

NEWSLETTER

MONTHLY NEWS AND INFORMATION



TUESDAY,
SEPTEMBER 22ND, 2026
12-2PM



TOWN SQUARE CENTER
DOWNTOWN
ST. PAUL



FREE
CATERED
LUNCH



WIN
\$500
CASH!



QUALITY
VENDORS



TOP PRIZES
&
GIVEAWAYS



CEU CREDIT
WORKSHOP

REAL OPPORTUNITIES. REAL CONNECTIONS.

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DATE: Tuesday, September 22nd, 2026

TIME: Education Component 11:00am - 12:00pm | Expo/Tradeshow 12:00pm - 2:00pm

LOCATION: Town Square Tower
445 Minnesota Street, 25th Floor,
Saint Paul

EDUCATION: 1 hour of CEU **APPROVED!**

GREATER SAINT PAUL BOMA UPCOMING EVENT

2026 Trade Show & Expo

TUESDAY, SEPTEMBER 22

12:00 - 2:00PM | TOWN SQUARE TOWER



As a member of St. Paul BOMA, the Annual Trade Show and Expo is the best opportunity to create and strengthen connections between service providers and building professionals. If you're a service provider, you're in the perfect environment to promote your products and services. As a property manager or building engineer, you have the chance to explore and shop around to see which services would benefit your building.

Education Class: Discover how a comprehensive energy assessment can transform your building's performance. Learn about commercial energy assessment programs and rebates available to Xcel Energy commercial customers and see the programs in action through real-world case studies. You will leave with practical guidance on equipment replacements and how to navigate Minnesota's fluorescent lighting ban.

➤➤➤ A list of this year's vendor participants can be found on page 7.

UPCOMING

MEETINGS + NEWS

Scan to View the Full BOMA Calendar



September Broker's Meeting: Tour the Atrium Office Building

Wednesday, September 2nd

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

Atrium Office Building, 1295 Bandana Blvd. North
Saint Paul, MN

(Parking available on-site)



Eugene Vazemiller with Wellington Management invites you to check out the Atrium Office Building.

The Atrium Office Building is a prime example of historic restoration. This beautiful brick-and-timber building includes an open central atrium, a landscaped courtyard, common area conference room, and incredible proximity to major roadways, shopping, recreation, and restaurants. Ample parking is available onsite.

Register now! (Note: this is a closed group for Brokers only).



ENGINEER'S MEETING

Optimizing Hydronic Heating and Energy Recovery Ventilation Systems

Wednesday, October 21st

11:30AM-1PM (Includes Lunch)

Golden Rule Building

85 East Seventh Place, Suite 295



Engineers: Your next meeting is on Wednesday, October 21st at the Golden Rule Building. This session will share practical, field-tested strategies for improving efficiency of hot water space heating systems and ensuring energy recovery ventilation (ERV) systems deliver expected savings in commercial buildings. **[Learn more and register here.](#)**

SAINT PAUL

NEWS & NOTES

Twin Cities Foundation Injects \$15M into Downtown St. Paul Real Estate

The St. Paul & Minnesota Foundation announced Tuesday August 25th that it will contribute as much as \$15 million to an ongoing effort to revive downtown St. Paul.



The funding will benefit the St. Paul Downtown Alliance's real estate subsidiary as it continues to acquire and redevelop distressed properties throughout the city's core, following a \$30 million investment from Securian Financial and the Bush Foundation in November.

Properties already under the control of the nonprofit's St. Paul Downtown Development Corporation (SPDDC) include U.S. Bank Center and Alliance Bank Center.

"We are investing in downtown Saint Paul because we believe in its future and in the role a strong capital city plays in the economic vitality of our state," Saint Paul & Minnesota Foundation President and CEO Chanda Smith Baker said in a statement.

"This moment calls for both optimism and investment. By putting our capital alongside public, private and philanthropic partners, we are part of unlocking new possibilities for downtown: more people living here, inclusive economic development, people gathering here and a stronger economic engine for Minnesota. This is what community investment looks like, using the resources we hold today to help build the future we believe is possible."

[Read more via Bring Me the News.](#)

Please Join Us in Welcoming Our Newest BOMA Members!



Metro Garage Door Co.

