

Feature Article

The "Greening" of Minnesota

by **Bob Barton**, Kraus-Anderson Realty Company

To many, the greening of Minnesota is something that only occurs in the springtime. However, to those of us in the commercial real estate industry, the greening of Minnesota refers to the ever-increasing emphasis on "green" building design and technology that is quickly gaining momentum across North America. The range of "green" design features is extremely varied and includes options for energy efficient materials, passive solar considerations, and structural and mechanical components. These options all work in harmony to create a building that has minimal

impact on the environment, that remains attractive and functional, and saves utility costs over the life of the structure.

How can you tell if a building is "Green"?

The answer to this question is the LEED Green Building Rating System™, developed by the US Green Building Council. LEED is an acronym for Leadership in Energy & Environmental Design and is a system for rating new and existing commercial, institutional, and high-rise residential buildings on standards of environmental performance. Building

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SHOPPING CENTER SNAPSHOT



The Crossroads of Lakeville

Location: The Southeast Corner of Cedar Avenue and Dodd Boulevard

Opening: March 2004

Owner: Lakeville 2003, LLC

Managing Agent: H.J. Development

Leasing Agent: Jeff Carriveau and Emily Carriveau, H.J. Development (952) 476-9400

Architect: Opus Northwest LLC/
Pope Associates

Construction Contractor: Opus Northwest LLC

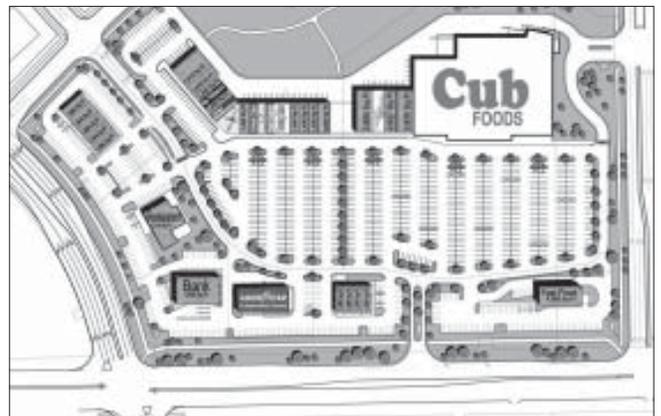
GLA: 150,000 sf

Current Occupancy: Approximately 80% leased

of Stores: Approximately 30

Anchor Tenant: Cub Foods

Other Tenants Include: Caribou Coffee, Great Clips, Quiznos



Market Area Served: Lakeville, Apple Valley, Farmington

Construction Style: Brick, Block, and EIFS

Additional Facts/Narrative: The Crossroads of Lakeville has excellent visibility and convenient access, including two traffic signal entrances. Building quality and tenant mix will be top of the line. Tenants will begin opening in March of 2004. Pad sites and in-line spaces still available.

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performance is evaluated from a “whole building” perspective over a building’s life cycle. LEED evaluates six criteria, each of which includes several goals or measures. These criteria (followed by goals below) are: sustainable site, water efficiency, energy and atmosphere, materials and resources, indoor environmental quality, and innovation and design.

Sustainable site: site selection, urban development, brownfield redevelopment, alternative transportation options, reduced site disturbance, storm water management, landscape and exterior design to reduce heat islands, and light pollution.

Some strategies for accomplishing these goals might be:

- Protect wetlands and other ecologically important areas on a parcel of land to be developed—some sites should be reevaluated as to whether development should be carried out at all.
- On land that has been ecologically damaged, work to reintroduce native species.
- Protect trees and topsoil during construction.
- Avoid pesticide use—provide construction detailing that minimizes the need for pesticide treatments.
- Design communities that provide access to public transit, pedestrian corridors, and bicycle paths.

- Work to change zoning to permit mixed-use development so homeowners can walk to the store or to work.
- Incorporate home offices into houses to permit “telecommuting.”
- Site buildings to enhance the public space around them and maximize pedestrian access.

