

In This Issue:

- May Membership Meeting
- Chair's Report
- Annual Meeting
- MN Legislative Update
- BOMA Board Nominations
- Special Recognition for Greg Sharpe and Julio Fesser
- Laura Magnuson to take over for Julio Fesser at Securian
- Annual Meeting Keynote Speaker: Nicolle Goodman
- Opinion: "Mayor Carter Acts in Support of Lexington Station Apartments"
- Community Ambassadors Initiative 2020 Data Report
- Train Days at Union Depot
- BOMA Throwbacks
- "What is Biophilic Design?" by McCaren Designs
- "Free Concierge Services" by the Bluebook Network
- BOMA Corner

Upcoming Events

- May Membership Meeting – 5/11
- Annual Golf Tournament – 7/19
- Annual Tradeshow/Expo – 9/21

Newsletter sponsored by:

May Membership Meeting

Date:

Tuesday, May 11, 2021

Time:

10:45 am – 12:00 pm



Join the St. Paul BOMA membership meeting to hear **Mayor Melvin Carter** discuss his administration's successes during its first term and learn what his goals are for the city in the future. Following the mayor, we will hear from **Carl Kaeding**, the owner of [Kaeding Development Group](#). His organization is the developer on the Gateway Project.

Register

CHAIR'S REPORT – *David Ketcham*



Hello everyone -

I am writing this newsletter on April 21st, the day after the verdict in the Derek Chauvin/George Floyd murder trial. Personally, I am so thankful for the verdict and that the demonstrating and protesting was peaceful with no further damage to our business partners and association members. I look forward to St. Paul BOMA working with the St. Paul and Metro Transit Police departments to help build a better, safer community for all our residents. St. Paul and Minneapolis have been going through a terribly difficult time. My hope is that we continue to strive towards positive change in our community.

BOMA's May General meeting should be a great one. Mayor Melvin Carter will be speaking, and I hope that you can join us for what surely will be a lively and interesting conversation. Please see the BOMA website or call the office to register.

In April, the BOMA Board of Directors hosted our annual lunch with the Ramsey County Commissioners. As with most meetings, we held it virtually via Zoom. BOMA members discussed how the pandemic is affecting commercial real estate and our business partners in St. Paul. The County Commissioners gave us updates on the key priorities as well as some high-profile projects like Riversedge and Highland Bridge. It was an informative meeting. I would like to thank the Ramsey County Commissioners for their support to our business community.

As the plywood comes down and the pandemic eases its grip on our community, I look forward to seeing you all this summer at our meetings and the golf tournament, as well as in the skyways and on our city sidewalks.

David



MN Legislative Update

Provided by:

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

The Legislature is constitutionally mandated to adjourn on May 17th. The House and Senate have passed their appropriation bills and are headed to conference committee to resolve their differences. The House has proposed a \$52.5 billion biennial budget and the Senate has proposed \$51.9 billion.

The House and Senate are also debating a tax bill. They have included similar provisions in their omnibus tax bills but have taken vastly different approaches to pay for the relief in their respective bills.

The House bill provides over \$1 billion in tax cuts and aids which includes expanding market value exclusion for commercial/industrial properties to \$150,000 and reduces the levy to offset a property tax shift, exempts the first \$350,000 of PPP loans from Minnesota income taxes and provides a subtraction up to \$10,200 in unemployment compensation. The tax relief is paid for from two main revenue raisers that require a controlled foreign corporation's income to be subject to the state's apportionment and by creating a fifth-tier individual income tax rate of 11.15% on individuals making more than \$500,000 and married filers making more than \$1 million.

The Senate tax bill provides \$553 million of tax relief without raising new revenues. Tax relief is provided through a few key provisions which include exempting both the full amount of PPP loans and 18% of the \$600 payments, which is the amount of Pandemic Unemployment Compensation paid by the federal government each week, from Minnesota taxes. The bill provides property tax relief to businesses by expanding the market value exclusion for commercial/industrial properties to \$150,000, reduces the levy to offset the property tax shift and includes an additional reduction of \$6 million to the overall levy. The Senate utilizes the budgetary surplus to provide tax relief.

