

HELLO JUNE

In This Issue:

- June Membership Meeting
- Chair's Report
- MN Legislative Update
- St. Paul: A city of Resilience
- Ramsey County Projects
- Minnesota Street Project
- Eastbound Kellogg Boulevard RiverCentre Bridge
- BOMA Throwbacks
- Introducing the New Home Depot Pro Institutional Program
- Are you ready for cooling season? By Kraft Mechanical
- Sears Site Discussion
- Annual Tradeshow & Expo
- Annual Golf Tournament
- New BOMA Committees

Upcoming Events

June Membership Meeting – 6/14
Sears Site Discussion – 6/22
Annual Golf Tournament – 7/19
Annual Tradeshow/Expo – 9/21

Newsletter sponsored by:

June Membership Meeting

Date:

Monday, June 14th, 2021

Time:

12:15 pm – 1:30 pm

The Minnesota Chamber Foundation released a report on Tuesday, March 23 titled, "The Economic Contributions of Immigrants in Minnesota." This report highlights immigrants' contributions as consumers, human capital, taxpayers and a link to the world economy, through entrepreneurship, by region and as talent in key industries.

Laura Bordelon, Senior Vice President of Advocacy at the Minnesota Chamber of Commerce, will join us to share more information on the report and why the findings are so important for the Minnesota business community and the future of our workforce.

"With a changing population, Minnesota needs immigrant entrepreneurs and workers. They embody the spirit of our homegrown economy, and we can all do more to support their long-term success." – **Bordelon**

[Register](#)

CHAIR'S REPORT – *David Ketcham*



Hello everyone -

I would like to start this month's newsletter article with a fond farewell and thank you to two of our long serving Board members. **Julio Fesser of Securian and Greg Sharpe of Travelers** both ended their tenure on the board. They both contributed mightily to our organization. I wish them well in retirement and I extend my deepest appreciation for their leadership and guidance over the years.

We now have two new board members! **Laura Magnuson from Securian and Kori DeJong from Wellington** have joined our board of directors. Laura and Kori will bring fresh ideas and energy to the board. I look forward to working with them.

Mayor Carter and Carl Kaeding gave two impressive presentations at our May General Meeting. I don't know if I have ever seen a presenter feed his young child, watch cartoons, AND hit all his talking points at the same time. Color me impressed, Mr. Mayor. Carl Kaeding's updates on his projects in St. Paul was also highly informative. It is good to see St. Paul grow and change.

Now for a few words on what we have all been wanting to hear so badly. COVID-19 restrictions are being pulled back. The Governor has expanded our vaccination program to teenagers. People are coming back to downtown St. Paul and it feels like we are nearing a return to normalcy. There are concerts scheduled for Mears Park this summer and the Saints are playing baseball in front of fans again at CHS Field. I look forward to seeing you all in person, in the very near future.

David



MN Legislative Update

Provided by:

**Donovan Hurd and Sonnie Elliott with
Faegre Drinker Consulting**

Prior to adjourning the legislative session on May 17th 2021, Governor Walz and legislative leaders agreed to an overall spending target for the FY2022-23 biennial budget. They agreed to close to \$51.4 billion in spending for FY2022-23 fiscal years. Even though leadership established a global budget agreement, conference committees (now called working groups) will continue their work to establish the granular details of the entire budget including policy provisions. They hope to have these bills completed by June 4th. Any policy and finance provisions must be agreed to by Governor Walz, Speaker of the House Hortman, and Senate Majority Leader Gazelka.

Key provisions of the global agreement include using the federal American Rescue Plan Act (ARPA) funds passed by Congress in March. Minnesota will receive \$2.833 billion from the ARPA which must be spent by Dec. 31st, 2024. The global agreement states the legislature will appropriate \$1.05 billion of funds in beginning in the 2022 legislative session and Governor Walz is authorized to appropriate \$500 million in response to pandemic-related costs. The remaining roughly \$1.2 billion will be negotiated during the 2022 legislative session.

