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news

Volume 18, Number 6

June 2004

Feature

New City Center for St. Louis Park

by Natina James, KKE Architects, Inc.

One year after its initial conception, the new urbanism project, Excelsior and Grand in St. Louis Park, is nearing completion. Is this bold new vision in St. Louis Park a successful mixed-use development for other cities to model?

Disenfranchised with Excelsior Boulevard behaving like a simple thoroughfare, the city planners for St. Louis Park wanted to create a mixed-use project with housing, retail and office space adjacent to the existing Wolfe Park. According to Phawn McIntyre, the Development Manager for the project, the city wanted a downtown feel with an urban twist.

Park Commons is a 16-acre project featuring 625 rental units, 35 owner-occupied town homes, 80,000 sf of retail space and 125,000 sf of office space. Told Development Company and ESG Architects were the design team. According to Tom Harmening, Community Development Director of St. Louis Park, "TOLD's project is a major step toward reaching the goal of the city and community of creating a focal point for St. Louis Park." The first phase opened in the fall of 2002.

Since September, 99% of the owner occupied units and 99% of the leased spaces have been

St. Louis Park continued on page 2

Snapshot

Plymouth Market Place

Location: 3505 Vicksburg Lane, Plymouth, MN

Opened: 2001

Owner: Tri-Star Management, Inc.

Center Manager: Carol Watt, Tri-Star Management, Inc.

Leasing Agent: Nancy Murdakes Brown, Suntime Commercial Property (651) 603-0321

GLA: 88,000 square feet

Current Occupancy: 85%

of Stores: 14

Anchor Tenants: Lunds, Old Chicago, Buffalo Wild Wings, Chipotle and Noodles & Company

Market Area Served: Plymouth

Construction Style: Concrete, decorative block

Additional Facts/Narrative: Plymouth Market Place is located in a rapidly growing



affluent community along Highway 55 and Vicksburg Lane. Strong traffic counts and visibility make this center a wonderful opportunity for retail or professional use. This property is accessible from a controlled intersection at Vicksburg Lane. It is next to a new Mann Theater and restaurants such as Ruby Tuesday, Doolittles Air Cafe and Applebee's Neighborhood Grill and Bar. We are looking for other upscale retail/professional service businesses to fill the remaining vacancies.

ST. LOUIS PARK *continued*

committed, and without any special concessions. This is extremely successful considering the current housing market has a vacancy rate of 13%. Housing units vary in plan and size from 668 sf studio to a two bedroom, two bath at 2,028 sf. The only two requests not currently met for the development include a movie rental store and more housing units allowing pets. (Currently only those with direct access to the outside are allowed to have dogs.) Retail anchors for the development include: Kindercare, Panera Bread, Starbucks, McCoys and Mojitos. There are several unique retail concepts such as Chebella and Lulu & Luigi.

The city center is reinforced by the activities offered at Wolfe Park. The nearby Veteran's Memorial Amphitheatre was completed in 2002. "Summertime in the Park" is a free concert program for the public typically on a Wednesday or Sunday. The park offers a year-round pavilion, picnic shelters, walking trails, fishing pond, playground, and basketball and sand volleyball courts.

TOLD is convinced that the project's success is the mixed-use. McIntyre said, "40% of their housing clients are interested in the project because of the retail components." The retail concepts have enjoyed great success, and several of the restaurants required reservations a week in advance for many months after opening.

Location definitely plays a part in success being so conveniently located to downtown, Uptown and the Lakes. It certainly is refreshing to see housing offered in something other than the typical suburban castle with a fenced yard.

Many questions remain on the development. Will the development draw people off Excelsior Boulevard to shop on their way home? Without direct site lines to signage, will the new retail and office space off Excelsior Boulevard be as successful as the rest? If so, can the design accommodate the traffic and parking needs? One thing is certain, the City of St. Louis Park, TOLD Development and ESG Architects certainly set the bar on an eloquently designed modern interpretation of a city center.

