





Bob Straughn and Peter Cooper are selected by their peers as Leading American Attorneys in the area of commercial real estate law.



**August 1996**

The Olympic Summer Games are held in Atlanta, Georgia.



**Midway Marketplace.** The Midway Marketplace shopping center opens at the site of the former Montgomery Ward department store and catalog warehouse on University Avenue in Saint Paul. The firm represented Montgomery Ward in this 500,000 square foot urban retail project.



**November 1998**

Jesse Ventura "Shocked The World" and is elected Governor of the State of Minnesota.

**Lawson Commons.** Lawson Commons opens in downtown Saint Paul. The firm performed significant legal work for its client, Frauenshuh, on development and financing of this 400,000 square foot office/retail project, the first such project to be built in Saint Paul in many years.



**September 1, 1995**

Scott Crossman and David Anderson join McGrann Shea from the Peterson Bell Converse & Jensen law firm in St. Paul. This addition brought numerous multi-employer health and pension funds to the firm further enhancing the firm's multi-employer benefit plan practice.



McGrann Shea hires Michele Sauder as a receptionist. Michele is now the firm's Administrator.



**May 1997**

**U.S. Courthouse in Minneapolis.** The new United States Courthouse opens in Minneapolis. The firm completed significant legal work on this \$100 million project and associated structured parking and public plaza on behalf of the Minneapolis Community Development Agency.



**January 6, 1997**

Carla Pederson hired as an associate in the Real Estate Practice Group.



**December 23, 1996**

Joe Bagnoli hired as an associate in the Legislative Practice Group.



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1999

**Park Village.** The firm assisted its client, Frauenshuh, in development of a 250,000 square foot mixed use project in Saint Louis Park. The project includes a retail center called Park Village and expansion of the Park Nicollet medical complex. The project was constructed on top of the Beltline Dump, and innovative financing was required to address the environmental remediation of the dump.



**January 2, 1996**

Scott Crossman elected Shareholder.



**September 3, 1996**

Kaela Brennan hired as an associate.



**November 1997**

The firm acts as bond counsel to the Washington County Housing and Redevelopment Authority for the \$7.2 million refinancing and restructuring of the 300-pad Landfall Village manufactured home park. The firm has served as bond counsel and issuer's counsel to the Washington County HRA on many essential function and conduit tax-exempt bond financings, including restructuring and refinancing the HRA's 900 units of essential function multi-family housing and the \$49.5 million bond issue in 1998 for the HealthEast Woodwinds Hospital in Woodbury.



**April 1998**

**Minneapolis Convention Center.** The firm was successful in obtaining \$87,145,000 for the Minneapolis Convention Center, which was signed into law. This is the largest bonding appropriation for any municipality in the State.



**March 1998**

*Titanic*, the highest grossing picture of all time, wins the Oscar for Best Picture.



**South Valley MOB.** The firm assisted its client, Frauenshuh, in development and leasing of a cancer center and medical office building at the Saint Francis Regional Medical Center in Shakopee. The firm has also assisted Frauenshuh in two expansions of the project to its current size of 350,000 square feet.



**December 14, 1999**

McGrann Shea celebrates its tenth anniversary.



**January 1999**

**Chipotle Mexican Grill** opened its first restaurant in Minnesota. McGrann Shea worked on obtaining the liquor license. There are now over 50 Chipotle restaurants in Minnesota.



Target Center is acquired by the City of Minneapolis. The firm performed significant work on the project for the Metropolitan Sports Facilities Commission.



**Minneapolis Convention Center.** The firm represented the City of Minneapolis in its pursuit of bond funds for expansion of the Convention Center. The Legislature approved \$12 million for land acquisition which was then vetoed by Governor Carlson.



**May 1, 2000**

McGrann Shea moves into the U.S. Bancorp Center, Suite 2600. The firm was the first tenant in the building built by Ryan Companies, a client of the firm. The firm continues to reside in Suite 2600 and has expanded three times since it moved into the space.



