENBECKER

Dear BOMA Members,

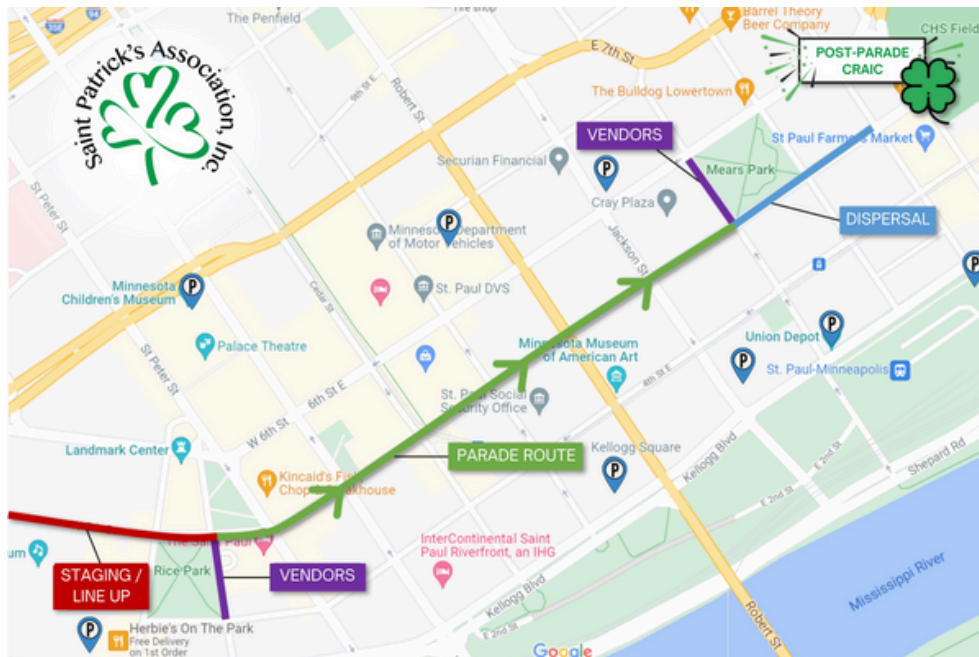
I hope everyone is enjoying the warmer temperatures as the calendar turns to March. While we are nearing the end of winter this is a very busy time downtown. We wrapped up February kicking off the tournament season by hosting the Minnesota State High School League (MSHSL) tournaments for Girl's Hockey, Girl's Gymnastics and Wrestling. This week we begin March with the MSHSL Boy's Hockey tournament, followed by St. Patrick's Day Parade (see parade route below), and the MCHC Frozen Faceoff. These events are in addition to Wild and Frost hockey, as well as the Saints home opener on March 28th. All of these large events bring visitors from around the state and have a tremendous impact on our downtown. Hopefully, you can attend one of these events that bring vibrancy to St. Paul.

I also hope you can join us for the March 10th membership meeting at the Drury Plaza Hotel where we will be joined by Mayor Carter for a 'Q and A' to answer the tough questions. [You can register for that meeting here.](#)

Hope to see you there!

Warm regards,

Bill



STRENGTHENING CONNECTIONS TO ACHIEVE SUCCESS



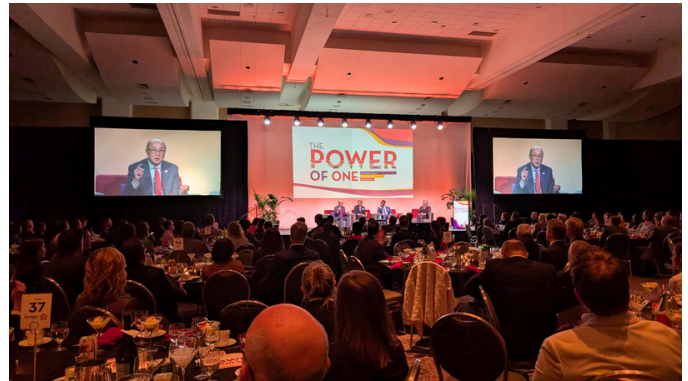
PRESIDENT'S REPORT BY TINA GASSMAN

Last week I attended The St. Paul Area Chamber's 157th Annual Meeting, "The Power of One: One Introduction. One Individual. One Initiative."