Regarding the tax bill, the agreement cuts taxes \$754 million in FY2022-23. The agreement stipulates that full federal conformity around income tax exemptions related to the Paycheck Protection Program loans and unemployment insurance. The agreement further stipulates there will be no new taxes raised.

It is uncertain when a special session will be set in June. Governor Walz will need to call a special session on or before June 14th to extend his emergency powers. Many see this as the “real timeline” for getting bills to the Governor’s desk. If the legislature misses the mark there, they can extend up until July 1, 2021. Without an agreement, MN State Government begins shutting down then due to lack of funding.

St. Paul: A city of resilience

**Written by Marketing and Communications
Coordinator Samantha Davis**



Greater St. Paul BOMA had the privilege of welcoming Mayor Melvin Carter to the last membership meeting on May 11th. BOMA was thrilled to afford members an opportunity to engage with the mayor and the conversation was rich with highlights and questions surrounding St. Paul's most pressing challenges. Listening to Mayor Carter speak, even just a minutes into the conversation, was a reminder of how the city of St. Paul has overcome a plethora of distressing issues over the years. Mayor Carter even mentioned that the city has faced crisis after crisis.

However, St. Paul is resilient. Its irrepressible residents, along with strong leadership, have tackled impacts from the climate crisis, an increase in violent crime spawned by the murder of George Floyd, flooding along the Mississippi River, a rockslide, homelessness, hunger, social isolation and more. Mayor Carter and his administration have worked diligently toward alleviating these problems. A few of his administration's successes include:

- Mobilizing city employees to provide support to city residents such as Parks & Recreation leaders delivering meals to low-income families and firefighters processing emergency relief applications.
- Creating a community first public safety strategy that provides police officers, first responders, and firefighters with the resources they need while exploring alternative responses to 911 calls to ensure that families are receiving the proper support.
- Unprecedented investments into affordable housing, which has helped mitigate the homelessness crisis. Roughly two years ago, Mayor Carter and Deputy Mayor Jaime Tincher engaged in a discourse to develop a playbook that has proved useful in combatting a crisis that grew from 29 people living in tents to several hundred. As a result of the strategy in place, police officers were able to successfully transition homeless people into warm and safe shelter without the interaction becoming hostile. This speaks volumes when you look at the rest of the country and see many instances of clashes between law enforcement and homeless individuals.

Continued on next page

St. Paul: A city of resilience...*Cont'd*

- Creating financial power for residents by raising the minimum wage to \$15 per hour, creating college savings accounts with a starting balance of \$50 for every baby born in St. Paul ([CollegeBound St. Paul](#)), and providing \$300 monthly payments to low-income parents with school age children.
- Launching the [People's Prosperity Pilot](#) which will provide up to 150 Saint Paul families with \$500 per month in guaranteed income for a period of up to 18 months.
- Operating on a core focus of research and evaluation to approach city problems with policy-based solutions (challenging the status quo and attacking the root causes of problems) rather than politically based solutions (figuring out how to keep people happy without truly solving the problem).

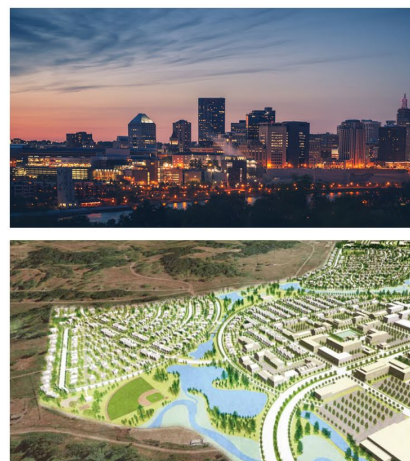
Mayor Carter touched on the above issues (and more) in detail and thoughtfully answered BOMA members' questions...all while taking care of his toddler (we actually received comments during the Zoom meeting on how impressed people were). [Click here to read more about Mayor Carter and his initiatives.](#)