**December 1, 2000**

Bill McGrann, Doug Carnival and Kathleen Lamb are named as top lobbyists by their peers in Minnesota Law & Politics.



**September, 2001**

Groundbreaking ceremonies for Loring Park City Apartments, the first development project in the city of Minneapolis undertaken by Jonathan Holtzman's Village Green Companies. The firm completed significant legal work on behalf of Village Green on this 160-unit apartment project and four other Village Green apartment development projects in Minneapolis, including Uptown City Apartments, Lake Calhoun City Apartments, Eitel Building City Apartments and most recently, Mill District City Apartments, comprising of approximately 800 units with total development costs in excess of \$150 million.



**September 11, 2001**

Terrorist attacks occur at the World Trade Center, the Pentagon, and Pennsylvania.



**River Parkway Plaza** (Padilla Speer Building)

The firm assisted Ryan Companies in the redevelopment of an abandoned railyard. This became one of the first new buildings constructed near the Mississippi River, leading the way for the redevelopment of the entire area.



**April 2002**

The firm provides its initial services as bond counsel to the Minnesota Higher Education Facilities Authority for a \$25.8 million issue to finance the new University of St. Thomas Law School in downtown Minneapolis. Two attorneys with the firm, Emily Piper and Michael Eldridge, are alumni of the Law School. The firm has acted as bond counsel for MHEFA for 18 bond issues aggregating some \$450 million to date.



**Saint Elizabeth Medical Plaza**

The firm assisted its client, Frauenshuh, in development and leasing of a new 105,000 square foot medical building in Lincoln, Nebraska. The project is located adjacent to the Saint Elizabeth Hospital.



**September 3, 2002**

Poe Bagnoli rejoins the firm as an associate after serving as a Senior Policy Advisor to Governor Ventura.



2002

**Abbott Northwestern Southwest**

Abbott Northwestern opens its Southwest Campus in Edina. The project has since been expanded to its current size of 210,000 square feet. The firm represented Frauenshuh in development and leasing of the new facility.



**January 1, 2003**

Carla Pedersen elected shareholder of the firm.



2003

**May 2003**

The McGrann Shea Legislative Practice Group works to pass legislation extending permitted bar closing times to 2:00 a.m.



**July 14, 2003**

Emily Johnson (now Emily Johnson Piper) hired as a law clerk.



**March 2003**

The firm performed significant legal work on the Uptown City Apartments project on behalf of its client, Village Green Companies.

**Hiawatha Light Rail Line**

Full service on the Hiawatha Light Rail Line begins on December 4, 2004. The light rail line runs from the Mall of America to Downtown Minneapolis and ushers in the return of rail transit to the Twin Cities. The firm performed significant legal work on the project on behalf of Minnesota Transit Constructors.



**January 1, 2004**

Joe Bagnoli and Kaela Brennan are elected shareholders of the firm.



**June 1, 2004**

Michael Eldridge hired as a law clerk.



2004

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2001

**Target Store and Headquarters**

The firm performed significant legal work on the Target Store and Target Headquarters on behalf of the Ryan Companies.



**November, 2000**

George W. Bush elected the 43rd President of the United States.



**Guthrie Theater**

The firm works to secure \$3 million for planning money for the Guthrie Theater. The legislation was vetoed by Governor Ventura. However, the legislature overrode the veto.

**January 22, 2001**

The firm name is changed to McGrann Shea Anderson Carnival Straughn & Lamb, Chartered.



Kaela Brennan is named a Rising Star for the first time by Minnesota Law & Politics.

**November 15, 2001**

Sarah Psick hired as the Director of Government Relations.



**Guthrie Theater**

Legislative amendment to clarify language to allow for spending of \$3 million in Guthrie funding is vetoed by Governor Ventura.

**May 16, 2002**

John Schulz joins the firm as a shareholder and Jennifer Jameson joins as an associate, coming from the Collins Buckley Saunty and Haugh firm in St. Paul. John and Jennifer bring with them a robust civil litigation, commercial litigation, professional negligence, family law and employment law practice. John also specializes in the representation of health care professionals. In 2002 John is also once again named a Super Lawyer and Jennifer a Rising Star by Minnesota Law & Politics.