8175 Lewis Load Suite A
Golden Valley, MN 55427

Main Tele: 763-535-4774

metrogaragedoor.com

Contact: Bill Reger

Direct: 651-295-4408 Email:

bill@metrogaragedoor.com



Automated Logic

Contact: Shawn Brannan

953 Westgate Drive, Suite 101

St. Paul, MN 55114-1081

Cell: (320) 805-1254

Shawn.Brannan@carrier.com

www.automatedlogic.com

www.carrier.com



Frauenshuh is looking hiring for two positions:
Property Administrator
and **Assistant Facilities Manager.** [Learn more!](#)

FROM STAKEHOLDER TO NEIGHBOR



PRESIDENT'S REPORT BY TINA GASSMAN

“Oh! You really *do* believe in Saint Paul’s momentum!”

I’ve heard some version of that several times since telling people that my husband and I recently moved to Lowertown. And I suppose they have a point.

For the last four years, I’ve talked about Saint Paul’s potential, advocated for investment in downtown and encouraged others to see what I see in this city. Now I’ve quite literally bought into it.

What I didn’t anticipate was how quickly living here would change my perspective.

I know downtown pretty well after the handful of years of working with the people who own, manage, lease and invest in its buildings. But I’m used to seeing it largely through the lens of a business person on a workday. It’s different at 7:00 in the morning. It’s different again at 10:00 at night. It’s really different on Saturday and Sunday mornings living near the farmer’s market.

And it’s especially interesting to see it through my husband’s eyes as we walk around our new neighborhood. *Who owns that building? What’s in there? That one is really cool; why is it empty?*



Suddenly, I’m looking at familiar buildings differently, too.

Over the weekend we stopped in at what instantly became my new favorite shop, Joey Mansion at 444 Wacouta. We chatted with the owners Brad and Cicely, who had made a transition much like ours: downsizing from a suburban home and moving into a downtown loft. Within minutes, we found ourselves talking about what we hope Saint Paul can become and what each of us can do to help it get there.

That conversation stayed with me.

We talk a lot about downtown “revitalization” as though it’s something that happens through a development project, public investment or economic strategy. Those things matter enormously. But cities also come back because people decide to participate in them.

(Continued on page 5)

FROM STAKEHOLDER TO NEIGHBOR



PRESIDENT'S REPORT
BY TINA GASSMAN

(Continued)

Someone opens a shop. Someone renovates a building. Someone signs a lease. Someone moves into a condo. Someone tries a new restaurant and tells their friends about it. People meet one another and begin rooting for each other to succeed.

That's how momentum becomes a community.

So yes, I really do believe in Saint Paul's momentum. And these days, I'm enjoying the opportunity to experience it not only as a stakeholder representing BOMA, but as a neighbor.

And maybe that's what believing in Saint Paul's momentum really means: not just being optimistic about what comes next, but choosing to be part of it.

- Tina



2026 EXPO & TRADE SHOW VENDORS

4M Building Services
Abra Kadabra Environmental Services

All City Elevator

Allied Universal

Aspen Waste Systems

Assured Security

Brin Glass

Building Restoration

CEE / Next Gen RTU

Center for Energy Management

Clean Response

Cy-Con, Inc.

EDC Solutions

Egan

Essity

FBG Facility Services

First On-Site Restoration

Fluid Interiors

GardaWorld Security Services

Gardner Builders

GDI Ainsworth

Harris

Hoffman Weber Construction

Horizon Roofing, Inc.

IdentiSys, Inc.

Image 360 - Woodbury

Impark Parking

Insight Restoration

Kings III Emergency

Kraft Mechanical

Maya Maintenance

Metro Garage Company

Midwest Access

Modern Heating & Air

NexGen

Owens Masonry

Paul Davis Restoration

Prescription Landscape

RAM Construction

Restoration Systems, Inc.

RM Cotton Company

S2 Services, Inc.

Securitas Security Services

Service Restoration

ServiceMaster Clean

ServiceMaster DSI

Siemens Industry, Inc.

Solid Rock Construction

SP Plus / Metropolis

Spec 7 Group

TK Elevator

TruSeal America

Ungerman, Inc.