The Gateway Project



During our May membership meeting, we also heard from **Carl Kaeding of Kaeding Development Group**. He provided updates on the Gateway Development Project. For starters, Kaeding Development Group really likes St. Paul! Carl informed the audience that his development group has invested just shy of \$100 million in downtown St. Paul. He touched on the arson incident in August 2020 that put brakes on the Gateway development. The fire destroyed his company's Courtyard by Marriott project near the Xcel Energy Center and it took months of investigating, working with insurance companies, and

coordinating with the St. Paul division of the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) to get the project back on track. Despite the major setback, the Gateway project will continue, complete with a Courtyard by Marriott, a six-story apartment building with 144 units, a 40,000 square foot pedestrian plaza, and several attractive amenities that will certainly create a buzz in that area! [Click here to learn more about Kaeding Development Group and their projects.](#)



Ramsey County is working on a variety of projects that are in various stages of development. [Click here to review their presentation deck.](#) Kari Collins (Director) and Josh Olson (Deputy Director) of the Ramsey County Community & Economic Development Department, were willing to answer a few pertinent questions about the projects:

How has the pandemic affected the demand for office space and the progress of the RiversEdge project? Is AECOM still fully committed to this major project?

As we get closer to herd immunity and people returning to the workspace, it will be interesting to see what types of changes there will be in the office environment. It will be important for buildings to have designs that allow for social distancing and high air quality. It's possible that floor plates could be adjusted. About 50% of the workforce is slated to be back in the office by December of this year, so the demand for office space will be substantial. As more people return to the office, they'll be looking for those sensory experiences that downtown St. Paul is known to provide, such as music, entertainment, food, and the many shops that were always open pre-COVID. Whether employees are coming into the office two days a week or five, the demand for office space will remain strong.

AECOM is still fully committed to the bold and innovative vision of RiversEdge. The pandemic has not diverted their interest because COVID-19 is not just a downtown St. Paul problem, it is a global challenge. Cities all over the world are facing similar issues and AECOM understands that COVID-19 will continue to reshape commercial and residential real estate.

Ramsey County Projects...*Cont'd*

How is transit integrated with the key development projects the County is focused on?

Ramsey County manages much of the core infrastructure of the city and leads many of the development projects. We integrate transit consideration into all of our projects to ensure St. Paul remains a vibrant regional hub. Ramsey County understands that transit-oriented development is a tool for building upon the pillars of economic growth ensuring investment at the intersection of jobs, recreation and housing for all residents in Ramsey County. Strong transit infrastructure can often be what defines an equitable region, and creates greater access regardless of income.

There has been significant demand for high density housing over the past decade and it seems to be a key component with many or all County projects. Why do you think the demand will continue for high density housing into the future?

Ramsey County is the smallest geographic and most densely populated county in Minnesota. Therefore, there is a level of density that is inherent to any development project. The desire for high density housing will not go away because the demand for new jobs and affordable housing options is too significant at this time. Ramsey County isn't meeting the needs of our residents in terms of housing infrastructure, and we will need to continue to invest in new supply, while also preserving Naturally Occurring Affordable Housing (NOAH) as well.

When space becomes available for development, many local residents push for less density and more green space/parkland. What is your message to these residents about the importance of fully developing the few remaining sites in the County where significant investment can occur?

Though the extent will vary, parks and open spaces are going to be a part of any project. But as previously mentioned, Ramsey County is the smallest and most densely populated county, so it is critical that every project is responsive to the marketplace. Development is necessary for creating career pathways and building a more sustainable community. Ramsey County strives to respond to the myriad of community needs, including building a 21st Century Parks system with open space and recreation opportunities that align with the diverse interests of our residents. Preservation of our natural amenities and assets is critical to the wellbeing of our residents. The County (and any local governmental unit) must look at balancing opportunities for economic prosperity with preserving passive and active recreational amenities that are accessible county-wide.