**February 2002**

The Olympic Winter Games are held in Salt Lake City, Utah.



**Grain Belt Brewery**

The firm assisted Ryan Companies in its acquisition and historic rehabilitation of this 1891 brewery. It had been vacant for 25 years and is listed on the National Register of Historic Places.



**Guthrie Theater**

The firm works to secure \$24 million to construct the new Guthrie Theater. The funding was approved by the legislature, but vetoed by Governor Ventura.



**February 2002**

Corey Ayling wins the Minnesota Twins case for the Metropolitan Sports Facilities Commission. The result was integral to keeping the Twins in Minnesota and avoiding elimination by Major League Baseball. Corey was later named 2002's Minnesota Attorney of the Year by Minnesota Lawyer Magazine.

**April 14, 2003**

Amy Court hired as a litigator in the Employee Benefits Practice Group.



**November 2003**

The firm expands attorney office space on the west side of the 26th floor.

**June 16, 2003**

Albert Li hired as a law clerk.



**3rd Avenue Place**

Long-time firm client Crockett & Associates begins construction of 3rd Avenue Place, the first of three significant projects (followed by 1800 Clinton Condominiums and the Phoenix on 3rd) that revitalize the Stevens Square neighborhood.



**Guthrie Theater**

The firm works to secure \$25 million to construct the new Guthrie Theater. Governor Pawlenty signed the bill. The new Guthrie Theater becomes a reality, opening in 2006.

**January 12, 2004**

Roger Stelljes hired as an associate in the Employee Benefits Practice Group.



**October 2004**

Albert Li is hired as an associate.



**May 10, 2004**

The firm hired Fannie Connaker, the World's Greatest Receptionist.



**Nebraska Orthopaedic Hospital**

The Nebraska Orthopaedic Hospital opens in Omaha. The firm represented Frauenshuh in development of the hospital.



**December 2005**

The firm represents the manager, promoter and guarantor entities in the ownership restructuring and refinancing of the State, Orpheum and Pantages Theatres on Hennepin Avenue in Minneapolis.



**January 2005**

Midwest Consortium of Municipal Utilities (MCMU), an affiliate of the Minnesota Municipal Utilities Association, issues its first municipal utility pool bonds. The firm created MCMU and has acted as bond counsel for two pools aggregating \$66 million. From the bond pool, loans have been made to 19 cities to finance local utility capital projects.

**Minneapolis Planetarium**

The firm performed significant legislative work on the project for the City of Minneapolis and obtained \$22 million dollars for the project.



**February 1, 2006**

Jeff Urban hired as an associate in the Real Estate Practice Group.



**Midtown Exchange**

The firm completed significant legal work on the Midtown Exchange project for its client, Ryan Companies. This project was a redevelopment of the historic 1928 Sears building on Lake Street. The 1.1 million square foot project revitalized the south Minneapolis landmark with a combination of office, residential, commercial and community oriented uses. The old Sears Building had been vacant for ten years before the Ryan Companies began its historic rehabilitation of this National Landmark.



**September 26, 2006**

Roger Stelljes publishes his first thriller, *The St. Paul Conspiracy*, which was later nominated for the 2007 Minnesota Book Awards.



**Minnesota Twins Ballpark**

The legislation for the building of a new Twins stadium in downtown Minneapolis is approved. The firm is hired as legal counsel for the Ballpark Authority which owns the new Twins stadium, later named Target Field.



**Mercy Medical Center**

The firm assisted its client, Frauenshuh, in development and leasing of a 160,000 square foot medical office building adjacent to the new Mercy Medical Center hospital in Durango, Colorado. The project is co-owned with physician tenants in the building.

**Gold Medal Park**

The firm assisted the Guthrie Theater Foundation in its participation in the establishment of Gold Medal Park.



**HealthPartners Speciality Center**

HealthPartners opens its new 250,000 square foot off-campus ambulatory care center in Saint Paul. The firm represented its client, Frauenshuh, in development of the project.