Several other interpretations of city center developments are currently under planning

and construction within the area. They include: Clover Field in Chaska with 820 housing units with alleys and 12,000 sf of commercial space; Historic Mills District in Minneapolis, a 50-acre development including loft housing, residential mixed income, retail, light rail, parks and trails and hotels; and Lino Lakes Town Center, 50 acres including cinema, civic center, YMCA, retail and housing. Housing in Lino Lakes is planned within walking distance to the town center, which will "ensure round-the-clock activity and create important opportunities for seniors and others who value convenience and safety."²



Park Commons and the other projects mentioned are expressions of New Urbanism and Smart Growth taking place all over the country. The Twin Cities Metropolitan Council has created a "Smart Growth" plan for the area, which demonstrates how communities "can develop walkable, mixed-use neighborhoods that preserve open space and community appeal, while minimizing costs by taking advantage of existing investments in transportation and sewers."³ The new development requires intensive planning and cooperation by both developer and cities. City planners may need to revisit comprehensive plans or rezone certain areas to allow such developments to occur. It's often difficult to manage the economics and planning for the project because of the high land value, zoning, building costs, mechanical and parking issues. Architects and engineers must anticipate what first floor tenants needs might be in order to keep project costs down. Do the tenants require mechanical exhaust shafts? Will a change in the tenant mix require more parking? Can the site plan handle anticipated and future growth of pedestrian and vehicular activity?

The success of this project type remains to be seen. Developers will need to alter their price structure from the typical retail mall specifications they currently use. As the

development evolves and matures, the housing tenants could certainly drive the tenant mix, demanding convenience tenants such as movie rentals, cleaners and small grocers. Will this tenant mix support the high development cost? The mixed-use development currently under construction at Snelling and Larpenteur in Roseville demonstrated how local mom-and-pop businesses are forced to close because of the higher rent structures. The long standing Falcon Heights Bowling Alley closed its doors, while several other tenants relocated at other less expensive locations in the area. The development offers Falcon Heights 17 new town homes, 56 senior independent living units, 166 multi-family units and 10,000 sf of commercial space.

Multi-use projects work well within urban settings because they create a buffer to the single-family home neighborhoods off of main traffic arteries such as Snelling Avenue or Excelsior Boulevard. It will take a lot of cooperation between developers and city planners, to bring the project to construction. Will the projects be well received by the neighborhoods? With an excess of 500,000 people projected to move to our metropolitan area in the next twenty years, mixed-use projects, in theory, seem to be the perfect solution to manage growth in a metropolitan area experiencing transportation difficulties. ■

¹ Excelsior & Grand Press Release

² Congress New Urbanism website, "Lino Lakes Town Center"

³ Congress New Urbanism website, "Smart Growth Twin Cities"

Attention New Members...

We want to network you! All members new to MSCA in 2004 are invited to meet representatives of the Membership Committee at all upcoming MSCA monthly meetings. Membership committee members will identify you by your "New Member" ribbon on your nametag and will introduce you to other MSCA members, including current leadership. A table will be reserved during the program specifically for new members. We hope to see at our next meeting on Wednesday, July 7th!

Market Update

Brainerd, Minnesota

by Lisa Diehl, McDonald's Corporation

Brainerd began as a small railroad town. That humble town is growing into a city with a burgeoning service industry and is a hub for tourism. The region has a year-round population of approximately 56,000 and several hundred thousand vacationers from Memorial Day to Labor Day. The area boasts more than 465 lakes and 130 lodging properties.

Located two and a half hours NW of the Twin Cities, Brainerd has emerged as a regional shopping hub and continued to attract a healthy list of retailers. Growing at twice the national average, the Brainerd/Baxter area is expected to be the second fastest growing area over the next 30 years in Minnesota. According to the 2000 census data, Brainerd is also one of the four most expensive counties in Minnesota. There are currently over 26,000 seasonal/recreational properties in the Crow Wing County area. It is becoming one of the most desirable places for wealthy Minnesotans to retire or build their "dream house."