GSP BOMA Board Election

During our Annual meeting on April 12th, members ratified the recommended slate of BOMA Board candidates.

Elected to the following terms were:



Kori DeJong
Director



Bill Huepenbecker
Secretary/Treasurer



Heide Kempf-Schwarze
Vice Chair

Congratulations to Heide, Bill and Kori. BOMA appreciates your service to the association!





Our annual meeting was packed with special happenings! After the Board nominations, we gave our congratulations and best wishes to Greg Sharpe from Travelers and Julio Fesser from Securian on their retirement. They have both made invaluable contributions to BOMA over the years and we gave them special recognition with award plaques that were virtually handed off by our very own David Ketcham!

Greg Sharpe: BOMA Board Member and Regional Vice President at Traveler's



Greg joined the board as a director in 2017. He became Secretary/Treasurer in 2018, and then moved on to the Vice Chair. Greg also served on the Government Affairs Committee and helped to lead the board's strategic goal, security initiative that ensured the completion of the Rozin study, leading to the creation of the Security Communications Center.

Julio Fesser: BOMA Board Member and 2nd Vice President at Securian Financial



He served on our Board of Directors for a number of years, starting in 2006-2010 and then again from 2018 to the present. Julio was also on the Government Affairs Committee and teamed with Greg on the security related strategic initiative. In addition, Julio was a founding member of the original Downtown Alliance created by BOMA. When that entity transitioned into an official organization, he continued in a leadership role to help guide the formation of the DID.

Enjoy this new chapter in life, Julio and Greg. May it be filled with fun, relaxation, exotic vacations, and time with family!

A Warm Welcome to Laura Magnuson!

With Julio Fesser retiring as a director, the BOMA Board voted to have Laura Magnuson complete his remaining term in office. Laura's term on the board as a director will run from 2021-2022.

Laura Magnuson, CFM



Laura Magnuson, CFM recently joined Securian Financial as their Enterprise Facilities Director in preparation for Julio Fesser's upcoming retirement. Laura was previously employed by Cushman & Wakefield where she spent the past 5 years leading the Facilities Management team at Securian. In her new role, Laura will lead the facilities portfolio strategy, integrating it with business strategies.

Laura holds a Bachelor of Science degree in Facilities Management & Interior Design from North Dakota State University, Fargo. She is a seasoned real estate professional with over 15 years of experience leading real estate strategies and managing facility operations, leasing, sustainability, and construction. Laura is highly respected among peers, having served for the last eight years on the board of directors for the Minneapolis-St. Paul Chapter of the International Facility Management Association (IFMA), and helping establish Facilities Management programs at the University of Minnesota and at Dunwoody College, Minneapolis.

Laura and her husband Cory live near New Prague with their children Everett (5) and Emilia (2). In her free time, Laura and her family enjoy exploring local parks and trails, the Minnesota Zoo, Valleyfair, and family vacation travels.

[Click the icon to the right to view her profile](#)



Annual Meeting Keynote Speaker:



Nicolle Goodman, Director of St. Paul Planning and Economic Development

Written by BOMA Marketing and Communications Coordinator Samantha Davis

Nicolle Goodman provided updates on major projects such as RiverCentre Ramp, Highland Bridge, Hillcrest & Snelling/Midway. Goodman came to St. Paul from Oklahoma City and has been in her current position since August 2020. Though she hasn't met many of the BOMA members or St. Paul community leaders in person due to the pandemic, she has been influential with St. Paul Planning and Economic Development. Goodman began her presentation with a poignant statement about the tragic shooting of Duante Wright in Brooklyn Center. The shooting had just occurred the night before our meeting and tensions were once again on the rise in the Twin Cities. This incident is another reminder of the racial challenges that persist in the Minneapolis/St. Paul area.