City Projects

The City of Saint Paul has many improvements planned for downtown Saint Paul over the coming years. To keep all of those improvements straight, the City has launched a new downtown webpage: www.stpaul.gov/downtownprojects.

The webpage crosses division, department, and even agency boundaries, so that we can all understand what projects are planned for downtown in the coming years. If you want to take a deep dive on specific projects, be sure to explore the downtown projects map. You can find it linked in the blue section of the page.

MINNESOTA STREET PROJECT

SAINT PAUL
PUBLIC WORKS

**Your Feedback
is Needed!**

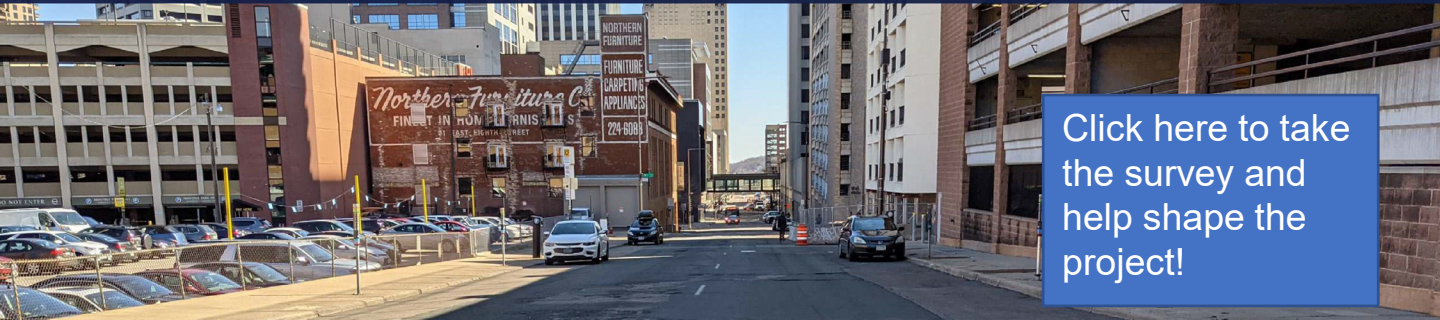
The City of Saint Paul plans to reconstruct Minnesota Street between Kellogg Blvd and 11th St starting in 2023. Project goals include:

- Improving safety,
- Implementing a bikeway connection,
- Improving the transit user experience,
- Modernizing the aging infrastructure,
- Creating a resilient and people-oriented corridor
- Supporting the evolving needs of downtown users.

The first open house for the project is happening now through June 15, 2021. This virtual event includes a [video presentation](#) explaining the project and [a survey](#) to capture your feedback on goals and existing conditions. Check out the project website to learn more about this planned reconstruction project downtown and share your ideas with the project team.

The next page for a provides a project fact sheet

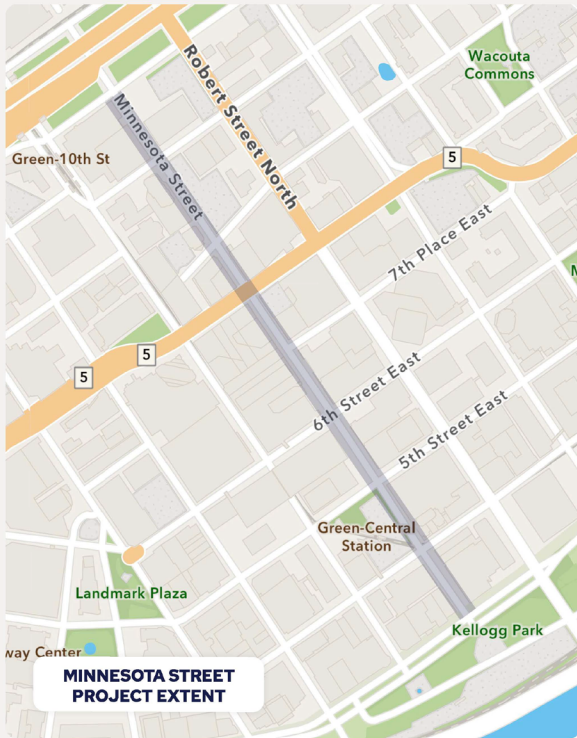




Click here to take the survey and help shape the project!

