

# NEWSLETTER

MONTHLY NEWS AND INFORMATION

SPONSORED BY



GREATER SAINT PAUL BOMA SEMINAR

## OPTIMIZING YOUR BUILDING'S HEATING SYSTEM

Thursday, October 10th, 2024  
Osborn370 Building, St. Paul



### INSIDE THIS ISSUE

- 'Congratulations' to the Saint Paul Downtown Alliance...Chair's Report on Page 4
- 'A Cleaner, Stronger, and More Inclusive Community': President's Report...Page 5
- Upcoming Brokers Meeting: October 9th, Hosted by Wellington Management in St. Paul
- Joe Holman with Insight Restoration Leads the Next Engineers Meeting on October 16th...Page 2
- Thank you, Expo Exhibitors, Sponsors & Attendees...Page 6

*Join Greater Saint Paul BOMA to Explore the Latest Systems Helping to Electrify the Future of Heating*  
**A Breakfast Seminar**

**OCTOBER 10TH, 2024**  
*One CEU Credit Approved*

With the world pushing to reduce global greenhouse gases, join Greater Saint Paul BOMA to explore the latest systems helping to electrify the future of heating.

You'll learn about new systems and their ability to capture and reuse waste heat, how to optimize heating with Air Source Heat Pumps in a -20 F design climate and the benefits of incorporating thermal storage to your building.



Our presenter will be Matt Spresser, Systems Sales Engineer, with Trane Twin Cities.

We would like to thank our sponsor, Owens Companies of Bloomington, for sponsoring this seminar!

Catering will be provided by TST Catering in St. Paul.

**Date:** Thursday, October 10th, 2024

**8:00 - 8:30am** - Breakfast & Registration

**8:30 - 9:30am** - Presentation

**Location:** Osborn370 Building  
370 Wabasha Street North, St. Paul  
(4th Floor, Lake Superior Room)

**Cost:** \$70.00 / \$90.00 non-members

# NEWS & EVENTS

Scan to View the Full BOMA Calendar



## October Broker's Meeting: Tour the Metro Lofts in St. Paul

Wednesday, October 9th, 2024

11:45 - 1:00PM (Lunch Included)

Metro Lofts, 2650 University Avenue West, St. Paul

*(Parking available on-site)*



Hosted by Vicki Karr  
Wellington Management

Register  
Now!



**Broker's: Vicki Karr with Wellington Management** extends a cordial invitation to join St. Paul BOMA and real estate industry colleagues on Wednesday, October 9th from 11:45 AM – 1:00 PM at the Metro Lofts, 2650 University Avenue West, St. Paul.

Parking is available on site...enter on University where a flyer will be handed to you to put in your vehicle for free parking. Watch for Vicki! [Click here to register for this meeting.](#)

### NEXT ENGINEERS MEETING



# DISASTER PREPAREDNESS:

*Planning, Strategies, and Relationships  
for Success*

Wednesday, October 16th | 11:30AM to 1:00PM  
Golden Rule Building, 85 East 7th Place, St. Paul

**Room 295**

**Engineers:** You're invited to a conversation regarding "Disaster Preparedness: Planning, Strategies, and Relationships for Success" presented by **Joe Holman of Insight Restoration**. Whether you are starting from scratch or have an established emergency plan, this engaging presentation will equip you with essential tips and proven strategies to enhance your disaster readiness and response capabilities for your facilities. [Register today!](#)

# NEWS & EVENTS

Scan to View the Full BOMA Calendar



SPONSORED BY

## 2024 Market Report

10.21.24 | DoubleTree Hotel, Downtown St. Paul

**REGISTER NOW**

On October 21st, we will review highlights of the 2024 Office Market Report followed by a case study in development. The Heights, the former Hillcrest Golf Course, offers significant opportunities for both housing and light industrial development. We will hear from **Bob Cunningham of Kraus-Anderson Realty Company** and **Kristine Williams of the Saint Paul Port Authority** and to learn about this unique urban infill opportunity on Saint Paul's Greater East Side. Thank you to Premium Sponsor RCL Engineering and District Energy and Paramount Building Solutions for being a Classic Sponsor!

The meeting will take place at the DoubleTree Hotel, downtown Saint Paul and includes a plated lunch.