Goodman mentioned that while she was attracted to St. Paul because of the mayor and city council's commitment to equity, she was surprised by the vast disparities in opportunities for people of color related to home/business ownership, renting an affordable home, and remaining alive after an encounter with the police. Goodman mentioned that while there is still no clear solution and much work to be done, St. Paul Planning and Economic Development has several efforts underway to address opportunity gaps. As I think back to Goodman's statements regarding the Brooklyn Center shooting, I am thankful for leaders in the Twin Cities who are willing to step up and facilitate conversations on racial challenges in our communities.

Continued on next page

GSP BOMA Annual Meeting...*Cont'd*

Below are some of the key takeaways from Goodman's presentation:

- **St. Paul Planning and Economic Development (PED)** is committed to dismantling systems of racism and developing planning, housing and economic development solutions for a more equitable St. Paul. Furthermore, St. Paul leaders are examining their programs, policies, and budget to ensure this commitment is delivered upon.
- **PED** is coordinating with major entities such as Ramsey County, St. Paul Port Authority, St. Paul Area Chamber, and Greater MSP Forge North Coalition to create more equity and economic inclusion.

Major Development Projects:

- [Highland Bridge](#): 230 apartments in Block 3 Lot 1, 56,000 sf of retail, roughly 300 rowhomes, 300 Senior Housing units, 60 units of income restricted senior housing (CommonBond), and more!
- [Hillcrest](#): The City is currently leading a master plan process to determine the site's land uses and transportation layout. Public input is welcome, and individuals can do so by [clicking here](#) to view the website.
- [Snelling Midway](#): Requests for master plan amendments should be fulfilled in the near future. The overall goals of the project have remained the same.
- [RiverCentre Ramp](#): 6 responses were received when the RFP was released in 2019 but the project stalled in 2020 due to COVID-19. [The Kellogg bridge project](#) has to be completed first due to its magnitude. As a result, the RFP has been closed and a project timeline has yet to be established.



OPINION



Mayor Carter Acts in Support of Lexington Station Apartments

By Joe Spartz

For many years, the lot to the east of the Amherst H. Wilder Foundation sat vacant. With the construction of the Green Line on University Ave., this lot, which is less than a block from that street, is ideally situated for a dense residential building. This is exactly what was envisioned by advocates of transit-oriented development when light rail construction was planned for University Ave. over a decade ago. “Build it and they will come,” was the refrain, referring to how mass transit on the street would lead to new construction and redevelopment projects, remaking the face of University Ave. To a degree, this scenario is playing out as they predicted, with many new and refurbished buildings springing up over the past few years. So why is the St. Paul City Council trying to stymie new growth? It’s a head scratcher.

This confusing situation started when the developer Alatus stepped forward with the intent to purchase the vacant lot and build a six-story, 288-unit apartment building. Outlined within the plan were 144 units of affordable housing. Also, Alatus was seeking no financial support or zoning variances from the City. So why on earth would the City Council reject the plan and the \$57 million investment in St. Paul? According to neighborhood activists, it seems the affordable units aren’t “affordable enough”. Really? A developer is willing to build almost 300 new units of housing in the city, and do it without government subsidies, yet because not all current residents in the neighborhood can afford the below market rents, the entire project should be killed?

Continued on next page

Lexington Station Apartments... *Cont'd*



ALATUS
LLC

Following this logic tells us that no new housing will be constructed in this neighborhood without government subsidies. Given the general lack of funds by the public sector for this type of endeavor, that lot will likely remain empty for many years to come. And from a larger perspective, do you really want to continue to concentrate low-income people in just one area? We know where this takes us, and it's not good. Isn't it true that diverse neighborhoods are more interesting and dynamic? If so, shouldn't this include income diversity?

Yes, we do need more very affordable housing units, but don't kill this project on the basis that it fails to deliver fully on that objective. Saying no to Alatus will send a chilling message to future investors, indicating that St. Paul may not be the most welcoming city for new development. Besides, given the outcome of similar cases in the past, Alatus could possibly challenge the Council's rejection in court, setting the City up as a defendant in future litigation.