Coined as the "Downtown Central Minnesota," Highways 371 and 210 are the central connecting highways to the Brainerd Area and the most recent in retail development. In 2003, owners of the Paul Bunyan Amusement Center for the past 53 years sold the center to North American Properties for the development of a 88,790 sf Kohl's Department Store. The site is located on the northeast corner of Highway 371 and 210 on an 8.5-acre property and is scheduled to open by August of 2004. The 26-foot statue of Paul Bunyan and Babe the Blue Ox was moved to "This Old Farm," a historic theme park seven miles east of Brainerd.

Central Lakes Crossing, owned by Central Lakes Crossing LLC, has master-planned an 80-acre retail development on the SWC of Highway 371 and 210 in Baxter. Phase I and II are nearing completion, which includes a Home Depot that opened two years ago. Wal-Mart will be opening a 192,042 sf Supercenter on 23.4 acres of land on the south end of the development. The relocated store is expected to open the fall of 2004. The owners are starting the final phase development, including freestanding small box retailers and retail strip centers.

Menard's opened a new store on Highway 371 last year. Home Depot came to the area in 2000. Best Buy opened two years ago. Baxter

Village, a 65,000 square foot retail development with a kind of "street-scape" look to it, is currently being pre-leased and is due to be completed in the fall of 2004. The development is located on the West Side of Highway 371, south of County Road 77.

Reed's Sporting Goods purchased land three miles north of Highways 371 and 210. The retailer purchased the property from Cragun's Lodge, which is developing the Nature Learning Trail Business Park.

The redeveloped East Brainerd Mall has almost completed its leasing by Oppidan, Inc. The center was renovated into a strip center format, anchored by Cub Foods and JCPenney. A few of the tenants include: Dollar Tree, Hallmark, and a Caribou Coffee that opened the end of 2003.

The charming historic downtown area continues to be the focal point of community activities, commerce and recreation.

There is no evidence of a slow down in growth, which will continue to make Brainerd a retailer and shopper year-round haven. ■

Garden Accents Go Trendy

The National Hardware Show was recently held in Chicago. While gardening supplies and accents have been trending upscale in recent years, some of the latest designs hitting the market are skewing toward the whimsical or artistic.

Pottery and plant stands have become increasingly diverse and stylish, such as iron frame pottery holders in the form of animals like dogs, cats and pigs. New finishes and designs popular in home décor are turning their way into plant stands and shepherd's hooks.

Bird feeders and houses are also capitalizing on the home décor art trends, with some of the newest designs containing elaborate colored glass or themed decorative features and Asian influences. Antiqued retro looks are appearing more in garden accents and supplies, from galvanized metal planters to whimsical metallic and copper garden animals.



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Retailer Profile

CNN Newsstand

by Albi Albinson, Architectural Alliance

The CNN Newsstand is a brand new retail concept designed for airports. The newsstand design reflects the corporate brand name of CNN and utilizes new technology to entice customers. Among the design elements are a highly reflective floor with an embedded CNN logo and high-tech lighting that illuminates the news-concentrated perimeter shelving. The store reinforces the network's focus of news, news and more news, and has all types of printed media available for purchase.

A News Tower allows customers to choose from among 150 current (same day) international newspapers and print on the spot. This unique piece of technology provides an extraordinary amenity not found elsewhere. The cost is typically around \$4 and takes about two minutes. The machine folds and staples the paper

for you, taking into account the way the paper is read. (The Japanese paper is stapled opposite, because it is read back to front and the staples won't snag nylons!)

The centrally located cashwrap emphasizes eye contact between the clerks and all approaching customers. Plasma screens and curved, moving LED message boards feature the most up-to-the-minute news. A spinner system is employed to add multi-leveled display and selection in various locations within the store. While the majority of the merchandise is newspapers, magazines and books, there is a limited selection of brand-specific gifts, candy, snacks and chilled bottled water.

HMS Host, based in Bethesda, MD, developed the concept. They have a large



number of retail, food and beverage venues in airports across the country, including a number of venues at the MSP International Airport. The CNN Newsstand prototype was designed by locally based Architectural Alliance, and three stores are located in various terminals at Hartsfield International Airport in Atlanta. More stores will be developed in strategic markets in airports across the country. ■

Around the Marketplace

Retail Tidbits



compiled by Tim Hilger, Diversified Acquisitions, Inc.

