

Todd M. Phelps

PARTNER

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Office: Minneapolis, Tampa



Clients praise Todd for his ability to maximize outcomes in real estate and private business matters.

For over two decades Todd has helped clients acquire, develop, construct, finance, lease and sell commercial real estate, including office, retail, industrial, assisted living facilities, agribusiness, hospitality and resorts, religious, mixed-use and multifamily properties.

Additionally, Todd represents private and family businesses, assisting as an outside general counsel with complex and day-to-day matters including ownership agreements, financing transactions, contract negotiations, dispute resolution, regulatory matters and corporate transactions.

Leveraging significant experience in consumer finance regulations, joint ventures, entitlements, tax credits and government incentives, Todd frequently works with private businesses, developers, property owners, tenants and financial institutions. One client describes his relationship with Todd as follows: “He’s my friend and counselor. I’d want him to go to war with me. He’s not afraid to tell me exactly what I need to hear.”

Todd is a fellow in the American College of Real Estate Lawyers (ACREL), a Minnesota State Bar Association Board certified Real Property Law Specialist, and serves on the faculty of the

PRACTICES & INDUSTRIES

Real Estate & Public Finance
Real Estate Development
Real Estate Lending
Consumer Financial Services
Distressed Commercial Real Estate
FinTech, Payments & Financial Products
Private Business

ADMISSIONS

Minnesota
Wisconsin
Florida

EDUCATION

William Mitchell College of Law (Mitchell Hamline School of Law), J.D., *magna cum laude*, 1999

- *William Mitchell Law Review*, Executive Editor, 1998-1999
- University of Wisconsin-Madison, B.A., 1992

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Minnesota Real Estate Institute. A longtime board member and past Chair of the Boys and Girls Clubs of the Twin Cities, Todd is also a recipient of the National Service to Youth Award from the Boys and Girls Clubs of America for his exemplary leadership in ensuring that all young people, especially those who need it the most, reach their full potential as productive, caring and responsible citizens.

Before attending and during law school, he served as a captain in the U.S. Army. Outside of work, Todd enjoys, running, skiing, biking, swimming, and spending time with his family and golden retriever.

EXPERIENCE

Represented the owner of a 473,325-square foot class "A" suburban office complex in Eden Prairie, Minnesota, in connection with the \$52,600,000 sale to Virtus Real Estate, LLC.

Represented the joint venture buyer in the acquisition and financing of the former Regis Corporation headquarters campus in Edina, Minnesota. The 11-acre campus comprises approximately 180,000 square feet across three buildings.

Represented the sellers in a \$74,000,000 multifamily portfolio sale to Sage Apartment Communities.

Represented the owner of a class "A" suburban office building in Plymouth, Minnesota, in connection with a \$31,000,000 sale to Cantel Medical Corp.

Represented the owner of a class "A" office building in downtown Minneapolis in connection with the \$82 million sale to Franklin Street Properties.

Represented the professional services tenant in connection with a 105,000 square foot office lease in downtown Minneapolis with Hines Global REIT.

Represented the owner of a class "A" office building in downtown Minneapolis in connection with a long-term headquarters lease of 66,000 square feet of office space to PricewaterhouseCoopers LLP, including two rooftop decks.

Represented the buyer of a class "A" office building in downtown St. Paul in connection with the \$47 million dollar purchase from The St. Paul Companies/Travelers Insurance.

Represented the seller of a 5.45 acre former Superfund Site in northeast Minneapolis in connection with a \$13.7 million dollar sale to Lennar Multifamily Communities, LLC.

Represented the seller of a 251 room hotel in downtown Minneapolis in connection with the \$65 million sale to Loews Hotels & Resorts.

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Represented the owner of a 475,000 square foot suburban office campus in connection with the proposed Southwest Light Rail Line.

Represented a real estate investment firm in a \$43 million acquisition of a class "A" office tower in downtown Minneapolis.

Assisted a large food service business in the disposition of numerous "brownfield" facilities.

Represents a large retail-chain in the acquisition, financing, and entitlement process of multi-state new store development.