Water efficiency: water-efficient landscaping, innovative wastewater technologies and water use reduction.

Strategies for accomplishing these goals might include:

- Install water-efficient plumbing fixtures and appliances.
- Collect and use rainwater.
- Provide low-water-use landscaping (xeriscaping).
- Separate and use graywater for landscape irrigation where codes permit.
- Provide for groundwater recharge through effective storm water infiltration designs.

Energy and atmosphere: building systems commissioning, minimum energy performance, CFC reduction in HVAC equipment, optimize energy performance, renewable energy, elimination of HCFCs and Halons, measurement and verification, and green power.

Accomplishment of these goals may be done through strategies such as:

- In buildings with skin-dominated energy loads, incorporate high levels of insulation and high-performance windows, and make buildings as airtight as possible.
- Minimize cooling loads through careful building design, glazing selection, lighting design, and landscaping.
- Utilize renewable energy resources to meet energy demand.
- Install energy-efficient mechanical equipment, lighting, and appliances.

Materials and resources: building reuse, construction and waste management, resource reuse, recycled content, local/regional materials, rapidly renewable materials, and certified wood.

Most, but not all, of the environmental impacts associated with manufacturing building materials have already occurred by the time the materials are delivered to

the job site. Raw materials have been extracted from the ground or harvested from forests, pollutants have been generated during the manufacturing process, and energy has been consumed throughout the production process. Some materials, such as those containing ozone-depleting HCFCs and VOCs, continue emitting pollutants during use. And some materials have significant environmental impacts associated with disposal. In order to erion, one could:

- Avoid materials that generate a lot of pollution (VOCs, HCFCs, etc.) during manufacture or use.
- Specify materials with low embodied energy (the energy used in resource extraction, manufacturing, and shipping).
- Specify materials produced from waste or recycled materials.
- Specify materials salvaged from other uses.
- Avoid materials that unduly deplete limited natural resources, such as old-growth timber.
- Avoid materials made from toxic or hazardous constituents (benzene, arsenic, etc.).

Indoor environmental quality: minimum IAQ performance, environmental tobacco smoke control (ETS), carbon dioxide monitoring, increase ventilation effectiveness, construction IAQ management plan, low-emitting materials, indoor chemical and pollution source control, controllability of systems, thermal comfort, and daylight and views.

Scenarios to accomplish these goals could be:

- Design air distribution systems for easy cleaning and maintenance.
- Avoid mechanical equipment that could introduce combustion gases into the building.
- Avoid materials with high rates of VOC offgassing such as standard particle-board, some carpets and adhesives, and certain paints.
- Control moisture to minimize mold and mildew.
- Introduce daylight to as many spaces as possible.

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Upcoming Events

MSCA programs are held at 8 a.m. (7:30 a.m. registration) unless otherwise indicated. Pre-registration ends at noon the day prior. Any registrations received after that will not be guaranteed pre-registration.

Program topics are subject to change.

**PLEASE NOTE
LOCATION**



Wednesday, October 1

Retailer Panel

Holiday Inn Mpls Metrodome

Wednesday, November 5 (Afternoon)

Retail Report

Holiday Inn Mpls Metrodome

Tuesday, December 9 (Evening)

STARR Awards/Year End Ceremonies

Minnesota Valley Country Club

2003 Back to School

by Lisa Diehl, McDonald's Corporation



Back-to-school is retail's second most important season, following the year-end holidays. There are signs, faint but growing, that American consumers are ready to spend again during this crucial back-to-school season, giving retailers something they haven't seen for while: a strong fourth quarter.

Much of the uncertainty over war in Iraq has passed and companies are beginning to report healthier earnings. Even though unemployment remains high, the stock market's renewed ability to go somewhere other than down points to stronger earnings.

Analysts say retailers are in a better place than they were a year ago, with inventories under control and bigger emphasis on current merchandise, both of which should help them resist the rush to promote. Average July sales came in 4.3% higher than last July's figures, according to the Bank of Tokyo-Mitsubishi.

