

Real Estate Development

When it comes to real estate, Stinson covers the map, focusing in all facets of real estate development and land assembly to provide direction, guidance and perspective to our clients on property in virtually every state in the country. In fact, our real estate attorneys completed 3,561 transactions across the Midwest in the past year alone.

Our attorneys handle the development of a wide range of real estate projects, including commercial, retail, office, mixed-use, industrial and residential projects. We work with developers, property owners, tenants and governmental entities, offering the range of services our clients need to complete their real estate transactions and achieve their business goals.

Our team blends comprehensive knowledge of real estate law with the resources of attorneys with experience in complementary practices such as financing, government contracts, environmental law, and tax, trusts and estates. Many of our lawyers have prior professional experience as architects, in-house real estate counsel, and in government positions, further cementing our go-to position as the law firm industry insiders choose to guide their most challenging and complex real estate development projects.

CAPABILITIES

Our team can assist your business in the following areas:

- Acquisitions and sales
- Tax increment financing, tax abatement and other governmental incentives
- Tax-free exchanges
- Historic preservation and use of federal and state historic tax credits
- Syndications
- Development of office buildings, shopping centers, mixed-used and residential projects
- Development of apartments, student housing and build-to-suits
- Leasing (landlord and tenant representation)
- Construction and architect's agreements

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- Gaming and liquor licensing issues
- Property management agreements
- Zoning, land use regulation and tax matters
- Environmental issues
- Condemnation

EXPERIENCE

We represent clients across the full spectrum of real estate development, with experience including:

- Counsel to a NYSE-listed specialty Real Estate Investment Trust, in investments of more than \$1.4 billion in 110 destination megaplex theaters, over \$600 million in eight destination entertainment retail center properties, approximately \$150 million in ski parks with 312 trails across 1,598 acres, and is one of the nation's largest institutional owners of public charter school properties.
- Represent a major developer in the construction of a 1.14 million square foot state-of-the-art Internal Revenue Service processing center, including the renovation of the historic Main Post Office Building, and the relocation and renovation of facilities for the United States Postal Service in the Railway Express Building and the Grand Hall of Union Station.
- Counsel a regional health care provider and health insurance company in connection with development and leasing of medical office space, clinic space and hospital space in Minnesota and Wisconsin.
- Represented the Port Authority of the City of Saint Paul in connection with purchase and redevelopment of the 47 acre former 3M headquarters facility in northeast St. Paul into a multi-use business center now known as Beacon Bluff Business Center.
- Counsel to Cerner Corporation in the site acquisition and development of its planned 4 million square foot office campus in Kansas City, Missouri; including zoning and development incentives (TIF, Super-TIF, and State Supplemental TIF).
- Represents Burns & McDonnell, one of the nation's largest engineering and architectural firms, in obtaining entitlements and incentives (including tax abatement, TIF and job incentives under State programs) for a new 450,000 square foot campus project.
- Developer's Counsel for historic mixed-use Custom House apartment and hotel redevelopment project in St. Paul, Minnesota.
- Developer's counsel for historic C&E Lofts apartments and "green" C&E Flats in St. Paul, Minnesota.
- Developer's counsel for mixed-use Cobalt Condominiums and grocery-anchored retail center in Minneapolis.
- *Midwest Real Estate News* listed Stinson among the "2023 Best of the Best" in real estate law. The firm ranked third on the list with 2,561 completed real estate transactions throughout the Midwest.

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- Five members of the real estate team have been inducted into the Midwest Commercial Real Estate Hall of Fame: Todd LaSala, Kate Hauber, David Frantze, Alan Van Dellen, and Todd Phelps.