PROJECT DETAILS & BACKGROUND

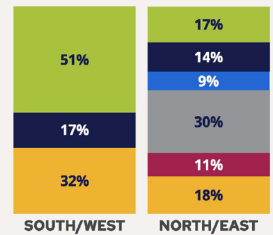
The City of Saint Paul plans to reconstruct Minnesota Street between Kellogg Blvd. and 11th Street starting in 2023. The project includes demolition and replacement of the pavement, sidewalks, and underground utilities along the corridor.



EXISTING CONDITIONS

- Before COVID-19, the corridor served 4,000 vehicles per day
- Generally, the right of way is 60 feet wide
- There are 4 bus stops and 2 bus routes

FRONT CURB USAGE



● Driveway/Mixing
 ● Transit Lane
 ● Loading Zone
 ● Bus Stop
 ● Layover
 ● Metered Parking

CITY PROJECT GOALS



Improve safety for all users



Modernize the aging infrastructure



Implement a bikeway connection



Create a resilient, people-oriented corridor



Improve the transit user experience downtown



Support the evolving needs of downtown users

**What are your goals for the project?
What features are important to you?**

Tell us by taking our survey at
stpaul.gov/MinnesotaStreet

PROJECT TIMELINE

2021
Concept Design

2022
Final Design

2023
Construction Phase 1

2024
Construction Phase 2

PROJECT CONTACT

Anna Potter, AICP, P.E. (she/her)
anna.potter@ci.stpaul.mn.us | 651-266-6058
www.stpaul.gov/MinnesotaStreet

If you need this translated or in an alternative format, please call us at 651-266-6100.
¿Necesita esta traducción? Comuníquese con nosotros al 651-266-6100.
Ma u baahan tahay tarjamadaan Nago soo wac 651-266-6100
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Eastbound Kellogg Boulevard RiverCentre Bridge

The City of Saint Paul plans to rebuild the Eastbound Kellogg Boulevard RiverCentre Bridge and the Exchange Street Viaduct, which are adjacent to the RiverCentre parking ramp and the Science Museum of Minnesota. Construction is tentatively scheduled to start in 2022 depending on funding.

The reconstruction of the Eastbound Kellogg RiverCentre Bridge will:

- Build a shared pedestrian and bike facility through the Exchange Street viaduct connecting the Sam Morgan Regional Trail to Kellogg Boulevard
- Enhance pedestrian safety throughout the project area
- Incorporate public art
- Improve RiverCentre/Xcel Energy Center loading dock access ramps located under the bridge
- Upgrade utility infrastructure

St. Paul Public Works is sharing interactive 3-D renderings of the preliminary design on their website. Please share your feedback on the preliminary design through the online survey at www.stpaul.gov/eastboundkellogg



The throw backs continue! The next page contains a vintage newsletter with a glimpse of what things were like in June of 1994. The part about “resume blunders” might give you a good chuckle.

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BOMA NOTES

◆ Speech Tip

When preparing a speech, it is suggested that one begin at the end. Write down what you want the audience to do as a result of having heard your speech. Keep this in perspective as you are preparing the results of your speech.

Source: Speechwriters Newsletter, Chicago, IL

◆ Resume Blunders

Despite the best efforts of job candidates, typographical errors and other blunders often slip into resumes. Here are some humorous errors:

- I am rabid typist.
- Here are my qualifications for you to overlook.
- Have operated Pitney Bones machine.
- My ability to complete projects on time is unspeakable.