Retailers state that it's too early to tell which trends will take off. Typically, the most profitable have been apparel. Among the big sellers, will be electronic goods, including digital cameras, high-quality printers, apparel and footwear. Gen Y-ers

will be wearing mini skirts, flat boots and clunky shoes, leggings, vintage t-shirts over long sleeves, retro sneakers, cargo pants with lots of pockets. Retailers anticipated to come out on top this year include Abercrombie & Fitch, Gap, American Eagle and The Children's Place. Department stores should hold their own. Timely pre-season clearance sales contributed to Wal-Mart's 4.6%, Target Stores 4.3%, and Kohl's 6.7% comps.

Consumers: According to a survey by the National Retail Foundation (NRF), consumers are planning on spending an average of \$450 this year compared with \$441 last year. Ironically, only about \$74 is actually earmarked for school supplies, such as pens, pencils, paper and notebooks. The NRF partially credits the anticipated boost in back-to-school spending to the \$13 billion in tax credit checks sent to more than 25 million families.

Consumers are more educated and know where to go to shop for value. Discount stores like Target and Wal-Mart are perceived as having good quality that can compare to other stores. Another shift today is that consumers are going to fewer and fewer stores. The latest survey from America's Research latest indicated that 30% of consumers planned this year to shop at three stores, but 51.9% plan to shop at either one or two stores.

Another factor affecting better than anticipated sales has been the weather. The lack of rain in Minnesota for the month of August, offset by the heat, will hopefully result in good sales for the Minnesota retailers.

It is still too early to predict the 2003 holiday shopping season; however, back-to-school sales are a good indicator of the holiday shopping season. Analysts at UBS, predict this year a 6% to 6.5% rise in holiday sales, compared with an 11% decline in 2002. As retailers learned in the past three years, world events can turn on a dime, and the optimism of August and September can be long gone by the beginning of December. If the economy can manage a turnaround in the third quarter, we could see a tremendous Christmas. ■

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- Provide for continuous ventilation in all occupied buildings—in cold climates, heat-recovery ventilation will reduce the energy penalty of ventilation.
- Give occupants some control of their environment with features like operable windows, task lighting, and temperature controls.

Innovation and design process: an open category for measures not specifically addressed in any of the other LEED criteria.

Innovation in green technology is accelerating at a rapid pace. A good example of this innovation is the evolution of the "green roof". The term "green roof" applies to a multi-layered system that includes a waterproof membrane, a drainage plane, soil and living plants. The systems are generally installed on commercial buildings in larger cities where their ability to store storm water and their cooling benefits are most valuable.

According to the "Green Roofs for Healthy Cities" website (www.greenroofs.ca), green roofs provide the following cost savings opportunities for the building owner:

- Protection of roof membrane resulting in a longer material lifespan (green roofs will last up to twice as long as conventional roofs), decreased maintenance and savings in replacement costs;
- Savings on energy heating and cooling costs, depending on the size of the

building and type of green roof. Using a Micro Axess Simulation model, Environment Canada found that a typical one-story building with a grass roof and 10 cm (3.9 inches) of growing medium would result in a 25% reduction in summer cooling needs.

- Potential to reduce the size of HVAC equipment on new or retrofitted buildings.
- Potential to reduce the amount of standard insulation used.
- Potential to incorporate cooling and/or water treatment functions.

The focus behind building a green or high performance building is to integrate design, construction and building operations. This focus takes into account life-cycle costs, environmental impacts, and human factors in an effort to create high quality indoor environments that meet the needs of occupants effectively and efficiently. Proponents of green technology claim that high performance buildings use less energy than their traditional counterparts and are more economical to operate and maintain. They also claim that the construction process, the materials used in the building, and the building operation all have fewer environmental impacts as well. Arguably, the most important benefit hoped to be derived from this process is increased health, well-being, and productivity of building occupants. ■

Industry Tidbits

If you have additional tidbits, please forward them to
Tim Hilger, newsletter co-chair, at thilger@ix.netcom.com



by **Tim Hilger**, Diversified Acquisitions, Inc.