● Although more than 10 million sf of multi-tenant retail space has been built in the Minneapolis-St. Paul area since 1997, ICSC data show that the Twin Cities may be under-retailed. Minnesota ranks 43rd in a state-by-state comparison of retail square footage, and its 18 square feet of multi-tenant retail space per person is below the national average, meaning there's room for more growth, analysts say.

● **Krispy Kreme** is going on a diet. The low carb **Atkins** type diets are forcing America's favorite donut shop to slow down growth plans, lower its earning forecasts, and close some company owned stores.

● Names of additional buyers for **Marshall Field's Stores** are starting to appear. In addition to **Federated Department Stores** and **May Department Stores**, international buyers as **Selfridges**

& **Co.** and **Harrod's** are rumored to be interested. Private investors such as **Kohlberg Kravis Roberts & Co. (KKR)** and the **Blackstone Group** are mentioned. The **Mervyn's** chain may be a harder sell, but breaking up the junior department store chain may garner a larger sale price.

Mervyn's rumored buyers for some of the stores include **Kohl's**, **Best Buy**, and **Target**.

● **Urban Outfitters** announced an aggressive store expansion plan over the next 5 years and this expansion includes their **Anthropologie** store chain.

● **Bloomingdale's**, **Sears** and **JCPenney** have expressed interest in building new stand-alone stores this year, offering easier and more direct access to the stores themselves, where customers are more likely to buy rather than browse. JCPenney is planning to build 14 more

free-standing stores in 2004. **Sears** has opened their second **Sears Grand** store located in Gurnee Mill near Chicago. The store does not have its famous "hard side of Sears" because it does not sell large appliances and tools. Observers say it looks a lot like a **Target**.

● **Best Buy** announced that they are increasing the rollout of their customer-focused "customer centricity" store floor plans. The initial 32 stores averaged 7% more sales than their old floor plan. Consequently, they plan on spending \$50 million to add the "customer centricity" concept to an additional 110 stores. The retailer will also expand the number of stores hosting their **Geek Squad** service center.

● **Target** has announced a new store layout that provides easier impulse buying

Tidbits continued on page 6

Program Recap

Coming Soon! Light Rail Transit!



by Christopher Naumann, KKE Architects, Inc.

On May 5th, MSCA welcomed Minneapolis Community Planner, Mark Garner and McGough Development's Director of Development Activities, Greg Miller, to speak on the Light Rail Transit (LRT) and its impact on development in the metro. The region is about to unveil the first phase of a 12-mile long LRT system over the next few months. The system, when complete, will connect the Minneapolis warehouse district to the Mall of America with a line of trains and transit stops. The transit system will have a significant impact on real estate development on and around the line as it is estimated that 19,000+ riders will utilize the system daily.

Garner began the presentation by explaining the project scope and reporting on the construction progress of the system. When the first line is entirely completed this December, it will contain 17 stations between downtown Minneapolis, the airport, and the Mall of America in Bloomington. The line will be serviced by 24 LRT vehicles that will arrive at these stations every 10 to 15 minutes, depending on traffic. The stations will offer passengers park and ride options, kiss and ride drop-offs, bicycle access, and bus transfers.

Currently, the line is approximately 92% complete, with station work being finished at the southern part of the line. It is expected that limited service will begin between Minneapolis and a park and ride

station at Fort Snelling this summer with the full line to be open at year's end. According to the 2025 Regional Transit Plan of the Metropolitan Council, the LRT line may eventually build a connection line to St. Paul along the University Avenue corridor and become a part of a regional rail commuter system.

The Hiawatha LRT line also demarks a development corridor that can accommodate anticipated growth between Minneapolis and Bloomington. There are many under-developed urban infill sites along the line that will certainly be developed to utilize the transit system. Opportunities for mixed-use development will evolve as the LRT gains momentum. The City of Minneapolis is already drafting a master plan proposal around the 46th Street LRT station that will include up to 150,000 square feet of retail, 100,000 square feet of commercial office, and 527 residential units.