Along with the typical updates expected at an annual business meeting, the program included an inspirational panel made up of **John Choi, Ramsey County Attorney, Kelly McGrath, Vice President and General Manager of the Xcel Energy Center, and Johnny Opara, President and CEO of JO Companies**, as well as a moving video (I teared up at least twice!) of thought leaders, changemakers, and trailblazers sharing their stories of how one action changed the course of their lives.

While Greater Saint Paul BOMA hasn't been around for 157 years (yet!) and the Chamber's staff is literally 10x larger, the work we do is much the same.

Success is built on strong connections, shared knowledge, and collaborative opportunities. As members of Greater Saint Paul BOMA, we are part of a network that brings professionals together, fostering relationships that drive individual and industry-wide growth.



It inspired me to think about how - in our corner of the business community - we can best continue to make a positive impact on your work and lives.

As I looked around the room at the RiverCentre, I was surprised by how many people I knew, people representing the many private/public partnerships I've made an intentional effort to help build or in which to have St. Paul BOMA be meaningfully involved.

Our association serves as a hub for expertise, advocacy, and innovation, ensuring that we stay ahead in an ever evolving and currently very challenging market. Through networking events, educational programs, and industry resources, we gain valuable insights and build relationships that help us navigate these challenges and seize new opportunities.

By engaging with Greater Saint Paul BOMA, you not only strengthen our own businesses but also contribute to the vitality of our local commercial real estate community. Together, we create a stronger, more connected industry—one that thrives through collaboration and shared success.

Thank you for being part of this association and for your continued commitment to growing and supporting our professional community. I encourage you to take full advantage of the connections and opportunities available through BOMA and to consider how one introduction, one individual, or one initiative can help shape your future.

Tina



MINNESOTA

LEGISLATIVE UPDATE

WITH SONNIE ELLIOTT

Committee Deadlines and Upcoming Financial Forecast

We're moving forward as the committee deadlines for this session have now been established, setting the pace for the weeks ahead. The first committee deadline is April 4, 2025 and that is for policy bills to move through the committee process. The next deadline is April 11, 2025 and that is for finance bills to move through the process. They must adjourn by May 19th, 2025.

During the week of March 3rd, the state will unveil its next financial forecast, which will serve as the budget baseline for the legislature as it works on the budget over the next two and a half months. Early indications suggest that the forecast may not be positive.

The Governor will produce a supplemental budget shortly after the budget forecast is released. This is where we will see if there are expanded tax increases in addition to the ones originally proposed in his original budget recommendations released in January.

So far, over 2,000 bills have been introduced this session, such as proposals to:

- Raise the minimum wage to \$15 an hour starting August 1, 2025
- Allow the employment of 16- and 17-year-olds on or around construction sites
- Create a voluntary commercial salt applicator certification program
- Provide tax credits for building conversions; and
- Eliminate minimum parking requirements for residential, commercial, and industrial properties

As we enter the second half of the session, activity is expected to ramp up, and we will be ready to advocate for the priorities of Greater St. Paul BOMA.






ENERGIZE SAINT PAUL BUILDING ENERGY BENCHMARKING REPORT 2024

In 2024, 656 commercial, multifamily, and public buildings over 50,000 square feet benchmarked their 2023 energy and water use, achieving a record 93% compliance rate with the City's energy benchmarking ordinance. Compliance rates have increased each year since the program's inception in 2019, giving Saint Paul one of the highest compliance rates in Minnesota.

In addition, 92% of successfully benchmarked buildings voluntarily disclosed energy and water use data to the City. While Saint Paul does not require full disclosure, the new State of Minnesota benchmarking program does, and most Saint Paul building owners are well prepared to comply.