• **Best Buy's** stock has been on the rise as the "king of electronic retailers" posts sales gains stronger than expected and an increase in profit margins. This is in stark contrast to **Ultimate Electronics (Audio King)** reporting a 10% decline in same store sales and **Circuit City** also suffered through a 10% decline in same store sales. Best Buy announced that they had a deal with **RealNetworks Inc.** that allows the retailer's customers to test and sign up for RealNetwork's online music service at any of the retailers 560 stores.

• **Paper Warehouse** abandoned its recent bankruptcy filing and sold its assets to California based rival **Party America**, which has 38 stores. Party America will take over the remaining 62 Paper Warehouse corporate stores, and the franchisor responsibilities for 51 franchisee stores and the Internet site. The new owners predicted that in 60 to 90 days major changes will appear at the acquired stores. Party America is the largest party goods retailer west of the Rocky Mountains. Their stores are usually 10,000SF and have more than 20,000 SKUs. Additionally, Party America has a more festive-party atmosphere than its former Minnesota rival. There are early indications that the Paper Warehouse headquarters staff will be reduced.

• **Gander Mountain** announced several promotions. Dennis Lindahl was named CFO, he was the former CFO at **Holiday Stores**, the parent to Gander Mountain. Scott Cisney and Andy Carlin were promoted to regional Vice Presidents.

• **McDonald's** is experimenting with new technology to speed up service at its stores by installing computer kiosks, which allow computer savvy customers to enter their own food order. If you can use a self-service terminal to buy 2x4s, tools, airline tickets, groceries why not a Big Mac! The first test will be conducted in the fast food retailer's headquarters' building restaurant. **McDonald's** reported comparable store sales increases 4.2% in July vs. the July 2002. This is the fast food retailer's 3rd month in a row with sales gains.

• **Musicland** hired a new CEO. About two months after being sold by **Best Buy** to **Sun Capital Partners**, Musicland's former CEO Connie Fuhrman leaves the entertainment retailer and Eric Weisman is hired as her replacement. Weisman comes from Florida based **Alliance Entertainment Corp.** where he was CEO. While at Alliance he was credited with turning around Alliance Entertainment including guiding the large entertainment product distribution and fulfillment company out of bankruptcy. Weisman

does not plan any major changes or store closing at Musicland until after the Holiday Season's sale results are in.

• **SuperValu** announced that they were going to buy some of **Fleming Cos.** assets in Wisconsin and Ohio. The acquisition also includes the trade names **Festival Foods** and **Sentry Foods**. SuperValu will also acquire the licensing rights to **Jubilee Foods** in some markets and the bakery name **Crestwood Bakery**.

Tidbits continued on page 5



Thank You for Helping Minnesota Students Prepare for School!

The 2003 Caring Tree Campaign was able to serve thousands of students throughout the state of Minnesota, thanks to generous contributions from individuals and businesses in our local communities, as well as many members of MSCA. Your donations will give low-income students a better chance to successfully complete their education. Final Caring Tree Program totals will be announced in the October newsletter.

Caring Tree Fundraiser September 25th

For those of you looking for another way to help support The Caring Tree, please join us for a wonderful evening of wine, hors d'oeuvres and mingling. The Caring Tree Fundraiser will be held at the Doran Residence on Thursday, September 25th from 6 – 9 p.m. Your \$80 contribution (per person) will advance the Foundation's efforts to provide low-income children throughout Minnesota with new school supplies. Limited space is available. RSVP by calling the Caring Tree Foundation at (952) 888-3490.



TIDBITS *continued from page 4*

● **Target** reported a 4.1% increase in 2nd quarter profits vs. last year's quarter. Target stores for the period were up 2.7% while **Mervyn's** store sales were down 7.9% and **Marshall Field's** store sales were off 2.4% for the same period. Target Corp. reaffirmed their commitment to two struggling brand names. Marshall Field's is launching an experimental remodeling and remerchandising trial test in its flagship Chicago store. Mervyn's and Marshall Field's are adding new merchandise and running special promotions to enhance sales.