Greater Saint Paul **BOMA**

NOVEMBER

# BROKER'S MEETING

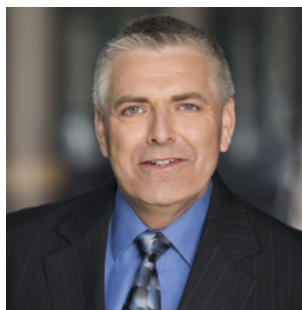
**REGISTER NOW!**

*Hosted by Kevin Peck, Senior Vice President and Principal of Suntide Realty*

**WEDNESDAY, NOVEMBER 6TH | 11:45 AM – 1:00 PM**  
**RIVER PARK PLAZA | 10 RIVER PARK PLAZA, ST. PAUL**

River Park Plaza recently completed major renovations to the lobby, including the addition of a new tenant sky lounge, rooftop patio, and conference center and **Kevin Peck with Suntide Commercial Realty** extends a cordial invitation to join St. Paul BOMA and real estate industry colleagues on Wednesday, November 6th from 11:45 AM – 1:00 PM at River Park Plaza, 10 River Park Plaza, 7th Floor, Sky Lounge, St. Paul. Parking is available on-site.

# THE EXPANSION OF THE SAINT PAUL DOWNTOWN IMPROVEMENT DISTRICT



CHAIR'S REPORT  
BY BILL HUEPENBECKER

Dear BOMA Members,

I want to congratulate the **Saint Paul Downtown Alliance** for clearing the last hurdle in expanding the Saint Paul Downtown Improvement District (SPDID.)

The SPDID provides services and programming within the public realm by supplementing government services that include the Safety Communications Center and Street Team.

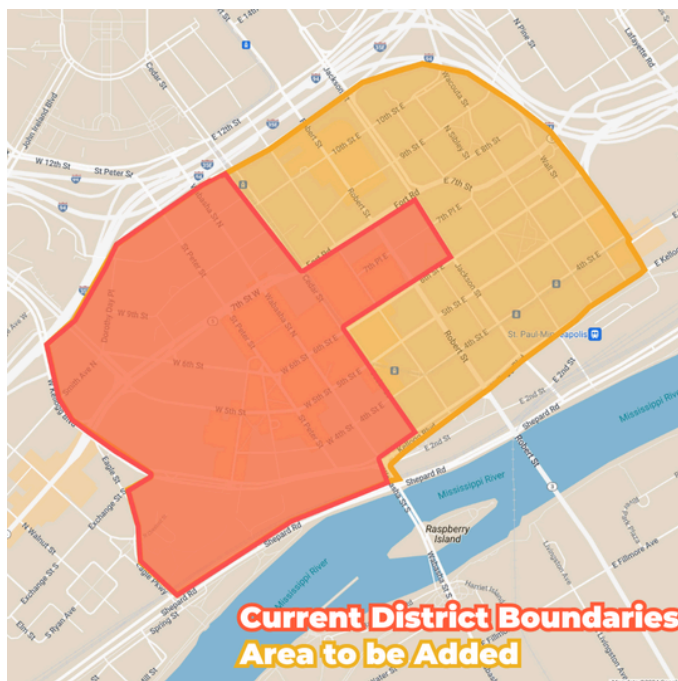
Earlier this summer the Saint Paul City Council voted in favor of expanding the SPDID. However, there was a time for property owners in the new district to oppose the expansion. That window closed in September with a minimum of opposition so the expansion will become effective on January 1, 2025.

The larger district will now move into Lowertown and now include all downtown. This will allow the Downtown Alliance to bring on board more safety ambassadors and street cleaners that have been effectively providing service in the SPDID for the last four years. One metric that proves the effectiveness of the current District is that since its inception in 2021, there has been a 40% reduction in calls to the police for quality-of-life crimes and concerns. I am looking forward to this expanded service level and impact for more of our downtown businesses and residents in the coming year.

You can read more about the expansion at the following Saint Paul Downtown Alliance link <https://stpdowntownalliance.org/new-did-established/>.

The new SPDID map and operating plan can also be [found at the following City Council link here](#).

Warm regards,  
Bill



# A CLEANER, STRONGER, AND MORE INCLUSIVE

## Community



PRESIDENT'S REPORT  
BY TINA GASSMAN

Every morning at dawn, a vibrant splash of purple can be seen sweeping through the streets of St. Paul. Armed with buckets and pickers, a dedicated group of individuals gathers in the heart of the city, not just to clean but to reclaim their dignity and purpose.

**Saint Paul WORK NOW** is an innovative initiative based at Listening House of St. Paul. Listening House is a daytime shelter for people experiencing poverty, homelessness & loneliness. Launched in early 2024, the program provides a zero-barrier job opportunity for adults facing homelessness or housing instability in Ramsey County, offering them a chance to engage meaningfully with their community while earning a paycheck.



Meanwhile, the program supports Saint Paul's public spaces by focusing on essential tasks like snow removal, cleaning sidewalks, parks, and bus stops, creating dedicated teams that tackle the city's needs head-on.

