



Holding all the cards

Experts advise TCAAP redevelopment leaders to turn away lesser proposals.

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Just Sold

Riverwood Inn in Otsego sells at auction for \$1.25 million.

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SUBMITTED IMAGE: JAMES CORNER FIELD OPERATIONS

New York-based James Corner Field Operations' vision for Nicollet Mall in downtown Minneapolis landed the firm the design work for rebuilding what the governor calls "Minnesota's Main Street."

Nicollet Mall redo hits pothole

Key legislator skeptical of bonding request

BY CHARLEY SHAW
Staff writer

Downtown Minneapolis is no stranger to battles at the state Legislature when it comes to major economic development projects. City officials and boosters fought hard at the state Capitol in 2012 to get legislation passed for a new publicly owned

stadium for the Minnesota Vikings.

Now Minneapolis is facing skepticism about its latest economic development priority — completely refurbishing Nicollet Mall.

The city's \$25 million bonding request for 2014 has drawn criticism from state Rep. Alice Hausman, DFL-St. Paul, who chairs the House Capital Invest-

ment Committee, which assembles bonding projects into a single bill. Hausman and her committee toured Nicollet Mall on Oct. 30 with outgoing Mayor R.T. Rybak. She said she's concerned that the project is merely fixing

aging concrete along the mall. "[Rybak] showed us a pothole in the street," Hausman said referring to the tour with city offi-

cials. "But frankly there are potholes everywhere [in the state]. We don't do that. I have to understand it well enough to sell it to other legislators. I think I still have a lot of work to do on that."

But as with the Vikings stadium drama, downtown Minneapolis has a major ally in Gov. Mark Dayton when it comes to the Nicollet Mall project. Dayton has referred to Nicollet Mall as "Minnesota's Main Street" and last April proposed a bonding bill that would have given \$20

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\$25 MILLION
City of Minneapolis bonding request to rebuild Nicollet Mall
Source: Minnesota Management & Budget

Hopkins warehouse sells for \$9.1M

Deal is latest in area for buyer Ugorets

BY ANNE BRETT

Special to Finance & Commerce

Hopkins businessman Alex Ugorets has paid \$9.135 million for a 330,000-square-foot office warehouse best known for its key tenant, Irwin L. Jacobs.

Ugorets 8098 LLC, an entity related to Ugorets, closed Friday on the acquisition from Continental Decatur LLC, an entity related to Wayzata-based Continental Property Group, according to a certificate of real estate value made public Tuesday.

The property, located at 8098 Excelsior Blvd., includes the building and 16.56 acres of industrial land. The price, which works out to \$27.68 per square foot, is a significant jump from the \$5 million Continental paid for the site in 2008.

"I think the whole area is changing," Ugorets said, citing the proposed light rail line service through the area and the

WAREHOUSE TO PAGE 7A

Online

The CRV is available with this story on finance-commerce.com.



Warehouse 'I just like Hopkins. It's coming alive as we speak.'

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city's overall potential for redevelopment. "I just like Hopkins," he said. "It's coming alive as we speak."

Ugorets, who is the president of Midland Glass Co., also runs Ugorets Properties. Ugorets Properties paid \$4.2 million in 2008 for the adjacent building at 7900 Excelsior Blvd. Midland Glass paid \$2.8 million in 2009 for a building at 410 11th Ave. S., where it moved from smaller quarters in another building Ugorets owned.

Ugorets and Ugorets Properties own several other commercial and industrial properties in and around St. Louis Park.

Jacobs Management Corp. leases office space in the building and will continue to do so, said David Mahler, vice president of Jacobs Management.

The building also houses two small tenants and the consumer goods remarketing arm of Jacobs Trading Co. That operation was acquired in 2011 by Washington D.C.-based Liquidity Services Inc.



SUBMITTED PHOTO: CO-STAR

The 330,000 square foot warehouse acquired by Hopkins businessman Alex Ugoets includes 16.56 acres of industrial land.