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## Upcoming Events

First Responders Appreciation—  
12/9

Newsletter sponsored by:



## Annual First Responders Appreciation Lunch

**December 9, 2020**

St. Paul BOMA is committed to supporting our First Responders and we're not allowing the pandemic to prevent us from doing so! These dedicated public servants protect the health and safety of our community, and they especially need recognition after the year we've had. They are going to receive a hot meal in a manner that adheres to all necessary health precautions. Look for pictures in the January newsletter!

# First Responders Appreciation Sponsors



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# CHAIR'S REPORT – *David Ketcham*



Hello everyone - 2020 has been a miserable year for many of us but I am excited as the holidays approach and a new year is right around the corner. Happy Thanksgiving to you all. The thing that I am grateful for is that I am no longer barraged by political ads every time I turn around. I am also grateful that we have made it through election day with relative peace. I hope it continues.

There has been a rumor going around about Minnesota associations losing their CEU for educational purposes. At this time, BOMA has not been affected by that. We are pleased to continue to provide monthly education and informative meetings for which you will earn CEU's.

I am also thrilled about our upcoming First Responders Luncheon! This event is something that I look forward to every year. Due to the pandemic, we won't be thanking our first responders in person, but they will be getting a well-deserved meal on behalf of our sponsors. I am grateful to those BOMA members who stepped up with sponsorship dollars. It should be a great event.

We had our annual BOMA Minnesota meeting last week. Representatives from BOMA International, St. Paul, Minneapolis, Mankato and Duluth were in attendance. We discussed how each of our markets are responding to the pandemic crisis. We also discussed other issues that are affecting commercial real estate.

In October, BOMA St. Paul held our Annual Market Report meeting. Thank you to all who showed up. If you were unable to attend, you can go to the BOMA website or [follow this link](#) to view the entire program.

After nearly 25 years on the 29<sup>th</sup> floor of the 1<sup>st</sup> National Bank Building, it is time for BOMA to find a new home. 1<sup>st</sup> National Bank has been wonderful to us, but the Board of Directors has been dedicated to supporting our membership and since the 1<sup>st</sup> National is no longer a building member of BOMA, we feel that it is time to move on. The BOMA staff and the Executive Board have been working diligently to find a new space that meets our current needs with a BOMA building member. We will be finalizing that arrangement soon, and who knows, it may be announced elsewhere in this newsletter.

David



# MN Legislative Update

## With Sonnie Elliott

**Sonnie has provided a visual guide from Faegre Drinker that provides an at-a-glance overview of the state and federal general election results.**

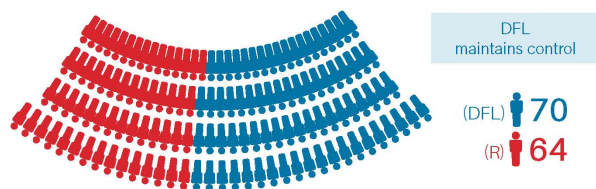
*The information below is accurate as of November 10.*

### ELECTION 2020



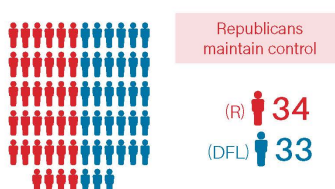
## 2020 Minnesota Election Scorecard

### Minnesota House of Representatives



\*There will be 3 automatic recounts in the House.