REPRESENTATIVE CLIENTS

Our clients tell our story best—following is a brief list of those we’ve worked with recently:

- Allina Health System
- Buffalo Wild Wings national restaurant chain
- D.R. Horton national residential homebuilder
- Goodwill Easter Seals retail and job training sites
- Hennepin County/Minnesota Twins Ballpark
- Target Corporation nationwide shopping centers
- United Entertainment Group nationwide chain of movie theaters

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Thomas B. Smallwood

Robert L. Striker

Judd M. Treeman

Alan Van Dellen

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RELATED CAPABILITIES

Public/Private Partnerships, Finance & Incentives

Real Estate & Public Finance

Real Estate Investment Trusts

Real Estate Lending

Real Estate Litigation

NEWS

Frantze's Involvement with KC Current, First Stadium Built for Women's Sports Team Highlighted in *Law360*

03.13.2024

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Super Lawyers' 2024 Colorado Lists Features Three Stinson Attorneys

03.01.2024

URBN Opens \$60 Million Fulfillment Center in Missouri, Stinson Attorneys Serve as Legal Counsel

02.23.2024

Stinson Recognized as a Top Real Estate Law Firm in Best of the Best Rankings

12.27.2023

Best Lawyers® Recognizes Stinson in "Best Law Firms" Report

11.02.2023

Law360 Highlights Myrin Joining the Firm in Dallas

09.29.2023

Minnesota Lawyer Recognizes Dugas, Glasnovich as Up & Coming Attorneys

09.26.2023

Stinson Adds to Dallas Real Estate Bench with Arrival of Marc Myrin

09.18.2023

Stinson Attorneys Give Behind the Scenes Look into Redevelopment of the Rock Island Bridge in *Kansas City Business Journal*

04.20.2023

Three Denver Attorneys from Stinson Recognized by *Super Lawyers* in 2023 Top Lists

03.03.2023

Gillespie Elected to Partnership Two Years After Joining Stinson in Denver

02.22.2023

Stinson Serves as Legal Counsel in Innovative Redevelopment of Historic Rock Island Bridge

02.16.2023

Eleven Attorneys Elected to Partnership at Stinson in 2023

01.05.2023

Stinson #3 in *Midwest Real Estate News'* Best of the Best 2022 Rankings

01.03.2023

LaSala, Treeman Serve as Legal Counsel in Development of Overland Park's Bluhawk Complex

12.07.2022

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Chris Frantze Serves as Legal Counsel in Renewal of Historic Downtown KC Building

11.23.2022

Stinson Serves as Lead Counsel in Heartland Coca-Cola Land Acquisition for Development Project

10.14.2022

Anderson, Marino Discuss What Landlords Need to Know Concerning Eviction Regulations in *Texas Multifamily & Affordable Housing Business*

06.14.2022

Ashley Anderson, Erin Marino to Speak on Commercial Leasing Lessons at DBA Meeting

06.02.2022

Stinson Serves as Lead Counsel to Maxus Properties in Sale of Multifamily Complexes

03.29.2022

David Frantze Discusses Role with KC NWSL Team Owners with *Kansas City Business Journal*

03.04.2022

Karl Phares Details Cooperative Ownership as an Alternative to Affordable Housing in *Law360* Article

03.02.2022

Todd LaSala Named to Commercial Real Estate Hall of Fame

02.16.2022

Stinson Represents Liberty Landing Cooperative in Securing Affordable Housing through Resident Owned Communities

01.13.2022

Erin Marino and Ashley Anderson Discuss Current Trends in Texas Real Estate and the Future for Evictions in *The Texas Lawbook*

12.30.2021

Dave Frantze Discusses Stinson's Involvement in Kansas City's NWSL Stadium with Hackney Publications

12.07.2021

Midwest Real Estate News Ranks Stinson in "Best of the Best 2021"

12.03.2021

Stinson Represents KC NWSL in Lease Negotiations to Build the First Stadium for a Women's Sports Team

10.29.2021

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Ryan Sugden Details Stalling Colorado Floodplain Map Updates in *Colorado Real Estate Journal*

10.21.2021

Stinson Grows Real Estate Practice with Two Partners in Dallas

06.03.2021

Todd M. Phelps Discusses Expanding His Real Estate Practice & More in *Minnesota Lawyer* Spotlight

02.18.2021

Todd Phelps Named to Commercial Real Estate Hall of Fame

02.03.2021

Stinson Ranks Among Top Firms in *Midwest Real Estate News*' 2020 Best of the Best Rankings

10.12.2020

Stinson Represents Urban Outfitters in Development of New Kansas City Area Facility

08.12.2020

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