

# NEWSLETTER

MONTHLY NEWS AND INFORMATION

## MEET THE MAYOR

**A Conversation with Mayor Kaohly Her:**



*Vision, Leadership and Partnership*

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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

### A CONVERSATION WITH MAYOR KAOHLY HER: VISION, LEADERSHIP, AND PARTNERSHIP

**MONDAY, MARCH 16TH**

**11:30-1:30PM**

*Sponsored by*



**DISTRICT ENERGY**  
ST. PAUL™



**Integrated Facility Services**



**ICON**  
OUTDOOR SERVICES



**Insight**  
Restoration

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.

Kaohly Her is the 47th and current Mayor of Saint Paul, Minnesota, inaugurated in January 2026 as the city's first woman and first Asian American (Hmong) mayor. Her priorities include affordable housing, economic development, and improving government services.

# UPCOMING MEETINGS + EVENTS

Scan to View the Full BOMA Calendar



**Greater Saint Paul BOMA**

# BROKERS MEETING

WEDNESDAY, MARCH 4TH

11:45am - 1:00pm\*  
 Drake Building  
 60 Plato Blvd., St. Paul

*\*Includes Lunch*

Hosted by Kori De Jong  
 Wellington Management

(Note: this is a closed group for commercial real estate brokers only). **Kori De Jong with Wellington Management** extends a cordial invitation to join St. Paul BOMA and real estate industry colleagues at the Drake Building on Wednesday, March 4th.

The Drake Marble Building was constructed in the early 1900's to serve as a marble cutting and polishing plant on St. Paul's West Side, just across the Mississippi River from the Central Business District. Much of the distinctive historic character of this four-story building has been carefully retained and Brokers will receive a tour after lunch. **Register today!**

**Greater Saint Paul BOMA**

ENGINEERS MEETING

# Recycling

All About Trash & Recycling at Today's Businesses

Wednesday, March 18th  
 11:45AM-1:00PM  
 Golden Rule Building  
 85 East Seventh Place - Room 295  
 St. Paul

PRESENTED BY

Engineers: Our next meeting is March 18<sup>th</sup>. [Learn more about the topic and register here!](#)

# UPCOMING MEETINGS + EVENTS

Scan to View the Full BOMA Calendar



Greater Saint Paul BOMA

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*

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!](#)



## Federal Immigration Enforcement Business Impact Survey

The city has developed a survey to better understand the economic impacts of recent federal immigration enforcement to our business community in Saint Paul. All businesses in Saint Paul are encouraged to participate in [this anonymous survey](#).

# 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](mailto: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.

## ERV Tune-up Service Study

With a grant from Minnesota's Conservation Applied Research and Development (CARD) program, Center for Energy and Environment is developing a prescriptive Energy Recovery Ventilator (ERV) Tuneup protocol that would help in solving energy intensive operational problems of commercial ERVs. We are seeking commercial building participants with existing ERVs to volunteer to receive a FREE tune-up to their Energy Recovery Ventilators. [Learn more!](#)



*Welcome*  
NEW BOMA  
MEMBERS!

**CertaPro Painters**  
Twin Cities East  
Eddie Castro  
  
☎ 612-803-2248  
Email: [ecastro@certapro.com](mailto:ecastro@certapro.com)

**Karla Roberdeau**  
Creative Lawn & Landscape  
  
☎ 763-389-2227  
[karla@creative1n1.com](mailto:karla@creative1n1.com)

## THE CUB CREDIT AND OTHER PRIORITIES TO WATCH



PRESIDENT'S REPORT  
BY TINA GASSMAN

As we head into an active legislative season, your voice as a commercial real estate professional matters more than ever. Greater Saint Paul BOMA is focused on advancing policies that strengthen downtown stability, support building operations, and protect long-term investment in our market.

Our top priorities include incentives for office-to-residential conversion, expanded mental health and substance use treatment infrastructure, workforce development for building engineers and property professionals, and policies that help stabilize operating costs.



You may also hear us discussing the proposed Converting Underutilized Buildings (CUB) credit. At a high level, this is a federal tax credit designed to help offset the high cost of converting vacant or underused office buildings into housing or mixed-use space. Many older office properties simply don't pencil without an incentive like this. A CUB credit would help bridge the financial gap, reduce vacancy, strengthen the tax base, and bring more residents downtown, all of which support long-term vibrancy.

These conversations aren't abstract policy debates. They directly affect property values, operating costs, workforce pipelines, and the future competitiveness of St. Paul.

We'll continue advocating on your behalf and will keep you informed about opportunities to engage. If you have examples or data from your buildings that help tell this story, we'd love to hear from you.