ENERGY EFFICIENCY LEADERS

Annually, the City of Saint Paul celebrates select property owners and managers for their leadership in energy efficiency. In 2024, the following ENERGY STAR Certified buildings were recognized:

- Spruce Tree Centre  *St. Paul BOMA Member*
- Infor Commons  *St. Paul BOMA Member*
- Securian 400  *St. Paul BOMA Member*
- Securian 401  *St. Paul BOMA Member*
- The Golden Rule Building  *St. Paul BOMA Member*
- Wells Fargo Place  *St. Paul BOMA Member*
- Nasseff Specialty Center
- University Centre at 1919
- The Waters of Highland Park

WHAT IS BUILDING BENCHMARKING?

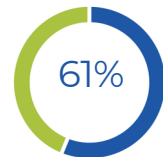
Benchmarking is the ongoing tracking of building energy and water use to ensure a building is performing as anticipated and in comparison to similar buildings nationwide. By combining utility meter consumption and building characteristics, buildings of a similar type can be compared to one another with metrics like Energy Use Intensity (EUI), which measures energy usage per square foot. This information provides new and actionable insight to building owners, occupants, and efficiency resource providers that is valuable in building management, investment, sale, and lease decisions.

656 Benchmarked properties

Using in total **13.65 million** MMBtu equal to



72,181 households

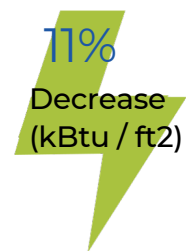
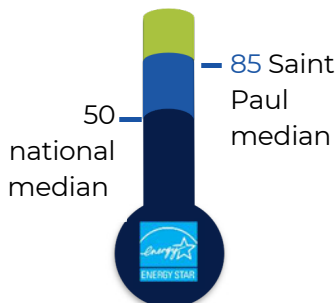


of citywide building energy



27% of citywide GHG emissions

The buildings showed the following performance:



in Median Weather Normalized Site Energy Use Intensity (EUI) from 2019 to 2023

1. 2023 energy use data.
2. Metric Million British Thermal Units.

REFLECTING ON BENCHMARKING IN SAINT PAUL LOOKING BACK

Organized benchmarking efforts have been underway in Saint Paul for more than a decade, beginning with the 2012 launch of Kilowatt Crackdown sponsored by Xcel Energy, Greater St. Paul BOMA, and the Saint Paul Port Authority. In 2016, the City of Saint began to consider adopting a benchmarking ordinance, like those in other U.S. cities, and from 2016-2018, the City undertook intensive research, planning, and stakeholder engagement. Informed by the work of the previous three years, the Saint Paul City Council adopted the Saint Paul benchmarking ordinance in 2019. Between 2020 and 2024, the benchmarking program was tremendously successful, with compliance rates near 90%, and many building owners adopting energy efficiency measures based on benchmarking data.

LOOKING AHEAD

In 2023, the Minnesota Legislature passed a statewide benchmarking law similar to the Saint Paul ordinance. The law becomes effective in the spring of 2025. To avoid confusion and duplication of efforts, the City of Saint Paul will discontinue its ordinance this year and allow the State to assume responsibility for ensuring compliance. Because the state law is so similar to the City ordinance, Saint Paul building owners are well prepared to comply. The State will be contacting building owners directly to explain what is required.

Mayor Carter is deeply appreciative of the relationship forged between the City and building owners and managers over the years through the development and implementation of the benchmarking ordinance. While the State assumes responsibility for benchmarking oversight in 2025, the City of Saint Paul plans to remain engaged with building owners and supportive of their important work.

The City of Saint Paul wishes to thank the following partners who helped shape, administer, and resource the Saint Paul benchmarking program

Energize Saint Paul Partners



**SAINT PAUL
MINNESOTA**



Interested in learning more? <https://mn.gov/commerce/energy/consumer/energy-programs/benchmarking-energy-use.jsp>

[And More here](#)



MEMBER *Spotlight*

Each month, we feature one of our Greater Saint Paul BOMA Members. This month, the spotlight is on member Marsden Services. Charlie Field, Business Development Executive, was kind enough to answer some questions for us. *Enjoy!*



Charlie Field

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

A: I joined St. Paul BOMA in 2019.



