

Marc D. Simpson

PARTNER

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Office: Minneapolis



Marc represents individuals and businesses in real estate litigation.

Marc protects private property rights through the government approval process, obtains just compensation for property owners in eminent domain cases, and challenges the over-taxation or improper classification of real estate in property tax cases. He defends property owners in cases brought by neighbors seeking to prevent real estate development and enforces the purchase agreement rights of buyers and sellers of commercial real estate. He also has widespread experience with every aspect of real estate litigation including foreclosures, receiverships, quiet title actions, boundary disputes and landlord/tenant cases.

With over 30 years of real estate experience, Marc maximizes his extensive contacts with appraisers, brokers, planners and other real estate professionals to achieve success for his clients. He knows the local decision makers, including trial court judges, condemnation commissioners, arbitrators, mediators and assessors. His reputation and experience is often times the key to obtaining great results for his clients.

PRACTICES & INDUSTRIES

- Real Estate Litigation
- Business Policyholder Insurance Coverage
- Real Estate & Public Finance
- Business Litigation

ADMISSIONS

- Minnesota, 1987
- U.S. District Court for the District of Minnesota, 1987
- U.S. Court of Appeals for the Eighth Circuit, 1987
- U.S. Supreme Court, 1994

EDUCATION

- New York University School of Law, J.D., 1987
- St. Olaf College, B.A., *summa cum laude*, 1984

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EXPERIENCE

Condemnation/Eminent Domain

Represented governmental entity responsible for condemning the land for the Minnesota Twins ballpark in downtown Minneapolis. This case is regarded as the largest single parcel eminent domain case in Minnesota history.

Represented owner of Gillette factory to obtain just compensation when its property was taken for a light rail maintenance facility in downtown St. Paul. Conducted 10 days of hearings before court-appointed commissioners. Obtained settlement of \$4,650,000 (in addition to the money previously paid by Metropolitan Council for the quick-take), on behalf of the owners.

Represented public radio station adversely affected by noise and vibrations from light rail project.

Represented national shopping center owner in trespass and construction interference case arising out of the construction of the Central Corridor light rail line.

Representing numerous owners of property to obtain just compensation for taking of land for Southwest Light Rail project.

Real Estate Purchase Agreements

Represented Italian restaurant owner and operator in purchase agreement dispute with the City of St. Paul. Successfully compelled the City to sell land to client through specific performance action.

Represented Fortune 500 national housing developer to enforce its rights to buy 225 acres of land in Maple Grove, Minnesota, for a price in excess of \$16 million.

Commercial Landlord/Tenant

Regularly represents national shopping center REIT in lease enforcement cases involving approximately ten shopping centers in Minnesota.

Represented national motion picture exhibitor in claims against mall owner arising out of the complete interior demolition and renovation of the Eden Prairie Mall, resulting in interference with client's business.

Represented national greeting card company in terminating business relationship with franchisee operating card stores in Southdale, Ridgedale and Eden Prairie malls.

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Property Tax

Represents national home improvement retailer in property tax challenges for Minnesota big box locations. Obtained millions of dollars in overall tax savings.

Regularly represents owners of dozens of Minnesota apartment projects, monitors annual property tax assessments, and litigates property tax petitions when necessary.

Land Use

Represented developer of apartment and senior housing projects at I-394/Highway 100 to enforce development rights in case brought by neighboring owner.

Represented national REIT in case brought by historic preservation group to prevent demolition of Terrace Theatre in Robbinsdale.

Represented developer of apartment project in St. Paul in lawsuit brought by neighborhood association to prevent City from issuing necessary approvals.

RECOGNITIONS

Listed in the 2016 - 2024 editions of *The Best Lawyers in America*® for Litigation, Land Use and Zoning Law

PROFESSIONAL & CIVIC ACTIVITIES

American Bar Association, Litigation Section

Minnesota State Bar Association, Litigation Section

Hennepin County Bar Association, Eminent Domain Section

NEWS

175 Stinson Attorneys Selected to the 2024 *Best Lawyers in America* List
08.17.2023

152 Stinson Attorneys Selected to the 2023 *Best Lawyers in America* List
08.18.2022

103 Stinson Attorneys Selected to the 2022 *Best Lawyers in America* List
08.19.2021

112 Stinson Attorneys Selected to the 2021 *Best Lawyers in America* List

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