**June 1, 2007**

Tim Nolan hired as an attorney in the Litigation Practice Group.



**October 1, 2007**

Joelle Lester hired as an associate.



**Shawnee Mission Medical Center**

The firm assisted its client, Frauenshuh, in development and leasing of a new medical office building on the Shawnee Mission Medical Center campus in Shawnee Mission, Kansas and a new greenfield medical office building in Lenexa, Kansas. Each project is co-owned with physician tenants in the building.



**November 2008**

Barack Obama elected the 44th President of the United States.

**Eitel Building City Apartments**

On behalf of our client, Village Green, the firm performed significant legal services for the construction of Eitel Building City Apartments in Loring Park.



**January 18, 2008**

Jennifer Jameson, Roger Stelljes and Jeff Urban are named shareholders of the firm.

**Fourteen Foods.** The firm provided legal assistance to its client, Fourteen Foods, in acquiring Albert Lea-based Kraus Foods Midwest. With this acquisition Fourteen Foods, owned by the Frauenshuh family, becomes the largest Dairy Queen franchisee in the upper Midwest, with over 50 restaurants in Minnesota, Wisconsin, Iowa, Nebraska and the Dakotas.

**April 1, 2009**

Carl Wosmek and Tim Nolan elected shareholders of the firm.



**November 2009**

Roger Stelljes publishes his second thriller, *Deadly Stillwater*.



**October 2009**

Mill District City Apartments. The groundbreaking takes place for the Mill District City Apartments. McGrann Shea performed significant legal work on the planning and development of this project.



**March 19, 2009**

The firm name is changed to McGrann Shea Carnival Straughn & Lamb, Chartered.



**January 14, 2010**

McGrann Shea Carnival Straughn & Lamb hosts its 20th Anniversary Party, inviting family, friends, and clients to celebrate the firm's first twenty years. McGrann Shea continues to grow, now with twenty-three attorneys of whom sixteen are shareholders and seven are associates. Andrew J. Shea, an original founder of McGrann Shea, remains as of-counsel to the firm.

At twenty years, McGrann Shea is a mid-sized powerhouse law firm that competes with the biggest firms in Minnesota in both the quality of clients it has and the quality of legal work we provide our clients. See a major building project completed or a significant piece of legislation passed and chances are McGrann Shea was a key player, providing exceptional legal services for our clients.

We recognize that McGrann Shea has been able to accomplish much in its first twenty years because of our valued clients and employees. We have great clients and McGrann Shea Carnival Straughn & Lamb is honored to serve you. To our employees, thank you for everything you do. We wouldn't be where we are today without you.

**2005**

**February 22, 2005**

Christine Mennen hired as an attorney in the Family Law Practice Group.



**July 5, 2005**

Carl Wosmek hired as an attorney in the Litigation and the Employee Benefits Practice Groups.



**October 1, 2005**

Emily Johnson Piper hired as an attorney of the firm.



**August 2005**

Due to continued growth, the firm expands office space again on the west-side of the 26th floor, adding numerous offices, a conference room, a kitchen and additional filing space.

**2006**

**January 1, 2006**

Founding Shareholder Andy Shea retires and becomes Of Counsel to the firm. Hundreds attend a retirement party held in Andy's honor at the Minneapolis Convention Center.



**October 1, 2006**

Mike Eldridge hired as an associate in the Employee Benefits Practice Group.



**September 26, 2006**

The Chambers Hotel opens on Hennepin Avenue in the heart of Minneapolis' Theatre District. The firm performed acquisition, financing and redevelopment work on the project on behalf of firm client Ralph W. Burnet and RWB Development Co. LLC).



**Guthrie Theater**

The firm completed significant legal work on the new Guthrie Theater along the Mississippi river in downtown Minneapolis. The firm represented the Guthrie Theater in negotiations with the City of Minnesota for development rights and assisted in obtaining financial support from the State of Minnesota in the amount of \$25 million in state bond proceeds. The first production at the new theater is the Great Gatsby, which opens on July 15, 2006.