In the meantime, I hope to see you (and hear your voice!) at our March 16<sup>th</sup> membership meeting with Mayor Kaohly Her. [You can register for that meeting here.](#)

- Tina

## LATEST NEWS FROM THE STATE CAPITOL



BY SONNIE ELLIOT  
TAFT ADVISORS

The Legislature convened the 2026 session on February 17th under somber circumstances. Lawmakers paused to honor Speaker Emerita Melissa Hortman and her husband, who were tragically killed in June 2025. The Senate also shared remembrances of Senator Bruce Anderson, who passed away unexpectedly over the summer. These bipartisan tributes served as a solemn reminder of the personal commitments and sacrifices made by those who serve.

Following these bi-partisan moments, the legislature turned back to work. With the 2026 election looming, bipartisanship has taken a back seat to sound bites and wedge partisan legislation. The hearings have been marked by sharp partisan divisions.

On a positive note, the latest MN Budget Forecast showed an improved fiscal picture in the nearterm. It showed a projected \$3.7 billion surplus in the remaining biennium. Even the next biennium is showing signs of improvement—although the state will face a structural imbalance next year when they return for budget setting. They do not need to pass any budget bills this year and if they don't, the projected surplus would fall to the bottom line.



MNCRE Day at the Capitol was held on February 26th and drew strong participation from across the commercial real estate community. A bipartisan group of legislators from throughout the state engaged directly with members of NAIOP, St. Paul BOMA, Minneapolis BOMA, CCIM, IREM, and MNCAR in a full-room discussion focused on the future of real estate and development in Minnesota. Key topics included workforce training, public safety, sustainability and evolving energy standards, and industry-specific tax policy considerations.

Concurrently, the House Judiciary Finance and Civil Law Committee heard HF 2959, legislation aimed at protecting data from comparable properties used during a property tax appeal. The bill was laid over for possible inclusion in a larger omnibus package. A hearing on the Senate companion has been scheduled in the Senate Judiciary and Public Safety Committee on March 4th.



**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.

Greater Saint Paul  
**BOMA**

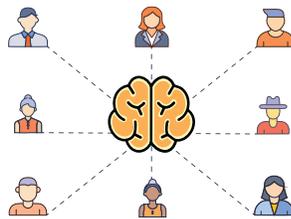
# MEMBER *Spotlight*

Each month, we feature one of our Greater Saint Paul BOMA Members. This month, the spotlight is on member GDI Integrated Facility Services. Jackson Nelson, Business Development 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 2021.



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

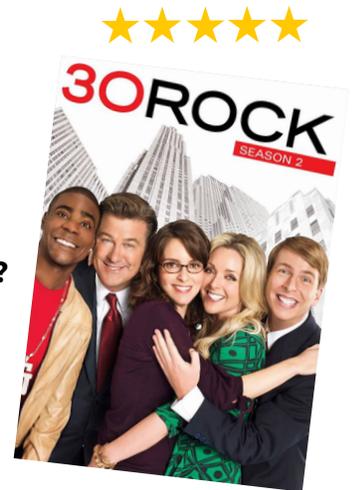
A: St. Paul BOMA is a place where I have learned so much about the community I grew up in and those who shape the city. A place where I can grow professionally and personally. Most importantly, it's a place where I can help advocate for positive change for my community!

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

A: I am new to BOMA so I still have many events to explore! I am excited for our member meetings to getting to know everyone involved with the organization! I have a lot to offer and a lot to learn about BOMA St. Paul and am excited to begin this journey alongside some great people!

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

A: Any episode of 30 Rock. That has always been my comfort show on sick days and it still holds up to this day! Definitely my "desert island" show!



## DELICIOUS

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

A: Real authentic Cajun Jambalaya, EXTRA HOT. No food in the world has a better aroma to me; I can smell it from a mile away and will always look for the source! Smack Shack is definitely my go to spot in MN, but it's something I look to try in any city I'm in. I definitely look for any excuse I can get to go down to the Bayou, nothing beats it!



**Q: Anything else you would like us to know?**

A: In my free time, if I'm not enjoying the outdoors, I'm probably somewhere watching sports. Basketball, Baseball, Football, you name it! I am a season ticket holder for the Timberwolves and Twins and attend as many games as I can. If there is any sports debate you have been having lately, find me at an event and let's talk!



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Kori De Jong, Vice Chair  
Jill Hocking, Treasurer

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Heide Kempf-Schwarze  
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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.*

 is...

-  **National Ideas Month**
- National Denim Day**   
March 5th
-  **St. Patrick's Day**  
March 17th
- National Corn Dog Day**   
March 21st
-  **Rosie The Riveter Day**  
March 21st
- Make Up Your Own Holiday Day**   
March 26th

*See a full list of March Holidays and Celebrations*

**Stay Connected**



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