Represented a publicly traded financial institution in the \$32 million refinance of a hotel.

Assisted a large retail-chain with a \$10.5 million sale-leaseback transaction with a public traded REIT.

RECOGNITIONS

Named in 2021 *Best Lawyers*[®] in Minnesota List

Midwest Real Estate News 2020 Hall of Fame Inductee

Named among *The Best Lawyers in America*[®] in the field of Real Estate Law

Elected a Fellow in the American College of Real Estate Lawyers

Board Certified Real Property Specialist, certified by the Minnesota State Bar Association

Selected for inclusion in *Super Lawyers*[®]

Listed in the 2020-2023 editions of *Chambers USA: America's Leading Lawyers for Business*

National Service to Youth Award, Boys and Girls Clubs of America

Champion for Kids Award, Boys and Girls Clubs of the Twin Cities

PROFESSIONAL & CIVIC ACTIVITIES

American College of Real Estate Lawyers

American Bar Association, Real Property Section

Minnesota State Bar Association, Real Property Section

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Hennepin County Bar Association, Real Property Section

National Association of Industrial and Office Properties, Public Policy Committee

Minnesota Real Estate Institute, Faculty

Boys and Girls Clubs of the Twin Cities, Board of Directors

NEWS

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

08.17.2023

Stinson Attorneys Selected for Inclusion on 2023 Minnesota *Super Lawyers* and Rising Stars Lists

07.17.2023

Chambers USA 2023 Legal Guide Recognizes Stinson Attorneys and Practice Groups

06.05.2023

Stinson Enters Southeast Region with Opening of Tampa Office

05.24.2023

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

08.18.2022

Stinson Attorneys Named to 2022 Minnesota *Super Lawyers* and Rising Stars

08.04.2022

The 2022 *Chambers USA* Guide Recognizes Stinson Attorneys and Practice Groups

06.02.2022

Stinson Attorneys Named to 2021 Minnesota *Super Lawyers* and Rising Stars

09.02.2021

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

08.19.2021

Chambers USA Recognizes Stinson Attorneys and Practice Groups Nationwide

05.25.2021

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

02.18.2021

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Todd Phelps Named to Commercial Real Estate Hall of Fame

02.03.2021

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

08.20.2020

Stinson Attorneys Named to 2020 Minnesota *Super Lawyers* and Rising Stars

07.20.2020

Chambers USA Recognizes Stinson Attorneys and Practice Groups Nationwide

04.29.2020

Stinson Establishes Coronavirus Task Force to Support Clients

03.12.2020

SPEAKING ENGAGEMENTS

"Commercial Lease Assignments and Subleases," Real Estate Institute, Minnesota CLE, 2020, 2021

"Drafting and Negotiating a Conservation Easement," Real Estate Institute, Minnesota CLE, 2019

"Negotiating a Construction Loan Agreement for Multi-Family Real Estate Developments," Real Estate Institute, Minnesota CLE, 2018

"Considerations for Lenders and their Counsel when working with Borrowers and their Counsel," Banking Law Institute, Minnesota CLE 2018.

"Negotiating a Construction Loan Agreement for Multi-Family Real Estate Developments," Real Estate Institute, Minnesota CLE, 2017.

"The Florida-Minnesota Line: Key Distinctions between Florida and Minnesota Real Property Law," Real Estate Institute, Minnesota CLE, 2016.

"The Commercial Lease Agreement – What Are the Real Economics of the Deal?," Real Estate Institute, Minnesota CLE, 2015.

"The Minnesota Medical Cannabis Act and its impact on the MN Real Estate Industry," Hennepin County Bar Association, Real Property Law Section, 2015.

"Dazed and Confused: Understanding the Impact of Medical Cannabis on the Minnesota Real Estate Industry," Minnesota-Dakotas CCIM Chapter, 2014.

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PUBLICATIONS

Co-author, Minnesota Real Estate Purchase and Sale Deskbook

Landlord Rent Relief Checklist

03.27.2020