Fortunately, St. Paul has a mayor who can see the larger picture of needing to create a positive environment to attract new investment in the city. Mayor Carter vetoed the Council's decision. Where this ends up has yet to be determined, but if nothing else, you must give Mayor Carter credit for his action. Even though he will receive some political backlash from a few of the affordable housing activists, he's doing the right thing. Yes, we need to work to increase very affordable housing, but don't deter investment in the city while trying to meet this goal. It's not a zero-sum game. St. Paul needs more property owners willing to bet on the future of this city. The community, and St. Paul's political leaders, need to think twice before creating barriers that may cause investors to look elsewhere for their next project.



Community Ambassadors Initiative 2020 Data Report

Written by BOMA Marketing and Communications Coordinator Samantha Davis

The **Community Ambassadors Initiative (CAI)** is a city-wide project that has made a significant impact in the St. Paul area, especially downtown. The organization serves to reduce youth crime by redirecting at-risk youth from criminal behavior and incarceration to providing responsive services and positive developmental supports. Experienced, culturally-specific youth workers ("Ambassadors") guide youth to needed programs, services and employment. Furthermore, the **CAI** uses intervention strategies guided by best practices to decrease involvement in the criminal justice system and provides meaningful supports to traditionally hard-to-reach youth. The **CAI** is widely recognized by businesses, residents, community leaders, and local organizations.

Joel Franklin, Director of the **CAI**, was willing to meet with me to provide some insight on how the **CAI** has grown over the years and the overall progress of the organization in 2020. What I found out is the **CAI** increased their youth contacts from 3,500 to over 14,000, took 3 guns off the street, de-escalated several hostile encounters between police officers and youth, and convinced young people to take COVID-19 more seriously by handing out masks and educating them on the pandemic.

I asked Franklin what youth contact means and he explained that youth contact is defined as an instance where an Ambassador refers a youth to community partners for programs and services. Moreover, contact can involve any situation where a potentially dangerous situation is de-escalated, and any youth involved are prevented from becoming harmed.

Continued on next page

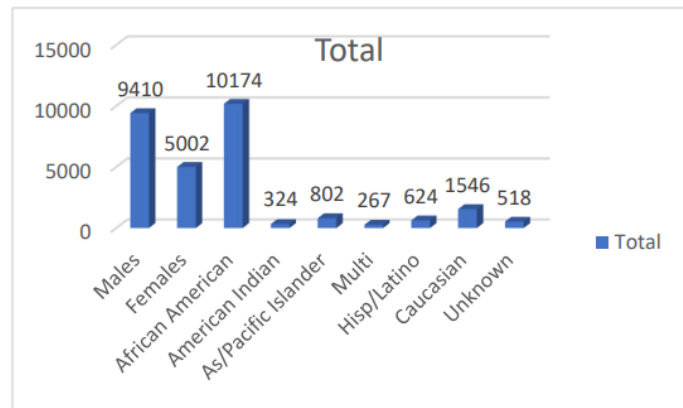
Community Ambassadors Initiative...cont'd

Below is a visualization of the increased impact of the CAI in 2020:

14,412 Total Contacts

65% Male
35% Female

71% African American
2% American Indian
6% Asian/Pacific Islander
4% Hispanic/Latino
11% White
4% Unknown