● **SimonDelivers** announced that they are commencing grocery order/delivery services in Des Moines, Iowa.

● **Wal-Mart** reported that August sales are on track to increase over last August by 5%.

● **Lowe's** said 2nd quarter 2003 same store sales increased 6.9%.

● **Toys "R" Us** stated that they have narrowed their 2nd quarter losses. This effort has been part of their 4 year restructuring plan.

● **Yum Brands, Inc.** that their combined brands sales for July were even compared to last year. The 3rd quarter by brand sales were: **Taco Bell** = +2%; **Pizza Hut** = +2%; **KFC** = - 4%.

MSCA Member Profile

Peter C. Austin



Occupation: Commercial Mortgage Broker

Title: SVP, Principal

Company: Welsh Capital, LLC

Primary Career Focus: Providing financing solutions for real estate clients

Hometown: North Oaks, MN

Education: University of St. Thomas

Family: #12 in a family of 15. Daughter Aubrey age 14 going on 16+

Hobby: Working out

Job History: Been a Commercial Mortgage Banker for over twenty years. Started Welsh Capital in late 1998.

Previous to that I was a Vice President with TCF National Bank.

Very First Job: In order to spend summers at Whitefish Lake I started a lawn service with my brothers.

Dream Job: Personal trainer

Secret Talent: Home renovation

Favorite Food: Oatmeal raisin cookies

MSCA Involvement: Currently 2nd Vice President and will be Marketing Committee Chair for 2003. Former Treasurer and Program Committee Chair.

● In August **Payless ShoeSource** announced that their store count increased as follows: opened 58 new stores, closed 41 stores which equals a 17 store net gain, bringing their total store count to 5,020.

● **Kohl's** announced that they opened 35 stores during the first half of the year. They plan on opening a total of 95 stores by year end. July same store sales were off by - 4.1%.

● **Urban Outfitters** reported that quarterly stores sales at the namesake stores increased 10% and 12% at their **Anthropologie** stores.

● **Americian Eagle** stores reported same store sales for the quarter declined 5.3%.

● **Restoration Hardware** reported that 2nd quarter comparable stores sales increased 9.9%.

● **Galyan's** reported that net sales for the 2nd quarter increased 15%, but comparable store sales decreased 7.7%. The sporting goods retailer noted that they now operate 38 stores in 18 states.

● **Bank of Toyko-Mitsubishi** reported that their survey of 77 chain stores posted their strongest monthly year compared to prior year gains since June 2002. July 2003 was 4.3% better than July 2002.

● In the wacky world of sports ownership **Forest City Ratner**, which lost the bid to redevelop the **Meadowland Sports Complex** in East Rutherford, New Jersey earlier this year may make a move to buy the Nets and move them to another stadium the Ratner will control in Brooklyn, New York according to sources at the ICSC Xtra.

● And the "beat goes on" in Simon's and Westfield attempt to take stock control of Taubman Centers. ■

Wright County Scramble 2003

A Scramble Golf Outing for Marketing & Socializing

WRIGHT COUNTY COMMUNITIES WILL BE PRESENTING DEVELOPMENT OPPORTUNITIES AT THE TEE BOXES

September 25th, 2003
Wild Marsh Golf Course

(located in Buffalo on County Road 12 off of So. County Road 25)

12:30 PM until 7:30 PM
Shotgun start @ 1:00 PM
Dinner at 6:30 PM



Partnership Members Golf and Dinner	\$55
Non-Members Golf and Dinner	\$75
Dinner Only	\$25

Mail checks to Wright County Partnership, 6800 Electric Drive, Rockford, MN 55313
Contact Noel at (763) 477-3086 or Jeanene at (763) 477-3000 ext. 3470
email jstrum@whe.org fax (763) 477-3054 website www.wrightpartnership.org

What's Happening

■ Poppler Joins Opus Northwest

Opus Northwest Management, LLC, recently announced the addition of Rome Poppler as new Assistant Property Manager. Prior to joining Opus, Poppler worked for *Minnesota Real Estate Journal*, and is a licensed Minnesota real estate sales professional. Poppler is responsible for one-half million square feet of office, industrial, and retail space in the Twin Cities' northern suburbs.