Source: Muellerleile & Harrington Client Bulletin

◆ Newsletter Advertisers

St. Paul BOMA extends a sincere thank you to its advertisers and reminds BOMA members to support those companies who support our Newsletter. If your company is interested in advertising in our Newsletter, call the Association office for information.

◆ Membership Meeting Greeters

Want to become an official St. Paul BOMA General Membership Meeting Greeter? Call the St. Paul BOMA office at 291-8888 to be placed on our list of greeters who greet members at our monthly Membership Meetings.

JUNE GENERAL MEMBERSHIP MEETING

The General Membership of the St. Paul Association of Building Owners and Managers (BOMA) will meet on **Monday, June 13, 1994, at 12:00 noon** at the Radisson Hotel St. Paul, corner of Kellogg and Wabasha.

Cynda Brucato, Director of Communications and Press Secretary for **Governor Arne H. Carlson**, will give us "An Insider's View of State Government."



Cynda Brucato

Ms. Brucato is probably best known for her on-camera reporting and news anchor positions she held with a variety of TV stations in the Twin Cities viewing area. Prior to becoming the Director of Communications and Press Secretary for Governor Carlson, she was the Director of Communications and Press Secretary for the Minnesota Department of Transportation.

The Governor is the Chief Executive Officer of the State of Minnesota and his primary duties are to oversee all operations of State government, to take the lead in shaping public policy, and to review all bills passed by the Legislature. As his Director of Communications and Press Secretary, Ms. Brucato has a deep sense of understanding and unique perspective to share with us on the decision-making process that shapes the operations of our state government as well as the thought process behind legislative action.

Please mail or fax (297-6160) the attached reservation card indicating those from your company who will attend the June General Membership Meeting. **One hour of continuing education credit has been applied for.**

THOUGHT FOR THE DAY

"The shortest recorded period of time lies between the minute you put some money away for a rainy day and the unexpected arrival of rain."

—Jane Bryant Quinn, *Washington Post Writers Group*

Service Provider Articles

We received quite a few responses to our “Call for Articles”, so this month we are featuring two service providers:

Introducing the New Home Depot Pro Institutional Program

Provided by:



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***Are you ready for the
cooling season?***

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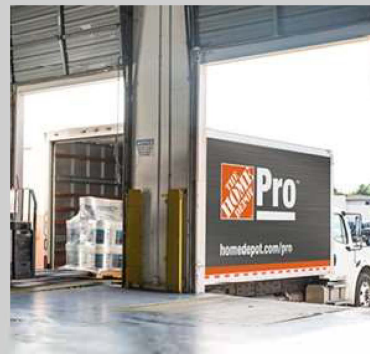
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Introducing The New Home Depot Pro Institutional Program



The Home Depot Pro Institutional, the wholesale distribution division of The Home Depot®, is the leading national provider of integrated facility maintenance products. Home Depot Pro is proudly a **BOMA Cornerstone Partner**. The Program provides BOMA members with exclusive BOMA tiered discount pricing with next-day delivery of thousands of cleaning, maintenance, and repair items. House accounts with lines of credit and optional custom invoicing.



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Spotlight Programs



Home Depot Pro has an Exclusive Partnership with Georgia Pacific for the BOMA Program. Along with Home Depot Pro, Georgia Pacific is a longstanding BOMA partner with local association memberships across the country. This partnership offers BOMA Members :

- BOMA Exclusive Pricing
- Comprehensive Free Dispenser Program
- Healthy Building Consultation



[Hygiene Ready. Your Way Survey 1 minute \[surveygizmo.com\]](#)

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BOMA St. Paul Member

Alex Pedlar

Sales Executive, St. Paul

Alex_pedlar@homedepot.com

612.219.6531





Are you ready for the cooling season?



As soon as the mercury starts rising during the summer months, your HVAC system will need to be operating at peak performance in order to keep the building occupants comfortable and satisfied.