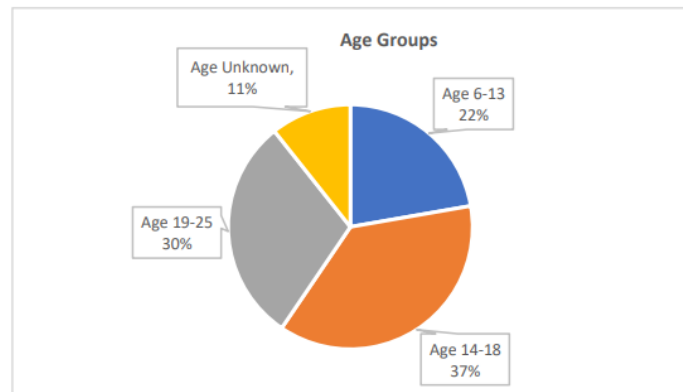


Ages

22% Age 6 to 13
37% Age 14 to 18
30% Age 19 to 35
11% Unknown

Employment

28% Employed
30% Unemployed
42% Unknown



Franklin pointed out that a major factor in their success in 2020 was the City of Saint Paul partnering with **CAI** to participate in the **Community First Public Safety initiative (“CFPS”)**. The funds from **CFPS** were used to create additional Ambassador teams in the North End, Midway, Frogtown, and Sun Ray Communities. **CAI** hired 14 new Ambassadors to staff the teams and as a result, was able to grow from 36 to 50 Ambassadors. Additionally, **CAI** grew from 4 Ambassador teams to 8. The creation of more Ambassador teams allowed **CAI** to increase the number of contacts with youth from a yearly average of 3,500 to over 14,000 in 2020.

Continued on next page

Community Ambassadors Initiative...cont'd

Franklin, having been involved with **CAI** since its inception in 2013, has seen its full development from the beginning until now. His overview of the **CAI's** history in the St. Paul community illustrated the organization's uphill battle over the years and was a reminder that any effort to combat society's racial and socioeconomic issues, particularly among troubled youth, comes riddled with challenges. He mentioned that **CAI** was not initially viewed in the most positive light, mainly because local businesses and the **St. Paul Police Department** felt the organization was too focused on protecting youth rather than holding them accountable with consequences. Over time however, **CAI's** innovative approach to engaging youth proved effective in reducing crime. Consequently, their relationship with the **SPPD** improved over the years and the two entities are now in regular communication and collaboration with each other.

In my conversation with Franklin, I felt the overall sense of his appreciation for the St. Paul community's support of **CAI**. Businesses, the **SPPD**, and leaders in local government such as former Mayor Coleman and current Mayor Carter have recognized and supported **CAI** to lift the organization to where it is today. Mayor Carter was a major driving force behind the City's partnership with **CAI** in the **CFPS** initiative, which became instrumental to the organization's expanded impact in 2020.

Joel Franklin is looking forward to continued growth in 2021 as well. He is enthused by potential new grant opportunities and working with several partners to hire **CAI** youth.

Visit the [CAI website](#) or youthprise.org for more information on their history, community impact, and projects.



Train Days at Union Depot: June 5th and 6th, 2021 from 10 am – 4 pm

This year's annual **Train Days** event will be hosted at Union Depot on June 5th and 6th, inviting train enthusiasts to celebrate a weekend filled with train-focused festivities.

Guests can look forward to seeing many unique pieces of train equipment onsite. Items on display will include historical rail cars and locomotives, including a 32A diesel locomotive owned by The Friends of the 261. The 32A's restoration job, matching the locomotive's original color scheme, will be unveiled at Train Days.

Train Days will also feature a variety of vendors selling train-themed photography, souvenirs, toys, apparel, model trains and more. Guests can also shop at a Union Depot pop-up store offering new Train Days and Union Depot merchandise—including apparel, stickers, pint glasses, train whistles, pins and the famous Bee Line Honey. [Click here](#) for more information!



The throw backs continue! The next page contains another vintage newsletter with a glimpse of what was happening in May of 1995.



Greater Saint Paul
**Building Owners &
Managers Association**

Vol. 2, No. 5
May, 1995

N

E

W

S

L

E

T

T

E

R

BOMA NOTES

● **Jill Brosel** and **Diane Clark**, co-chairs of St. Paul BOMA's Building Products & Services Expo, and their Committee have chosen **Thursday, October 5, 1995, from 11:00 a.m. to 1:30 p.m.** as the date and time for our annual Expo. Further information will arrive on your desks in June.