■ CKE Restaurants to sell Timber Lodge Steakhouse Chain

CKE Restaurants, Inc. said it expects to sell its 26-unit Timber Lodge Steakhouse chain, the company's only full-service concept, for about \$10 million to an unidentified buyer, according to its quarterly report filed with the Securities and Exchange Commission. CKE, whose core chains are Horde's and Carl's Jr., acquired the Timber Lodge chain, which includes 16 Minnesota branches, in 2001 as part of

the purchase of the La Salsa Fresh Mexican Grill and Green Burrito chains. CKE wouldn't identify the possible buyer but said negotiations were continuing toward an expected closure of the deal by August.

■ Tupperware to Withdraw from Target Stores

Not every partnership is made in heaven. The union of Target and Tupperware was too successful, resulting in what Tupperware called a "detrimental effect" on its core Tupperware party business.

■ 'Do Not Call' List a Damper for Telemarketers

A win for consumers may turn out to be loss for retailers and marketers. The recent creating by the Federal Trade Commission of the 'Do Not Call' list will likely see 60 million phone numbers listed in the first year. The list is expected to block up to 80% of telemarketing calls. As a result, the telemarketing industry predicts it will lose as many as 2 million jobs, and many of

those left unemployed are not expected to get back into the job market quickly.

■ Whole Foods Market First to Gain 'Certified Organic' Status

Whole Foods Market Inc., Austin, Texas, became the first national grocer to have its 144 retail stores "Certified Organic" by Quality Assurance International, a federally recognized certification organization. Earning organic certification is an extension of Whole Foods Market's commitment to organics that began when the natural food retailer opened its first store 23 years ago.

■ Cuninghame Completes New Rainforest Cafe®

In early 2003, Galveston, Texas welcomed the latest Rainforest Cafe®. Widely known for enticing guests with the experience of dining in a rainforest, this Rainforest Cafe® is the first of its kind to feature a new twist: a water adventure ride for diners and

What's Happening continued on page 7



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Happy 15th Anniversary!

THEN AND NOW...DID YOU KNOW?

MSCA began in September of 1988 with nine members and has grown to over 570 members representing 240 companies.

MSCA started with two volunteer committees and today there are 11 active committees.

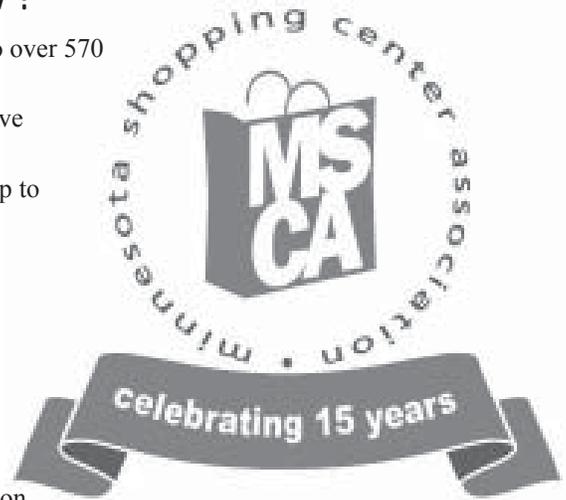
Monthly program attendance has gone from an average of 20 attendees up to 150 per meeting for 2003.

Corporate Sponsorship has increased over the past 15 years from approximately a dozen to 60 sponsors.

In 1993, MSCA founded the Caring Tree Program that has become its own successful Foundation, which gives school supplies to low-income students in Minnesota.

In 2000 hired its first Executive Director and became self-managed, adding an Associate Director in 2001.

The 15th Anniversary Celebration will take place at the STARR Awards on December 9th. We hope you will join us for this milestone event.