United Rentals

Viking Electric Supply

Wellington Security Systems

Yale Mechanical



Managing the Organization (RPA, FMA, SMA)

Start Date: Monday, September 21st – 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



Email us to register

This course will prepare you to manage and lead your organization through improved communication, motivation, team building, project management, problem-solving, and decision-making skills. Property and facility managers who take this course will be able to further develop their group leadership and management techniques and abilities, and analyze and improve their relationships with staff, colleagues, and owners.

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

- Understand and demonstrate what motivates staff and how to use techniques to influence staff behavior.
- Demonstrate the importance of communication and marketing and provide tools and techniques for the manager.
- Provide a framework for organizing the functions associated with facilities management and the rationale for organization configurations.
- Demonstrate the importance of problem-solving and provide problem-solving tools necessary for managers to guide staff in problem-solving activities.
- Apply your learned skills and abilities to a sustainability-driven building upgrade case study.

Electrical Systems & Illuminations (SMT)

Start Date: Wednesdays, September 23rd, 6 - 9PM

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

Location: Emergency Communications Center/ Law Enforcement Center 425 Grove Street, St Paul OR Town Square Tower, 445 Minnesota Street, Conference Center off of Lobby Skyway

To safely operate and maintain a building's electrical equipment, you must thoroughly understand the components of electrical systems and how to measure the electricity your building consumes. This course provides a clear understanding of electricity basics, the skills needed to measure electrical consumption, and the ability to recognize, set up, and maintain reliable and effective maintenance and safety systems.

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

- Explain fundamental concepts of electricity and electrical circuitry
- Employ metering devices to measure electricity consumption
- Trace the path of power, from its generation at the utility to distribution throughout your facility
- Comprehend electrical symbols used in block diagrams, schematics, installation drawings, and other construction drawings
- Distinguish among the various types of wires, cables, splices, and conduit used in commercial properties
- Describe devices and practices used in circuit protection
- Summarize lighting principles related to measurement, efficiency, maintenance, and resource conservation
- Install, monitor, and maintain motors and starters
- Practice life-saving safety procedures, including lockout/tagout, when working with electrical equipment

Greater Saint Paul
BOMA

MEMBER *Spotlight*

Each month, we feature one of our Greater Saint Paul BOMA Members. This month, the spotlight is on Colliers. Brittney Croes is the Assistant Property Manager and took the time to answer a few questions for us.



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

A: I joined in 2023 when I started at Colliers, Julie Perteet (Colliers Sr. Property Manager) introduced me to BOMA.



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

A: BOMA has been a great resource in helping me better understand my role in property management while also keeping me connected to what's happening in St. Paul. It has given me a better understanding of how we can work together as an industry to make a meaningful difference in our community.



Brittney Croes attends the BOMA Member Meeting/Tour at Allianz Field in June.

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



A: Attending nearly all of St. Paul BOMA's membership meetings has been incredibly valuable in helping me build connections within the industry. The welcoming and supportive environment has also helped me grow my confidence and feel more comfortable in the industry.

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

A: The way my son pronounces the word 'cantaloupe' (CAP-E-LOW) always makes me chuckle – he will be 2 in November.



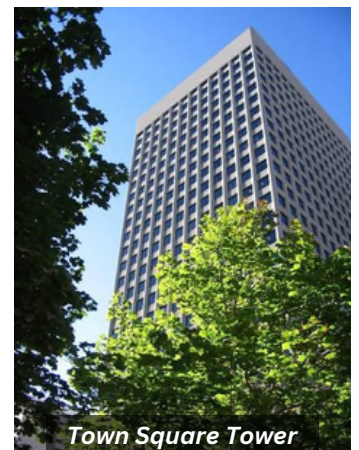
Q: If there was only ONE food that you could eat the rest of your life, what would it be?

A: Ground Beef.



Q: Anything else you would like us to know?

A: I genuinely have the best time at work every day, and I owe so much of that to the amazing team at Town Square and the incredible support I receive from both of the Senior Property Managers I assist. Their guidance and encouragement make every day enjoyable and have helped me grow both personally and professionally.



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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.

September is...



Bring Your Manners To Work Day

September 4th

National Chocolate Milkshake Day

September 12th



World Engineers Day

September 15th

Oktoberfest

September 19th



National Voter Registration Day

September 22nd

One-Hit Wonder Day

September 25th



See a Full List of September Holidays and Celebrations

Stay Connected



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