● District Energy St. Paul, Inc. was recognized as one of the top 40 customer-focused companies in the nation at the Customer Service Strategies Conference sponsored by Inc. Magazine and MCI. Over 800 entries were submitted nationwide. Our congratulations to District Energy on achieving this feat.

● Monday, July 24, 1995. Tartan Park. 12:30 p.m. shot gun start. Tennis at 1:30 p.m. It's getting closer! A few hole sponsorships remain. Registration forms will be in the mail for this event on May 15. Plan accordingly.

● This month's trivia question(s) calls for two answers. How many days will it be before a clock, losing 30 minutes a day, shows the right time again? How many tenths of the Earth's surface lie under water? The first to phone in the correct answers will be provided free lunch at our Monday, May 8, General Membership Meeting.

THOUGHT FOR THE DAY

"Hold your child's hand every chance you get. The time will come all too soon when he or she won't let you."

MAY GENERAL MEMBERSHIP MEETING

The General Membership of the Greater St. Paul Association of Building Owners and Managers (BOMA) will meet on **Monday, May 8, 1995, at 12:00 noon** at the Radisson Hotel St. Paul (corner of Kellogg and Wabasha).

Ms. Chris Krueger, Communications Director for the Office of Citizens Service; **Mr. Larry Lueth**, City of St. Paul Department of Public Works Construction Division; and a representative from the Minnesota Department of Transportation will speak on planned local road construction.

You've often heard that Minnesota has two seasons — winter and road construction. To provide you with an orderly update on planned street and highway closings and/or interruption of service, our speakers will address this topic from their various points of involvement, including what will take place in our central business district and the surrounding neighborhoods as well as the state's planned construction schedule for the summer and fall of 1995. This program will provide you with information that will be of valuable assistance to your tenants, employees, and clients as they travel to and from your buildings.

Diane Koebele, Flaherty & Koebele, P.A., St. Paul BOMA's legislative consultant, will give us an update on the happenings at the state level and their impact on our industry.

Please mail or fax (297-6160) the attached reservation card indicating those from your company who plan to attend our May meeting. As always, we encourage you to bring members of your staff to our Membership Meetings. One hour of continuing education credit has been applied for.

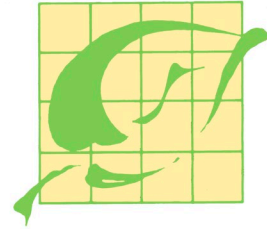
ST. PAUL BOMA MEMBERSHIP ROSTER

The 1995-96 St. Paul BOMA Membership Roster was recently mailed to all our Members. The Roster is sent **exclusively** to St. Paul BOMA Members. Every effort has been made to assure the accuracy of the entries. The information was compiled from past Rosters and the Roster Change Forms that were mailed out in March. If you notice anything that should be changed, please call the Association office. All corrections will be listed in upcoming Newsletters.

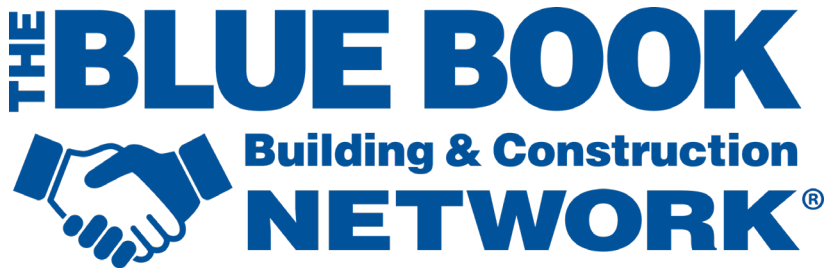
Service Provider Articles

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

*Reconnect, Renew, Revitalize:
What is Biophilic Design?*



McCaren Designs, Inc.



