



THE HAIRY LITTLE ISSUE OF FINANCING

In the hospitality industry, non-recourse financing has all but vanished over the past couple of years. But Mortenson Development's long experience in turn-key solutions for the hospitality industry helped us put together a creative deal for the Radisson Blu at Mall of America, right in the middle of a recession. No matter what hairy little issue your project may have, talk to Mortenson Development.



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PACKAGING A SOLID FINANCING DEAL

RADISSON BLU AT MOA



For the five-hundred key Radisson Blu project, Mortenson Development put together a major non-recourse hospitality financing solution that included tax increment financing, Recovery Zone bonds, pension fund investments, and a taxable and tax exempt syndication.



THE HAIRY LITTLE ISSUE OF GOVERNMENT APPROVALS

While every development project has its own set of issues, federal or state funded projects always have more. Since 1975, Mortenson Development has helped customers creatively package projects to make government approvals easier by exceeding expectations for schedule, budget, and compliance. No matter how many government approvals your project requires, at the local, state or federal level, we can help you get there.



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THE IDEAL SOLUTION

MINNEAPOLIS PUBLIC SCHOOLS NEW DISTRICT HEADQUARTERS



Mortenson Development packaged this complex project by providing financing options, entitlement, site assemblage, and community relationships. Mortenson organized a diverse team of partners that included respected organizations in the Minneapolis community and bid in manageable contract sizes, allowing the project to exceed community participation goals.



THE HAIRY LITTLE ISSUE OF COST CONTAINMENT

Staying within the budget is a developer's most important job. Mortenson Development successfully delivers on time and in budget for major mixed-use retail projects, administrative and technical facilities, mission critical and manufacturing facilities, educational campuses, corporate headquarters, medical office buildings, hotels and traditional multi-tenant office buildings. No matter how hairy the issues, Mortenson helps keep costs contained.



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TAMING THE BUDGET

MARRIOTT HOTEL & CONFERENCE CENTER, CORALVILLE, IA



When the budget started to get away from another development team, and this important community project was threatened by runaway costs, Mortenson Development stepped in to save the day. By reducing the project cost by 20% and the project schedule by 6 months, Mortenson delivered this 60,000 sq. ft. conference center and 286 key Marriott hotel in 15 months, on time and in budget.



THE HAIRY LITTLE ISSUE OF SPEED

In mission critical development projects, speed of delivery is always high on our customer's priority list. Mortenson Development's active involvement in a broad range of mission critical endeavors since 1975 helps us bring each project a unique combination of certainty and creativity. We exceed our customer's expectations for schedule, budget and facility operations. No matter what hairy little issue we're faced with, we make it happen.



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A RACE TO DELIVERY

CHUBBUCK, IDAHO
CALL CENTER



Because we understand all the critical components and issues involved in successfully delivering mission critical facilities, we were able to package a \$21.9 million deal for the Chubbuck, Idaho call center for our corporate client, providing a 10 year lease solution and delivery in just 8 short months.



THE HAIRY LITTLE ISSUE OF PUBLIC-PRIVATE PARTNERSHIP

When a development company puts together a deal for a private venture, that's an accomplishment. But when it puts together a creative deal for a shared venture between public and private, that's an art. With Mortenson Development's long history in both public and private development ventures, we exceed expectations in true public/private ventures as well. No matter how hairy your potential issues may seem to you, we can help.



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A DYNAMIC SOLUTION

*THE METRO STATE
CAMPUS HOSPITALITY
FACILITY AND
MARRIOTT SPRING HILL
TEACHING HOTEL*



Mortenson Development delivered the Metro State Campus its new Hospitality facility with 30,000 square feet of classroom and culinary facilities; and a privately managed 158 key Marriott Spring Hill Suites teaching hotel. Mortenson partnered with Sage Hospitality and a team of seven agencies to create a total development solution for the \$40 million learning center and \$40 million teaching hotel.