WHAT'S HAPPENING *continued from page 6*

guests. Both the restaurant and water ride were designed by Cuningham Group Architecture, P.A. for Rainforest Cafe® owner, Landry's Restaurants, Inc.

■ Here Comes the Sun

Baja Tortilla is changing their name to "Baja Sol (Sun) Tortilla Grill." Currently, they have five company owned stores and four franchised restaurants. Of the latter four, one is run by Aramark in Coffman Union at the University of Minnesota and another opened in Brainerd this year. Exterior signage at all locations will be changed by the end of September 2003.

■ Steve & Barry's University Sportswear Opens

Steve & Barry's University Sportswear opened its first location in Minnesota at Northtown Mall on August 15. Steve & Barry's currently owns and operates 23 retail stores in 9 states including Wisconsin, Michigan, Indiana, Ohio, Pennsylvania, West Virginia, New York, New Jersey and Florida. The company's mission is to prove itself every day to its customers by offering unprecedented value, not available anywhere else with friendly service. Steve & Barry's carries a large selection of high-quality, popular clothing items, including officially licensed collegiate wear for over 100 universities.

■ The Shoppes at Arbor Lakes Adds 18 New Tenants

The Shoppes at Arbor Lakes, a \$70 million joint venture between RED Development and Opus Northwest, has added 18 new tenants. Some of the new tenants include Anthropologie, Banana Republic, P.F. Chang's, Sharper Image and White House/Black Market. The 400,000-square-foot open-air center – the first of its kind in the Twin Cities market – is set to open next month.

■ Zelm Named Changemaker in Real Estate

The *Twin Cities Business Journal* has selected Linda Zelm as one of the Top 25 2003 Women Changemakers. The honor is awarded to women who have affected positive change in their industry. Zelm was selected based on her history of promoting the cause of women in commercial real estate by mentoring younger women and men, training women interns, referring business to fellow women real estate practitioners and by serving as a successful role model.

■ Bubba Gump Enjoys Success At Mall of America

Bubba Gump Shrimp Co. Restaurant & Market opened at the Mall of America in August 2003. Cuningham Group Architec-

ture, P.A. provided architectural services for the 7,800-square-foot restaurant based upon the 1995 Academy Award-winning motion picture "Forrest Gump." Located on the third floor of the Mall of America in what used to be the Alamo Grill, Bubba Gump's entertainment concept has resulted in record-breaking sales in the first few days.

■ SchafeRichardson Acquires Pillsbury Mill in St. Anthony Falls District

Minneapolis-based real estate developer SchafeRichardson recently completed the purchase of the Pillsbury A Mill from ADM Milling Co, a wholly owned subsidiary of the Archer Daniels Midland Company (ADM), based in Decatur, IL. The acquisition of the 7.9-acre site is located in the St. Anthony Falls Historical District across the river from downtown Minneapolis. The partnership's redevelopment plans for the site involve creating a mixed use complex of 1,200-1,400 housing units, 100,000 to 150,000 sf of retail and office space and more than 2,000 stalls of underground parking.

■ Moose joins HTG Architects

HTG Architects is pleased to announce the addition of Tom Moose, AIA to its staff as Project Manager. Moose brings fourteen

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years of experience in the areas of retail, church and office design to the firm. His extensive background in the design of a variety of commercial projects complements the firm's goals of providing superior service through design expertise.

■ **KKE Preserves the Historic State Fair Grandstand**

KKE Architects, Inc. recently completed the first phase of preserving and renovating the historic 92-year-old Minnesota State Fair Grandstand. This \$6 million phase included construction of new entry and exit systems for the Grandstand seating and exhibit areas, removal of the half-mile asphalt race-track, along with the demolition of the east and west bleachers.

Next year's \$7 million phase will include renovation of the building's interior, replacement of giant windows on the building's south side, new restrooms, new stage and production facilities, and extensive landscape work.

Minnesota Shopping Center Association 2003 Leadership

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 RELEASED NOVEMBER 5TH