Miller presented McGough's LRT development proposal south of the airport and near the Mall of America. The Bloomington Central Station site is located in a district called Airport South. Due to the expansion of the airport, along with the construction of the LRT line, the site has come to offer many unique opportunities. The site offers a unique connection to the city, yet offers convenience of the Mall, the access to the airport, and a close proximity to the Minnesota Valley National Wildlife

Refuge. It is currently home to the Health Partners Corporate Campus, but McGough is proposing to develop over 1,000 condominiums, a 9,000 stall parking structure, 50,000 square feet of retail, 1.5 million square feet of office space and a 650 room hotel/conference center on the site. Once developed, the site will be a true live/work/play community due to its mixed-use, nodal development and its connection to a transit system. "According to Miller, the site became much more viable once the LRT line was proposed as it enabled the concept, of an entire transit-orientated community, to be developed."

LRT in the metro, although still in its infancy, is already impacting development within the metro. The advent of the LRT line has added value to under-utilized properties along the line that have suddenly become viable sites for development opportunities. Properties that once catered to single-use, low-density functions are now being redeveloped with higher-density, mixed-use communities in mind. Property values along the LRT line are being impacted dramatically as housing trends and a changing commuting behavior of our society strengthens change to a more transit orientated culture. Understanding this potential now will propel more developers and investors to be involved at the ground floor as LRT makes its undeniable impact on our region. ■

June Professional Showcase

Faegre & Benson is a full-service law firm with years of shopping center experience representing local and national developers, retailers and lenders. Local examples include The Quarry, Block E, The Galleria and Excelsior & Grand.



May Program Presenters



(l to r) Mark Garner, City of Minneapolis, moderator Bruce Carlson, United Properties and Greg Miller, McGough Development

Committee Profile

Technology Committee



CALHOUN



MACDONALD



MAYLAND



MELIN



SEVENICH

Pictured:

Larry Calhoun, *Kraus-Anderson Companies*
 Cindy MacDonald, *Kraus-Anderson Companies*
 Jim Mayland, *The Exchange*
 Skip Melin, *Colliers Turley Martin Tucker*
 Paul Sevenich, *Kraus-Anderson Companies*

Have you visited MSCA's website lately? Come see the hard work on behalf of the Technology Committee, chaired by Paul Sevenich and Cindy MacDonald. The Technology Committee is primarily responsible for keeping MSCA and its members up-to-date with the latest and greatest in an ever-changing technology-

driven industry. This team is committed to continuing website enhancements by making the website more interactive and user-friendly. Other key tasks include: intranet enhancement for the Members Only Section, project tracking, updating the membership directory, job postings and website content. This committee is also

responsible for MSCA's technological training, monitoring web hits, links to other organization's sites and selling ads. Special thanks to our web consultants, Bob Bauer, Cuningham Group Architecture, P.A. and Charlie Casserly, Casserly Media. Visit us online at www.msca-online.com and see the great work produced! ■

Tidbits *continued from page 4*

opportunities, quicker service and easier for those customers with a short shopping list who are time pressed. This new floor plan will be put into all their new stores.

- **Developers Diversified Realty**, tops the Chain Store Age magazine's list of the year's fastest-growing retailer and fastest-growing acquirer with more than 6.2 million square feet of new shopping center space opened in 2003.

- A private investor may have come along in time to infuse capital into **Wilson Leather** to avoid the retailer's bankruptcy filing which has been rumored for several months.

- The deal closed in February and late last month **FedEx** announced plans to rebrand Kinko's approximately 1,200 worldwide locations to **FedEx Kinko's Office and Print Centers** to reflect its new ownership by FedEx. That process also includes adding packaging and shipping departments to all stores.

- **Martha Stewart**, in spite of her legal troubles, has just extended her company's contract with **Kmart** until 2009 and settled her percentage of sales argument with the retailer.