### Minnesota Senate



### Key Issues for 2021 Session

- Set Biennial Budget with a budget deficit
- COVID-19 Response
- Redistricting

### U.S. President

MN

Joe Biden (DFL) 52%  
Donald Trump (R) 45%

### U.S. Senate

✓ Tina Smith (DFL) 49%  
Jason Lewis (R) 44%

### Important Dates

**End of November 2020**  
November Budget and Economic Forecast Released

**January 5, 2021**  
Legislature Convenes

**January 26, 2021**  
Governor Releases Budget Proposal

**End of February 2021**  
February Budget and Economic Forecast Released

**Mid-March 2021 - Mid-April 2021**  
Anticipated Committee Deadlines

**May 17, 2021**  
Legislature Adjourns

### U.S. House of Representatives

#### CONGRESSIONAL DISTRICT 1

✓ Jim Hagedorn (R) 49%  
Dan Feehan (DFL) 46%

#### CONGRESSIONAL DISTRICT 2

✓ Angie Craig (DFL) 48%  
Tyler Kistner (R) 46%

#### CONGRESSIONAL DISTRICT 3

✓ Dean Phillips (DFL) 56%  
Kendall Qualls (R) 44%

#### CONGRESSIONAL DISTRICT 4

✓ Betty McCollum (DFL) 63%  
Gene Reetz (R) 29%

#### CONGRESSIONAL DISTRICT 5

✓ Ilhan Omar (DFL) 64%  
Lacy Johnson (R) 26%

#### CONGRESSIONAL DISTRICT 6

✓ Tom Emmer (R) 66%  
Tawnja Zahradka (DFL) 34%

#### CONGRESSIONAL DISTRICT 7

✓ Michelle Fischbach (R) 53%  
Collin Peterson (DFL) 40%

#### CONGRESSIONAL DISTRICT 8

✓ Pete Stauber (R) 57%  
Quinn Nystrom (DFL) 37%

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# MN Legislative Update

## With Sonnie Elliott *Cont'd*



### Proposals for assisting business in the latest shutdown Written by Donovan Hurd

Governor Walz's recent decision to impose tighter restrictions on businesses due to increases in COVID-19 cases has raised new concerns about the economic impact on the business community. The Governor and lawmakers are debating how to provide economic relief to local businesses. The state will receive a new budget and economic forecast on Tuesday, December 1<sup>st</sup> which will help shape some of the thinking around business assistance.

The Governor and the House DFL have suggested calling a special session to pass legislation to address the concerns about the business community. Some of the ideas proposed include providing aid through the Business Assistance Program, establishing a moratorium for small businesses to stay in their locations, providing a one-time \$500 payment to families, and providing a tax credit for businesses that donate food. Governor Walz is also urging Congress to provide further COVID-19 relief to states. The proposals would be funded by using the budget reserve and potential tax increases.

In response, the House Republican Caucus released a proposal to address the economic impact of the further restrictions on businesses. For businesses impacted by the most recent executive orders, their proposal includes a \$400 million grant program for the hardest hit businesses, a three-month sales tax holiday and reopening fitness centers and gyms. The grant program would be funded by using the budget reserve.

The Senate Republican majority has indicated a willingness to work to find solutions but haven't been included in discussions with Gov. Walz or the House DFL regarding a potential special session or relief package. They have also raised concerns about the impacts of using the budget reserve and raising taxes on people when their income and jobs are threatened.

If the House and Senate are not called back for a special session earlier, they will return for a special session on December 14<sup>th</sup>. This is the date by which the Governor must renew his executive authority under the Peacetime Emergency Declaration.





## Emerging Technologies in Security Practice

Have you seen the old Seinfeld episode when George is engaged to the niece of a men's clothing store owner? Throughout the episode, George becomes increasingly concerned about the security officer in the store having to stand, exclusively, throughout his shift. Jerry pleads with George to not intervene, but alas, George takes action. Bringing in a rocking chair, George convinces the security officer that it's OK he uses the rocking chair while on duty, as George explains that he's the future nephew of the store owner.

The episode ends with the store getting robbed, while the security officer sleeps ever so gently, rocking in the chair provided by George. If this episode aired today, how would it have been different? Would technology have forced a different outcome?

Security program design starts with planning for and implementing virtual and remote security technology applications for use today, and tomorrow. In most cases, thousands of dollars have been spent on these products and devices yet most programs don't incorporate the full capabilities of these systems. From access control measures, camera systems and more, the modern-day security officer simply adds a layer to a healthy, holistic program. They no longer define it.

If George were to provide the security officer with a comfy rocking chair today, there are numerous options that could have alerted the officer, vendor management and the client to have helped avoid and respond appropriately to the robbery all together.

*Continued on Next Page*



# Emerging Technologies...*Cont'd*

\* Using duress or panic button technology integrated into an existing camera system, the store manager could have engaged the device, which would have begun live monitoring of the event, immediately dispatching police officers to respond with the robber not being the wiser.

\* Further, the security firm live monitoring the event could just as easily 'talk down,' or communicate to the robber in the store through the camera system, alerting them to being seen and notifying them about the inbound authorities.

\* Digital camera analytics could have been programmed to alert appropriate stakeholders if it recognized a weapon, or a masked assailant outside the exterior of the store, or once inside.