**FREE Concierge
Service for Facility
Managers and
Property Managers!**

SERVICE EXCELLENCE YOU CAN COUNT ON

- ◆ Comprehensive facility-driven maintenance solutions
- ◆ Energy Star® benchmarking
- ◆ Building performance efficiency assessments
- ◆ Proactive client relationships focused on client satisfaction
- ◆ Continuous development and training



Brokers Group

Let's stay in touch! These meetings are an opportunity for us to meet and catch up to discuss the market. Please join us.

Date: Wednesday, May 5th
Time: 12:00 to 1:00PM
Location: ZOOM

Reconnect, Renew, Revitalize



What is Biophilic Design?

Biophilia when translated from Latin means “love of life or living systems”. It was first expressed as a hypothesis back in the early 1960’s and was popularized by the biologist EO Wilson in 1984. It implies that humans have an inbuilt connection with nature. When you think about it, it’s only in recent evolutionary history that we have become urbanized. I know I feel so much better when I am up at the cabin by the lake or in the woods. This feeling of wellbeing when surrounded by nature proves that we are hard wired to respond to the stimuli of nature.

Due to the pandemic, we are reconsidering the function and utility of our workplaces. We’ve been forced to use our homes for more hours and more functions than we could have ever imagined.

We now need to transform our offices

and workplaces to bring our staff back into a new collaborative workplace. It is our experience that a well-designed workplace with natural elements makes a more comfortable, easier workplace for our workforce.

The creative use of biophilic design is how we bring natural elements into the built environment to enable occupants to connect with nature. These connections can be achieved by using a variety of elements such as plants, maximizing natural light, the introduction of natural finishes and organic shapes.

Plants are the natural biophilic design element. Strategic placement of plants creates a more productive workplace by providing a sense of security and wellness, which is so important as we navigate the life stresses of today and the future.

Is it time for us to RECONNECT to help you to RENEW and REVITALIZE your workplace?



Written by: Heidi Peterson, McCaren Designs Inc.

The Blue Book Network's FREE Concierge Service for Facility Managers and Property Managers

The Blue Book Network has been serving Facility Managers and Property Managers across the United States since 1913. Whether you need bids for new projects, renovations and repairs, emergency contracts, or annual service contracts, The Blue Book can help you find, qualify, and message contractors and suppliers to help you maintain your buildings and grounds. Since we provide a national database, we can help you with your properties locally, regionally, and nationally.

Our premiere network has over 800,000 qualified, experienced, and licensed companies covering 560 trade categories. Contractors can maintain a Proview – their digital resume – to promote their company's contact information, trade categories, project specialization, geographic service areas, licenses, diversity designations, product certifications, and completed projects with testimonials.

The Blue Book understands that Facility Managers and Property Managers are challenged by a wide variety of issues every day. Finding talented professionals and communicating with them effectively can be time-consuming and frustrating. That's why The Blue Book created a special *Concierge Service* for you that is free to use. Simply call or email your personal Concierge Consultant with the project's scope of work. They will immediately search the Proviews of contractors in your specified regional trade categories and only select the companies that meet your criteria. They will then create an "Invitation to Bid" that will include the project's details and any files you want to share – plans, specifications, pictures, etc. If you like, you can review and edit the invitation list prior to messaging.

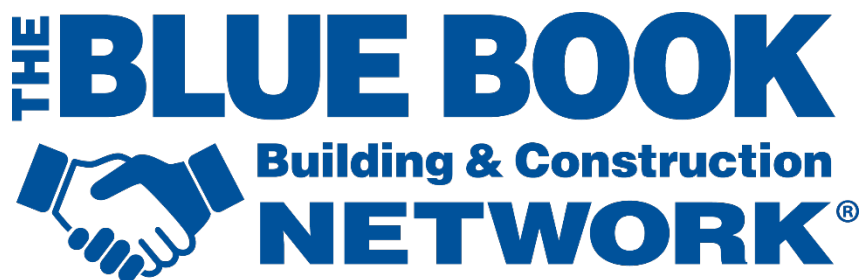
Your project's bid invitations are delivered to the contractor's email and their Blue Book Network account to increase awareness and responses. Each day, contractors log into their network accounts to review and respond to new project opportunities. We provide industry leading tools for them to manage their projects and take-off software to produce accurate measurements and counts for their bid proposals.