- The **4th U.S. Circuit Court of Appeals** has provided landlords with a significant



Member Profile

John Tramm

Title: Associate, Retail Services

Occupation: Commercial Real Estate Broker

Company: Griffin Companies

Primary Career Focus: Providing exemplary representation services to retailers and developers of retail property

Hometown: St. Paul, Minnesota

Education: B.A. in Business (Marketing Emphasis), Bethel College, St. Paul, MN

victory dealing with the assignability of a tenant's lease. In a bankruptcy case the court denied a traditional court practice of permitting a tenant broad liberties to assign their leases. The Circuit Court said the use clause should take precedence over a bankruptcy petition.

- **Wal-Mart** has surpassed **Blockbuster** as the #1 video retailer in the U.S. Wal-Mart has also opened its first Japanese Supercenter with a 72,000 sf store in a suburb of Tokyo.

Wife: Jen

Hobbies: Fishing, hockey, photography and guitar

Job History: Commercial real estate broker with Griffin Companies since 2002

Very First Job: Painting houses

Dream Job: Nature photographer

Favorite Food: Roast beef with mashed potatoes and gravy

MSCA Involvement: Program Committee Member

Search Me

The U of MN Sustainable Urban Landscape website coaches property owners in creating pleasing outdoor spaces. The site offers ideas on energy-saving and healing gardens, and plants by type, color, soil and hardiness. Planting and maintenance sections guide users in creating a city oasis that will remain green. Visit www.sustland.umn.edu

Other sites:
www.innergardenmaker.com
www.arboretum.umn.edu



Thank You!

Featured Corporate Sponsors



Bremer Bank, N.A.

Industry Focus: Banking, investments, trust and insurance.

Company Vision: To deliver exceptional value by providing individualized solutions to our clients' total financial service needs.

"MSCA provides us an opportunity to work with industry leaders and to grow professionally through program attendance and committee involvement." *Terry Kriesel*

Exeter Realty Company

Industry Focus: Real estate development, investment, and management for the Twin Cities urban retail marketplace.

Company Vision: Create and operate in-town projects that are positive additions to the existing urban environment.

"MSCA has helped our company become more connected to our peers in the Twin Cities retail property industry." *Rob Stolpestad*

Jones Lang LaSalle

Industry Focus: Corporate Solutions, Investor Services, Investment Management and Capital Markets.

Company Vision: To deliver exceptional strategic, fully integrated services and

solutions for real estate owners, occupiers and investors worldwide.

"I count on MSCA to keep current with the trends, external influences and people that make a difference in our industry." *Rollin W. Hunsicker, CPM, CSM*

Larkin, Hoffman, Daly & Lindgren, Ltd.

Industry Focus: We represent developers in all aspects of real estate issues, including development, financing, permitting, zoning and environmental regulation.

Company Vision: Larkin, Hoffman, Daly & Lindgren, Ltd. is a full-service law firm solving problems and creating opportunities for businesses and individuals since 1958.

"MSCA membership is invaluable to our firm. It's a great way to network with people involved in all facets of commercial real estate and to keep up-to-date on all of the latest trends." *Linda H. Fisher*

Reliance Development Company, LLP

Industry Focus: Retail development and retail property ownerships; project sizes \$1 million to \$10 million.

Company Vision: To build a portfolio of quality retail real estate income producing assets through development and acquisition.

"It is important to Reliance to be connected to the industry pipeline, and MSCA helps provide part of that connection." *Vincent Driessen*

RSM McGladrey, Inc.

Industry Focus: Real estate audit, accounting, tax consulting and business services.

Company Vision: To be a significant contributor to our clients' long-term profitability and success, and to provide our people the opportunity to live fulfilling professional lives, while meeting their personal goals.

"MSCA provides an outstanding opportunity to network and stay current with industry trends." *Eric Tuck*

Welsh Companies, LLC

Industry Focus: All facets of commercial real estate. Welsh is a full-service, multi-disciplined real estate service provider and investor.

Company Vision: To be the preeminent real estate service provider/investor in the Midwestern United States.