\* Maybe the robber wasn't so smart and tweeted, posted on Instagram or on the dark web about their plans. Select security firms could help scan these social channels with keyword search criteria to alert appropriate stakeholders of a potential attack.

\* Applications exist that assist with measuring security officer movements. Stationary inaction or movements outside of a 'digital boundary' could alert both vendor management and the client that there is a problem. The officer could have left the site, be in danger, or simply been sleeping in a comfy rocking chair.

\* Robot and AI (Artificial Intelligence) technology is common, whereas the clothing store could have had a unit that visually deters threats while assisting store patrons with basic customer service inquiries.

Aside from these options and others, what's most important is aligning yourself with the right professionals who can consult, direct and present solutions that can be measured and updated, as your facility or property needs change over time.

Fortunately for George and today's security officer, no longer do we have to rely upon a comfy rocking chair to ensure effectiveness on the job.

This article was written by:

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# BOMA International's Global Impact

Written by BOMA Marketing & Communications  
Coordinator Samantha Davis

COVID-19 has not taken a day off in disrupting life across the globe. The good news? Neither has BOMA International. On Wednesday, November 11, President Henry Chamberlain and Vice President John Bryant rolled out a detailed presentation on how the operation has been vigorously combatting the negative effects of the pandemic on daily life. To say BOMA International has been busy would be an understatement. They've been at the forefront of solving the most pressing challenges presented by the virus. The list of accomplishments is extensive! There's no telling what state the commercial real estate industry would be in right now without the innovation and advocacy of BOMA International.

Even before the onset of the pandemic, BOMA International has served as the voice of the industry through solid lobbying and engagement with officials from all branches of the government. However, their work has intensified in the COVID-19 era. So far, they have successfully lobbied at the state, federal and local level to classify CRE professionals as essential personnel. They have also created a COVID-19 legislative tracking tool to monitor all COVID-19 related bills. Furthermore, they've kept BOMA members informed on important COVID-19 legislative issues. It doesn't end here either.

BOMA International's ability to convert their June in-person conference in Philadelphia to a virtual event in July allowed for members to benefit from the relationship-building, stimulating conversations, interactive learning, and connections they are used to taking part in every year. The BOMA International conference brought in 1,500 attendees, featured 61 exhibitors, and contained 20 educational sessions. If 2020 has shown us anything, it's the power of virtual interaction. Leaders in all industries around the world had to switch to virtual programming overnight and as a result, we have all found out that business and professional endeavors can not only survive but also thrive in an online environment. Nevertheless, setbacks still exist in the middle of a major world crisis such as COVID-19.

For example, the transition to remote work presents both clear benefits and difficulties. Many people have not missed their daily commute one bit. And it's no wonder because eliminating that component of the day saves people time, gas, car repairs, and hassle (no more feeling frustrated while navigating a maze of cars). Less time on the road means more time to attack the work and make room for personal matters. Another perk? If they so choose, employees can spend less time getting ready for work and wear more comfortable attire. No uncomfortable shoes or stiff suits necessary. There are, of course, many more advantages to remote work, but it's also worth noting the challenges, as BOMA International did in their presentation.

*Continued on Next Page*

# BOMA International's Global Impact... *Cont'd*

BOMA International's research (sourced from Gensler) indicates that 74% of employees/professionals say what they miss about the office the most is other people. Additionally, 55% say collaborating from home is harder. Yet another revealing statistic is that 51% of people say it's harder to stay up to date on what their co-workers/colleagues are working on. Other dilemmas (responses generated by Cushman & Wakefield) include dealing with inadequate workspace as reported by Gen Z and juggling caregiving duties as indicated by Gen X and Millennials. These findings bring into focus the "work from home conundrum", as I like to call it. On one hand, remote work means less office distractions but on the other, it entails more personal disruptions. How many of us love working from home without all the extra office traffic/noise but also find ourselves feeling slightly aggravated because household duties are hindering our productivity? I think it's safe to say we've all been there. Whether it's resisting the urge to wash another load of dishes, trying to tune out your barking dog, or reminding household members (especially certain tiny humans) that you have a job, the struggle to stay focused is real.

So what can employees expect as government officials, health experts, and scientists continue the fight against COVID-19? While we know a vaccine will eventually bring workers back to offices, we also know that social distancing and limited capacities will continue to be exercised. The return to offices and all other public venues will be gradual and will look different from pre-pandemic conditions.