A couple days after the bid invitations are sent, your Concierge Consultant will follow-up with the companies that have not opened their messages to encourage them to reply. If you are not satisfied with the results, your consultant can research and message additional companies. They can also contact The Blue Book's local "*feet on the street*" Franchise Owner to get them involved.

The Blue Book Network has 220 Franchise Owners positioned in the field across the country. Each Franchise Owner is assigned a specific geographic territory and is responsible for supporting all the players in their building and construction community. They spend most of their day connecting subcontractors with companies that need their services. These connections are made via phone calls and/or "Meet & Greet" events – individual or group – that are conducted in-person or virtually – *it's your choice*. Due to their strong relationships throughout the country, Franchise Owners can often immediately fulfill your request for any of your locations.

Finding qualified and available subcontractors to bid and work on your projects can be a formidable task. Leverage The Blue Book Network's free *Concierge Service* and our 108-years of experience and success to help you find and communicate with the subcontractors that you need. The companies in our network are eager to provide you with a competitive bid and a quality job.

For more information, call (855) 805-2560 or email us at proservices@thebluebook.com.



Upcoming Events



2021 BOMA Tradeshow and Expo

It's official! BOMA will be holding a Tradeshow and Expo on September 21st from 10:30 am – 1:00 pm! [Click here](#) for applause.

Seriously, after a year of nothing but Zoom events, this is a big deal. Mark it on your calendars and watch for additional details coming soon.

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

To the left: Our sponsors from the 2019 Expo.

34th Annual Golf Tournament



Prestwick Golf Club

**Monday, July 19th
12:00 - 7:00 pm**

Foursomes are almost sold out, so get in while you can! There are also 2 Lunch Sponsorships left.

[Register](#)

If you have any questions about registering or sponsoring, please contact Denise at 651.291.8888 or denise.jenkins@bomastpaul.org.

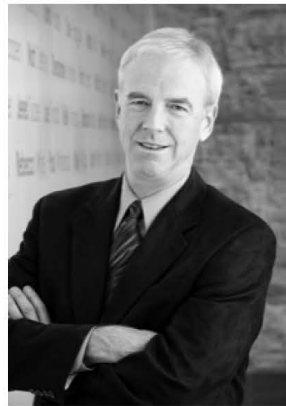
BOMA Corner

Happy Retirement!



Julio Fesser - Securian

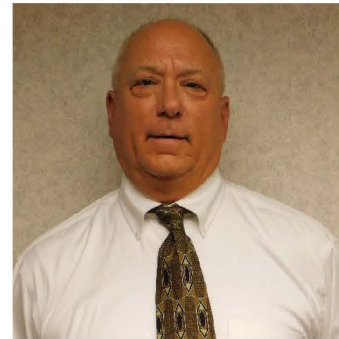
Mike Lyner – RSP i_Space



Greg Sharpe – Traveler's



Pat Haggerty - Marsden



John Skraba - Inspec



Congratulations to Ryan Oxtan on her newborn! We're happy to inform you that she is currently enjoying an impromptu trip to Florida to see her parents!

Jerry Hersman, the Immediate Past Chair on the BOMA Board, was promoted from the position of Director to Vice President at Frauenshuh. Congratulations Jerry!

OFFICERS:

David Ketcham, Chair

Heide Kempf-Schwarze, Vice Chair

Bill Huepenbecker, Treasurer

DIRECTORS:

Jerry Hersman, Immediate Past Chair

Clint Blaiser

Kori DeJong

Jean Krueger

Jordan Roberdeau

STAFF:

Joe Spartz, President

Samantha Davis, Editor

Denise Jenkins, Co-Editor

Rhonda Pape, Co-Editor

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



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.