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

A: St. Paul BOMA was the first organization I joined outside of college and it helped me get a jumpstart on developing my network.

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

A: Denise Jenkins and the St. Paul BOMA team took me in right out of college and I'm forever grateful for the connections they have helped me develop over the years.



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

A: Standup Comedy (just saw Shane Gillis live, and I highly recommend live comedy shows to our members).



Q: Reading or watching anything interesting these days?

A: New Season of REACHER on Prime Video. I enjoyed reading Lee Child's novels growing up, and its been fun to see those books brought to life on screen.

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

A: I could eat Pizza for breakfast, lunch, and dinner every day. One of the most versatile foods on earth. Just as long as its cooked thoroughly! No soupy pizza for me.



Q: Anything else you would like us to know?

A: My two favorite hobbies are hunting and watching hunting videos. There isn't a season that goes by that I'm not out in the woods or mountains chasing game. I look forward to filling all my tags this year with the bow. Additionally, my Dad and I started a High Density apple orchard in NW Wisconsin about four years ago. We planted roughly 500 Honeycrisp Apple Trees, and I'm looking forward to seeing our trees come into production this year.



Welcome, New St. Paul BOMA Members!

Austin Seman, CEO
Fairline LLC
2621 Fairoak Ave.
Anoka, MN 55303
612-747-8800
aseman@fairlieservices.com



Randy Benedict & Mike Witzel
1285 Grey Fox Road, Suite 200
Arden Hills, MN 55126
651-468-2700
rlbenedict@trane.com
trane.com





Submit Your Projects, People & Companies for the 2025 Minnesota Real Estate Journal Awards

REjournals is proud to present the Commercial Real Estate Awards, which celebrates the achievements, successes and highlights from all sectors of the commercial real estate industry. More information on submissions [can be found here.](#)

Awards will be given out at a Gala on May 1st, 2025:

3:30pm - 5:00pm Happy Hour

5:00pm - 7:30pm Awards Program

DoubleTree by Hilton Hotel Bloomington
7800 Normandale Boulevard, Minneapolis, MN



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.



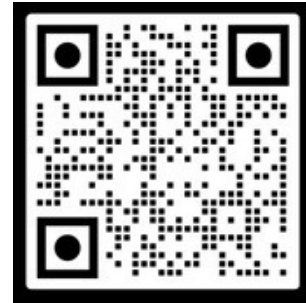
For Help Scan The Code



Ways to engage with Saint Paul's Climate Action & Resilience Plan Update

Visit the online hub

Find resources and more information, along with the current Climate Action & Resilience Plan; see a list of events we'll be at, and find information about the upcoming Climate Forum: engagestpaul.org/climate2025



Use the community conversation toolkit

Learn how to start a discussion about climate impacts & actions and share your group's feedback



Take the survey

Take a brief survey about climate impacts in your life and provide input on priorities for the updated Plan



REMINDER

Attention Skyway building members: Don't forget to complete the **Skyway Easement Property Owner Security Requirements** Compliance Form by March 31st. Contact DSI at (651) 266-8989 if you have not received your form.



MARCH MADNESS CONTEST



\$6,500 IN PRIZES!!

horizonroofinginc.com/march-madness



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

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

Advertise with us! 
View Our Current Plans & Pricing

March 2025, Vol. 11, No. 3
Greater Saint Paul BOMA
Osborn370 Building
370 Wabasha Street North
Suite 690
St. Paul, MN 55102
Phone: 651-291-8888

MARCH *is...*

-  **Women's History Month**
-  **International Fanny Pack Day**
March 8th
-  **Daylight Saving Time Starts**
March 9th
-  **St. Patrick's Day**
March 17th
-  **National Let's Laugh Day**
March 19th
-  **National French Bread Day**
March 21st

See a full list of March Holidays and Celebrations

Stay Connected



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