Boma International presented The "New Normal" for Operations which includes the following:

- Touchless/hands-Free Workplaces: Gesture, voice activation, wearables, facial recognition
- Sensors and Cleaning: Far UVC, electrostatic, fogging, Microban materials
- New Virtual Environments and Technologies: Zoom, Microsoft Teams, WebEx
- Healthy Buildings:
  - A focus on wellness which leads to rethinking the way buildings and workplaces are designed: Natural light, outdoor air, balconies and rooftops, biophilic design, etc.

Henry Chamberlain and John Bryant provided our webinar attendees with a wealth of insight and valuable information on how BOMA International is working on behalf of all commercial real estate professionals. You can view [the full presentation](#) for even more knowledge.



**Henry Chamberlain, APR, FASAE, CAE**  
*President and COO*  
*BOMA International*



**John Bryant**  
*Vice President, Advocacy and Building Codes*  
*BOMA International*



# Chair Yoga with Jes Rosenberg



Sponsored by:



Jes Rosenberg, once again, took BOMA members through various chair exercises to get everyone to slow down, relax, work on their flexibility, and become more in tune with their bodies. Chair yoga is not as easy as it looks! It requires patience and perseverance. However, if you stick with it, your body will be stronger and healthier. [Click here](#) to watch the full video and hopefully, you will find a few moves you can work into your daily routine.

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# Trivia Challenge Round 2



Two more teams, "Minnesota Nice" and "Not Fast, Just Furious" battled it out earlier this week in another match of wits on all things Minnesota, St. Paul, BOMA, and commercial real estate. The stakes were raised a bit higher from the first match with some trickier questions. The competition was fierce, but everyone had a blast!

**Interested in joining a future match?** Email Samantha Davis at [stpaulboma@bomastpaul.org](mailto:stpaulboma@bomastpaul.org) to get placed on a team.

Curious to see for yourself what the event was like? [Click here to view the match.](#)

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# Trivia Challenge Cont'd

Thanks to our players for making this event a success:

## Minnesota Nice

- Shawn Wiski of [Kraus-Anderson](#) (Spokesperson)
- Kristen Beckman of [RWK Services, Inc.](#)
- Sonnie Elliott of [Faegre Drinker](#)
- Tim Karel of [Ted Glasrud Associates](#)

## Not Fast, Just Furious

- Jennifer Langfield of [ABM](#) (Spokesperson)
- Lee Nerison of [Filtration Systems, Inc.](#)
- Julie Pertee of [Colliers](#)
- Greg Sharpe of [Travelers](#)



Not everyone walked away with a gift card, but everyone had a great time!

*“During this difficult time, it is great that BOMA put on such a light-hearted and fun event!” - Sonnie Elliott*

*“Trivia Challenge was really fun, and I thought the pacing was great! I also enjoyed the sound effects and enthusiasm of the MC. Looking forward to the next one!” – Kristen Beckman*

Special thanks to Horizon Roofing for sponsoring this event!

**HORIZON**  
— roofing

# In Memoriam: Alex Trebek



We would be remiss to talk about Trivia Challenge without honoring the inspiration behind our matches: Jeopardy! Host Alex Trebek who passed away on November 8.

Trebek's passing is a tremendous loss to the Jeopardy! staff and the millions of fans who have enjoyed watching the show. If any of you saw the [video of Jeopardy! Executive Producer Mike Richards](#) paying tribute to Trebek, you could tell he was fighting back tears.

## Fast facts on Trebek:

1. He hosted more than 7,500 episodes of Jeopardy!
2. He was nominated for 34 Daytime Emmy Awards and won seven.
3. He received a Lifetime Achievement Award from the National Academy of Television Arts and Sciences.
4. He received a Peabody Award.
5. He made guest appearances on numerous shows, including "How I Met Your Mother," "The X-Files" and "Beverly Hills, 90210."



Take a look at two of the videos made in honor of his legacy and be prepared for the tears and laughter!

- [Best Alex Trebek moments](#)
- [GMA news segment](#)



# Winter Educational Classes

## Electrical Systems and Illuminations - SMT

Start Date: Wednesday, January 27th, Seven weeks total.

Test Date: Schedule through off site testing facility.