**December 2006**

Amy Court is named as a Rising Star for the first time by Minnesota Law & Politics.



**SSM DePaul Outpatient Center**

The firm assisted its client, Frauenshuh, in development and leasing of a new 80,000 square foot medical building on the SSM DePaul Hospital campus in Saint Louis, Missouri. The project is co-owned with physician tenants in the building. The firm has also assisted Frauenshuh in the 150,000 square foot medical office building and ambulatory care center adjacent to the SSM Saint Clare Hospital in Fenton, Missouri that opened in 2008.

**MMUA**

The Minnesota Municipal Utilities Association (MMUA) celebrates its 75th Anniversary. MMUA came with McGrann Shea when the firm opened in December 1989. McGrann Shea has served as long-time general counsel to and has represented MMUA and its member municipal utilities on a wide variety of regulatory, government affairs, electric service territory, litigation and public financing issues.



**2007**

**May 29, 2007**

Jason Thomas hired as an associate in the Real Estate Practice Group.



**Children's Hospital**

The firm assisted Children's Hospitals and Clinics of Minnesota with the permits and approvals for the expansion of its campus on Chicago Avenue in Minneapolis.



**Cristo Rey High School**

Cristo Rey opened its doors in 2007, in South Minneapolis. The firm assisted Ryan Companies in the approvals needed for the school.



**Essar Steel - Nashawk**

In the City of Nashawk, Minnesota, Essar Steel Minnesota is building a state-of-the-art open pit mining, concentrator, and pellet plant operation, which will be followed by a direct reduced iron (DRI) plant and slab caster. Once operational, Essar Steel Minnesota will be the first fully-integrated mining through steel-making facility in North America. Having all processes on one site allows it to minimize product movement and energy savings. The project provides a significant economic development opportunity for the region. McGrann Shea has performed extensive legal work on this project.

**2008**

**May 2008**

Due to continued growth and addition of attorneys and practice areas, the firm expands space for the third time, now taking up the entire west-side of the 26th floor of the U.S. Bancorp Center.



**December 2008**

Christine Mennen named a Rising Star by Minnesota Law & Politics.

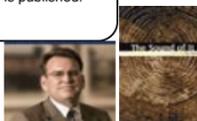


**August 13, 2008**

The W Minneapolis-The Foshay hotel opens in downtown Minneapolis. The W is the renovation of the historic Foshay Tower, turning what was once the tallest building in Minneapolis into a luxury hotel of 229 rooms, with Manny's Steakhouse and the Prohibition Room bar on the 27th floor. The firm performed significant legal work on the project for clients Ralph W. Burnet and RWB Development Co. LLC, Ryan Companies and Foshay Hotel LLC. The legal work involved acquisition, financing, liquor licencing and redevelopment related work.

**October 15, 2008**

Tim Nolan's poetry book *The Sound of It* is published.



**Milgard Medical Pavilion** - The Milgard Medical Pavilion opens adjacent to the Saint Anthony Hospital in Gig Harbor, Washington. The firm assisted its client, Frauenshuh, in development and leasing of this medical office building. The project is co-owned with physician tenants in the building.

**2009**

**November 1, 2009**

Employee Benefits Department. The Employee Benefits Department restates the pension plans of all of its clients, seventeen plans in all, for purposes of obtaining renewed IRS Determination Letters of their tax qualified status.



**December 14, 2009**

McGrann Shea Carnival Straughn & Lamb celebrates its 20th Anniversary.



**Bellevue Medical Center**

Construction has started on a new 320,000 square foot hospital and medical office building in Bellevue, Nebraska. The firm represented its client, Frauenshuh, on the project, which is scheduled for opening in 2010.

**Virtua Health and Wellness Center** - Virtua Health opens its new 250,000 square foot ambulatory care center in Washington Township, New Jersey. The firm represented its client, Frauenshuh in development and leasing of the project. The project is co-owned with physician tenants in the building.