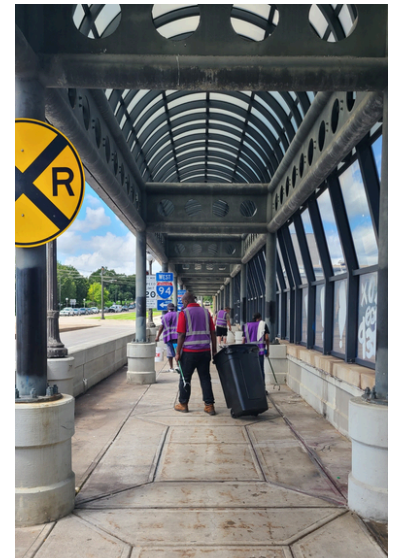
Listening House shares a hopeful vision that by extending opportunities to individuals in creative ways, they can strengthen our collective community. Saint Paul WORK NOW also keeps the Listening House core values at its center.

- **Inclusion** means equitable access to opportunities for all.
- **Respect** recognizes everyone has a story that brings them to today.
- **Hospitality** encourages helping each other in many ways.
- **Community** shows how coming together makes everyone stronger.
- **Compassion** demonstrates shared concern and positive impacts.

If you're out and about in St. Paul and spot those vibrant purple vests, remember that each worker is not just cleaning—they're contributing to a stronger, more inclusive community.

If you're inspired to learn more about Saint Paul WORK NOW or want to get involved, visit [listeninghouse.org/worknow](https://listeninghouse.org/worknow).

Together, we can continue to build a brighter future for everyone in our city.



-Tina



# PRODUCT & SERVICES EXPO

St. Paul BOMA would like to THANK each and every one that attended, sponsored, donated prizes or exhibited at our 2024 Tradeshow and Expo! Our event was a success thanks to **you**.

A special thanks to **St. Paul Mayor Melvin Carter** for making an appearance and talking with business leaders and attendees! We appreciate your time. And to our education component speaker **Cecilia Govrik** with the City of Saint Paul.

Congratulations to our grand-prize winners (\$400 each!): **Jerry Hersman** and **Dale Borys**.

Other winners included **Wally Bishop** of TPT (Wild game tickets), **Kris Johnson** of Halverson Blaser (Twins vs. Miami game), **Mike Koch** of Metro Plains (Pair of MN Wild tickets) and **Brian Regan** of Colliers (Visa gift card and basket courtesy of **ServePro**).

We look forward to seeing you at the 2025 Annual tradeshow and Expo next year!

Abra Kadabra Environmental Services  
 Advanced Masonry Restoration  
 All City Elevator  
 Allied Universal  
 Aspen Waste Systems  
 Assured Security  
 Brin Glass  
 Center for Energy and Environment  
 Clean Response  
 Cy-Con, Inc.  
 GardaWorld Security Services  
 Gardner Builders  
 Harris  
 Hoffman Weber Construction  
 Horizon Roofing, Inc.  
 ICC Restoration  
 IdentiSys, Inc.  
 Imperial Parking  
 Insight Restoration  
 INSPEC  
 Kings III Emergency Communications  
 Kodiak Power System  
 Kraft Mechanical  
 Lindstrom Restoration  
 Modern Heating & Air

Neil's Outdoor Services  
 Owen Masonry  
 Palen Kimball  
 Paul Davis Restoration  
 Prescription Landscape  
 RCL Engineering  
 Restoration Systems, Inc.  
 RM Cotton Company  
 S2 Services, Inc.  
 Securitas Security Services  
 Service Restoration  
 ServiceMaster DSI  
 ServiceMaster Recovery Mgmt.  
 SERVPRO of NE  
 Siemens Industry, Inc.  
 Solid Rock Construction  
 SOULO  
 Spec 7 Group  
 Sun Control of MN  
 SwedeBro  
 TK Elevator  
 Ungerman, Inc.  
 USA Security  
 Viking Electric Supply  
 Western Specialty Contractors

THANK YOU Exhibitors!



## Saint Paul Building Owners: Light Up in Teal on November 1st



Each year in November is the annual “**Light the World In Teal**” initiative to raise Alzheimer’s awareness. Buildings and landmarks around the world illuminate in the color teal. The organization has been getting major buildings, landmarks, City Halls, hotels, airports, many of the professional sports stadiums and arenas, assisted living facilities, bridges, museums, and more to participate. Last year, they had more than **1,000 buildings** participate.

This year, they are hoping to significantly increase the number of participating sites in St. Paul to really make a difference. They have several buildings and prominent sites in Minneapolis, but none in St. Paul. We believe that, with increased awareness, it will get more people involved in the battle against Alzheimer’s disease and even make federal governments take notice and devote more funds to Alzheimer’s research and caregiver supports.