Class Time: 6:00 – 9:00 p.m., Wednesdays

Cost: \$855 for Members, \$955 for Non-Members

Location: Town Square Tower, 445 Minnesota Street, Conf. 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 you with 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.

Key topic areas: • alternate sources of electricity • electrical safety • electrical circuits • electric meters • cables, terminations, and conduits • maintaining light sources and fixtures • electric motor basics and maintenance •

## Building Design & Maintenance - SMA

Start Date: Monday, January 25th, Seven weeks total.

Test Date: Schedule through off site testing facility.

Class Time: 6:00 – 9:00 p.m., Mondays

Cost: \$975 for Members, \$1,075 for Non-Members

Location: Town Square Tower, 445 Minnesota Street, Conf. Center off of Lobby skyway

*Building Design and Maintenance* stresses that it is important for all building systems administrators to not only have an intimate knowledge of a facility's systems and components, but also have an understanding of the day-to-day and month-to-month operations that keep a building in good working order. This comprehensive course covers the basics of subjects such as building design and structural systems, foundations, walls, flooring, roofing, and landscaping. In addition, this course provides information about building maintenance and an overview of the types and uses of construction documents.

Key topic areas: common building materials and systems in building foundations • curtain walls • windows • roofing systems • interior finishes • flooring, interior walls and ceilings • vertical transportation • grounds maintenance and inspection • the reading, scaling, interpretation, care, and use of construction documents

**If you're interested in signing up for a class, contact the BOMA office at 651-291-8888 or [office@bomasaintpaul.org](mailto:office@bomasaintpaul.org)**



# BOMA's new home in 2021

## Greater Saint Paul BOMA is on the move!

For 25 years, St. Paul BOMA has enjoyed sweeping views of the Twin Cities in our office space on the 29<sup>th</sup> floor of the First National Bank Building. However, change is inevitable. Our lease is expiring and for a variety of other reasons, the BOMA Board has decided the organization should consider looking at new office space. BOMA staff contacted several buildings and businesses in downtown St. Paul to weigh its options. We're now excited to announce the BOMA office will be moving to Osborn 370 by the end of Quarter 1 in 2021! The Board of Directors and the BOMA staff would like to thank all those buildings and businesses who expressed interest in St. Paul BOMA as a tenant. We are all truly appreciative of the many competitive options that were presented to BOMA.



## BOMA is Awarded Grant from the City of St. Paul

This fall, the City of St. Paul announced a grant program for several categories of small businesses. The money for the grants came from the Cares Act Funds and is designated to help small businesses impacted by the pandemic. St. Paul BOMA qualified for a Small Business Support Organization Grant. It's intended for small 501(c)(6) and similar types of organizations that provide services to businesses in the city. BOMA applied and is pleased to announce it was awarded a \$15,000 grant.

St. Paul BOMA would like to thank PED Director Nicolle Goodman, ED Director Martin Schieckel, and Director of Business Development, Mary Rick, for creating and organizing this grant program, and of course, Mayor Melvin Carter, for supporting this initiative. We also want to thank Jonathan Sage-Martinson, the CEO of SPEDCO, for his support in applying for the grant, and last, but not least, Denise Jenkins, for completing the grant application. Way to go, Denise!



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# BOMA Corner



## Mike Lyner Retires

Mike Lyner, principal architect of RSP i\_Space and a long-term member of the St. Paul BOMA Government Affairs Committee, has retired. Mike has been active in St. Paul BOMA for many years and was an excellent resource for the committee. Replacing Mike on the GAC is Scott Pelletier.

We will miss Mike's distinct British accent. He gave the GAC an international feel. Good luck Mike in all that you do.

**Saint Paul BOMA congratulates Tim & Jessica Karel on the birth of their daughter Hadley Jane. The fun has just begun!**



*Saint Paul BOMA would like to extend their condolences to Tim & Sharon Wolfgram on the passing of his mother, Dorothy Wolfgram.*





# BOMA Corner



On November 23<sup>rd</sup>, Denise Jenkins celebrated her work anniversary with St. Paul BOMA. Denise has been an employee of BOMA for 22 years. Congratulations Denise! Thank you for your outstanding commitment and all that you have done for BOMA and its members.

*Happy  
Holidays*



— AND A —  
**JOYFUL NEW YEAR**



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Greater Saint Paul BOMA Newsletter published monthly by Greater Saint Paul BOMA

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