Cooling systems tend to fail when we need them the most, but this is not just down to bad luck, as systems work their hardest during periods of extreme temperatures. Longer running times and higher ambient temperatures place more strain on the equipment, therefore, if there is a weak point in the system, the hottest days are when it's most likely to fail.

The good news is, that many of the common issues leading to system breakdowns can be prevented through pre-season, planned preventative maintenance.

Research has shown that 90% of HVAC equipment failures are directly linked to neglect. It's for this reason that many equipment warranties are voided should you fail to have the systems serviced regularly.

During the cooling season, which is typically 22 weeks in the MN, air conditioning equipment including chillers and condenser units, consume lubricants and coolants; moving parts can begin to loosen, and belts can start to become brittle. These types of issues can often be repaired quickly and inexpensively once identified, however, sustained use of the system can compound the damage leading to sudden failures and costly repairs.

With the right planned preventative maintenance you can rest assured your HVAC system is ready for the warm weather and will be operating at peak performance from the first time it is called for.

For more information or to schedule a maintenance, please call Kraft Mechanical.



Kraft Mechanical has worked extremely hard to provide customers with a wide range of services that include: HVAC, Plumbing/Piping, Sheet Metal Fabrication and Installation, Service and Maintenance.

No project too big or too small for us!

Contact Dan Roth:

2415 Ventura Drive #100,
Woodbury MN

Tel: 651-773-9000

Email: droth@kraftcm.com

www.kraftcm.com



Sears Site Discussion: June 22nd at 3:30 pm

The former Sears site near the State Capitol is being redeveloped by Seritage Growth Properties. The Capitol Area Architectural Planning Board is seeking input from key stakeholders on the proposed plan. St. Paul BOMA has scheduled a Zoom meeting on June 22nd at 3:30 pm for members to hear a presentation from the developer on the plans and to provide feedback. This will be a great opportunity for the commercial real estate community to give input on this project. To participate, [click on the link to register for this meeting.](#)



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Tradeshow and Expo



**September 21st, 2021
10:30 am – 1:00 pm**

We had to forego the BOMA tradeshow in 2020 due to none other than the infamous COVID-19, but we are on for 2021!



As a member of St. Paul BOMA, this is your best opportunity to promote your products and services to the St. Paul BOMA property managers! Above are pictures from the 2019 Expo, aka the good ol' days when attending a BOMA event meant enjoying face-to-face interaction and delicious bites.

If you are interested in helping to plan and organize this great event, contact Denise Jenkins (denise.jenkins@bomastpaul.org).

Golf Tournament Banquet



**Prestwick Golf Club
Monday, July 19th
5:30 - 7:00 pm**

Did you miss the chance to join a foursome? Well, not to worry because you can still partake in the day's festivities! If an evening of camaraderie, delicious food, and networking with BOMA members sounds good to you, then make sure you sign up for the banquet.

If you have any questions and/or would like to sign up, please contact Denise at 651.291.8888 or denise.jenkins@bomastpaul.org.

Golf Tournament Sponsors



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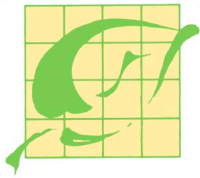
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New BOMA Committees

In support of strategic goals identified by the board in 2020, BOMA has created three new committees. These committees are:

- Membership Engagement: Expand member involvement in the association,
- Membership Value: Increase the value of the BOMA membership, and
- Membership Development: Recruit new building members, including industrial properties.

These committees will strengthen BOMA and position it for success in the future. If you are interested in volunteering on one of these important groups, contact Joe Spartz, joe.spartz@bomastpaul.org or Denise Jenkins, denise.jenkins@bomastpaul.org.

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Greater Saint Paul BOMA

Osborn370

370 Wabasha Street North, Suite 690

St. Paul, MN 55102

Phone: 651-842-4023

Fax: 651-291-1031

www.bomastpaul.org



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