It really could be as simple as lighting one area of your building with a few colored light bulbs or a colored lamp, or if any of your buildings have it, LED lighting. It is simple and inexpensive. The sites that participate always get a tremendous amount of positive publicity for participating.

More information and sign-up can be found at [lighttheworldintea.com](http://lighttheworldintea.com). Thank you for your consideration!



*The 35W Bridge Lights Up in Teal in Minneapolis*



## BOMA International Stands with Local Communities and Teams in the Wake of Hurricane Helene

Communities affected by Hurricane Helene’s disastrous strike last week are scrambling to seek support, rebuild and consider the best path forward, as many fear the likelihood of another wave of weather events impacting the Southeast. Hurricane Helene quickly moved through the region with at least five states reporting high number of fatalities in North Carolina, South Carolina, Georgia, Virginia and Florida. According to one source, Hurricane Helene, a Category 4 hurricane with an 800-mile path of destruction, is considered the “worst event in office history” according to the National Weather Service in Greenville-Spartanburg, South Carolina.



*Hurricane Helene ravages southeastern U.S  
(Photo: CBS News)*

At BOMA International, we encourage locals to take action in providing crucial resources and aid to communities in need. According to a report by PBS, the Federal Emergency Management Agency (FEMA) states that the needs required for each state affected by Hurricane Helene vary, so we suggest that locals determine the biggest issues that need addressing and go from there.

**Click here** to access more BOMA resources to assist in emergency preparedness, and do not hesitate to reach out to your BOMA local for support. BOMA International is here to support communities in the wake of Hurricane Helene, offering assistance when it’s needed most.

Greater Saint Paul  
**BOMA**

# MEMBER

## Spotlight



Each month, we feature one of our Greater Saint Paul BOMA Members. This month, the spotlight is on Horizon Roofing, Inc. the folks that advertise each week on the front page of our BOMA Blast. Kurt Scepaniak. 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: Horizon Roofing, Inc. has been a member of St. Paul BOMA since 2005-2006.



*The infamous Horizon golf cart!*



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

A: In the beginning it was honestly all about finding new customers, but it has turned into meeting some great people (both customers, and other vendors) and becoming friends. So that was a great bonus.

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

A: Golf events are always a good time getting out of the office and getting to know people on a different level while having fun (and maybe have a few drinks. 😊)



*The Horizon Guys at our Annual Golf Tournament*

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

A: Of course being around friends, watching video clips, and going to see comedians. (Closer to the stage the better)

**Q: Reading or watching anything interesting these days?**

A: I listen to a lot of podcasts while driving, and at night I like watching comedies and TV sitcoms.

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

A: It would have to be steak.



**HORIZON**  
roofing



**CALLING ALL ENGINEERS!**

If you have a topic of interest for our group or a building/structure you think engineers would like to tour, we are looking to fill the **November 20th BOMA Engineers meeting**. Contact Denise Jenkins (denise.jenkins@bomastpaul.org or 651-291-8888) if you are interested.

Thanks!



**Past meetings have included:**

- The Minnesota History Center
- The Minnesota Children's Museum
- The Landmark Center
- Dakota County Maintenance Facility





*Quality is our Kraft!*

651-773-9000

**Honeywell** Johnson Controls



AUTHORIZED BUILDING  
CONTROLS SPECIALIST



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

- HVAC • Sheetmetal • Plumbing • Pipefitting
- Building Automation • 24 Hour Service and Maintenance

---

**Paul Benson • Building Solutions Consultant**

**2415 Ventura Drive #100 • Woodbury, MN 55125**

**P: 651-773-9000 • pbenson@kraftcm.com • kraftcm.com**

**OFFICERS:**

Bill Huepenbecker, Chair  
Kori De Jong, Vice Chair  
Jill Hocking, Treasurer

**DIRECTORS:**

Heide Kempf-Schwarze  
Robert Loftus  
Julie Perteet  
Crystal Pingel  
Patrick Scullin

**STAFF:**

Tina Gassman, President  
Denise Jenkins, Member Services  
Director  
Jen Leach, Editor

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

*Advertise with us!*   
**bomasaintpaul.org/  
advertisement-opportunities**

**View our current plans & pricing**

**October 2024, Vol. 10, No. 10**  
**Greater Saint Paul BOMA**  
**Osborn370 Building**  
**370 Wabasha Street North**  
**Suite 690**  
**St. Paul, MN 55102**  
**Phone: 651-291-8888**

**OCTOBER is...**  
**Breast Cancer Awareness Month**



**National Golf Lovers Day**

October 4th



**National Pasta Day**

October 17th

**National New Friends Day**

October 19th



**National Chocolate Day**

October 28th

**Halloween**

October 31st



[See a full list of October 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.*