



FOR IMMEDIATE RELEASE

September 2, 2014

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Two development proposals received for City of Saint Paul’s Seven Corners Gateway site

M.A. Mortenson and The Opus Group respond to RFP for prominent downtown parcel

SAINT PAUL – The City of Saint Paul’s Housing and Redevelopment Authority (HRA) has received two responses to a Request for Proposals (RFP) issued in July for the Seven Corners Gateway site located in downtown adjacent to the Xcel Energy Center. M.A. Mortenson Company and The Opus Group, in partnership with Greco LLC and ESG Architects, submitted development proposals for the 2.4 acre site located at the entrance to both Saint Paul’s downtown entertainment district and the vibrant W. 7th Street commercial corridor.

The Seven Corners Gateway site is positioned for views of the downtown skyline, the Mississippi River bluffs, and the State Capitol. The site is located near fantastic public amenities, and is conveniently supplied with easy access to the Smith Avenue Transit Center, access to 23 bus routes, and is near the Green Line.

“I am pleased that the Seven Corners Gateway site garnered proposals from these two development teams,” said Mayor Chris Coleman. “Their responses are further proof of Saint Paul’s vitality and continued economic momentum. It’s clear that all of the hard work and investment is paying off with the interest in this site from these key development companies.”

Developers were urged to embrace the city’s vision of a high-density, mixed-use site with vibrant first-floor uses for a thriving street level and entertainment district. Both proposals incorporate these elements and will be reviewed by a team to make a recommendation to the HRA Board.

“My staff, along with a designated RFP review team, will be evaluating the proposals this month to make a recommendation to the HRA no later than October 8,” said Planning & Economic Development Director Jonathan Sage-Martinson. “While I cannot reveal the specifics of the proposals until then, I look forward to delving into the details of each development scenario to see which one best fits both the site and the Mayor’s vision.”

To learn more about the Seven Corners Gateway site and the Request for Proposals process, visit www.stpaul.gov/7cornersgateway.

About M.A. Mortenson Company and Mortenson Development, Inc.

Incorporated in 1954, M. A. Mortenson Companies, Inc., is a privately-held corporation owned entirely by the Mortenson family. Mortenson celebrates 60 years of operation as a construction company and has been providing development services for 39 years through Mortenson Development, Inc. Their mission is to fulfill customer’s needs and enhance their success through the integrated delivery of total facility services. Their team of 3,993 professionals worldwide operates from nine regional offices (Madison, Milwaukee, Chicago, Denver, Minneapolis, Phoenix, Portland, Seattle, and Toronto) with projects in 47 states and a few international locations. Together, they have the capability to deliver development, design-build, construction management, facility operations, and program management services from any of their offices.

About The Opus Group, Greco and ESG

Opus is a family of commercial real estate development, construction and design companies headquartered in Minneapolis with offices and projects across the country. Founded in 1953 as Rauenhurst Construction Company, Opus is grounded in a vision to build a strong reputation of integrity in the community and operates as an integrated, multidisciplinary team with expertise in development, capital markets and finance; project management and construction; architecture, engineering and interior design; sales and leasing. With one team from project inception through completion, their integrated design-build model has proven results in providing both time and budget efficiencies.

Launched in 2002, Greco provides urban redevelopment and building re-use in the Twin Cities. Greco is experienced in both new construction as well as historic renovations. Greco's Principals have more than 40 years of development experience. They have arranged financing, both debt and equity, in excess of one billion dollars. In 2007, principals Arnie Gregory and Brent Rogers saw a growing need for property management built around an exceptional resident experience. They brought their passion for development and attention to detail into the ongoing operations of each property. As a result, Greco Properties has grown swiftly and currently manages more than 1,000 top-of-class apartment homes and over 100,000 SF of mixed-use retail/commercial real estate, and employs more than 50 talented individuals.

Elness Swenson Graham Architects (ESG) is an award winning design firm with a national practice in urban residential, hospitality, workplace environments, higher education, branding and graphic design. Headquartered in Minneapolis where the firm enjoys a leadership position in redevelopment, ESG won the American Institute of Architects Firm Award for “innovation in urban residential mixed use design.”

ATTACHMENT: [Seven Corners Gateway aerial site photo](#)

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