"MSCA is important to me because it provides an educational, social and business development forum all in one venue." *Robert Pounds*

June Member News

UP Teams with City of Bloomington

United Properties has broken ground on Lyndale Green, a mixed-use redevelopment located at 84th Street and Lyndale Avenue in Bloomington. The project will involve the redevelopment of the existing Cub Foods store, the vacant Gander Mountain Outlet and site formerly occupied by Budget Power. Phase 1 will include construction of a new 72,000 square foot Cub Foods store along with neighborhood-oriented retail shops.

New Venue for Real Estate News

New MSCA member, Pat Boulay of Finance and Commerce Business and Commercial

Real Estate Newspaper, encourages MSCA members to utilize their new Business Bulletin Board section for press releases. Big news or small, the only requirement is that it is actual news value of interest to the business and commercial real estate community (company performance, new hires, promotions, new product launches, contracts landed or major new clients). Send your releases to pressrelease@finance-commerce.com for submission.

KKE Continues Work in Lakeville

KKE Architects, Inc. is completing construction documents for the recently

approved Phase II of Lakeville Crossing for Paster Enterprises. The 76,000 square foot addition will include a freestanding 16,000 square foot two-story Edina Realty Building, 24,000 square foot of multi-tenant retail, and a 36,000 square foot Kowalski's Market. Construction will start this June.

Upland Sells TacoBell/Long John Silver's

Upland Real Estate Group announces the sale of a 4,000 square foot Taco Bell/Long John Silver's property located in Blaine for \$1.6 million.



Major airport construction nearing end

Major portions of the multi-year \$2.6 billion expansion of the Minneapolis-St. Paul International Airport are completed or nearing completion, Dennis Probst, Metropolitan Airports Commission (MAC) told members of the CICC at its April meeting.

The north-south runway project, delayed following the 9/11 tragedy, re-started last year and has \$150 million in contracts underway this year, with completion set for October 2005. The north terminal expansion for concessions and office space, halted after 9/11, has just been reactivated with \$29.5 million in work left to do. Documentation is completed for the baggage screening facility, with a project estimate of \$80 million, plus screening equipment costs.

The Lindbergh terminal is virtually done, including concourse extensions, a tram, tunnel between A and B concourses, major parking ramp expansion, roadway changes, post office relocation and added concessions space.

Golf Online Auction to Benefit the Caring Tree

New this year, we will have an online auction prior to the golf event available to all MSCA members on June 17 and 18th. The auction will benefit The Caring Tree and feature great prizes, including a snow blower, hotel packages and more. The auction site will be accessed from The Caring Tree website www.caringtree.org starting on June 7th. Bids can be placed at 7:30 a.m. on Thursday, June 17th and will end at 5 p.m. on Friday, June 18th. Winners will be announced at the golf event on June 21 and in the July MSCA Newsletter. See insert for more details.

Father's Day 2004

Father's Day was conceived by Mrs. John B. Dodd of Spokane, WA in 1920 and proclaimed for June 19 of that year by the mayor. The first presidential proclamation was issued in 1966 when President Lyndon Johnson designated the third Sunday in June as Father's Day, and it has been celebrated annually since 1971. Neckties top the list of Father's Day gifts. Look for electronic gadgets this year, such as DVD player's.

The 1.5 mile light rail tunnel, which runs under the airport from near the north edge of airport property to the Humphrey terminal, has been completed on schedule. Included in that is the mid-tunnel light rail station, 70 feet below grade and serving the terminal via escalators and elevators. It is expected to be completed in time for the planned December LRT start-up.

The Humphrey terminal has eight gates operating, another two built and ability to add six more. The parking ramp is open, and expansion is planned for 2006.

Update: The bids for the concessions RFP earlier this year are still under review by the MAC and anticipated to be announced mid-summer. It includes all of the wings, except for G, which is owned by Northwest Airlines.

REMINDER
Register for the
June 21st Golf Event.

enhancing our industry

Minnesota Shopping Center Association
8120 Penn Avenue South, Suite 555
Bloomington, MN 55431



since 1988