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Hempel Properties and Morrissey Hospitality First-Ever Partnership Creates Premier Hotel Concept

The Hotel Minneapolis Will Open In The Midland Building In August 2008

MINNEAPOLIS, MINN. – Minneapolis is renowned for valuing its classic Midwestern roots, but also admired for its progressive vision of the contemporary American city. In August 2008, guests in Minneapolis can experience the functional and future-forward attitude of the city as part of their stay at The Hotel Minneapolis.

In “08-08,” The Hotel Minneapolis will bring a breath of fresh air to the downtown Minneapolis hotel landscape. The concept offers innovative, timeless style and tradition to both on-the-go professionals and leisure travelers who seek affordable quality and have an affinity for overall efficiencies – such as technology and location – that will help simplify, streamline and enhance their visit to Minneapolis.

An unprecedented hotel experience in the Twin Cities, The Hotel Minneapolis complements the restored classic elegance from the Midland Building’s original characteristics with an abundance of amenities and the hallmark of cool technology. Along with being “connected” with wireless high-speed Internet throughout the hotel, all guest rooms will be furnished with a flat screen television.

Each room will also be outfitted with an MP3 player docking system and guests will have access to remote printing services. And, as a member of the Doubletree brand and Hilton Hotel network, guests will be greeted with Doubletree’s legendary warm chocolate chip cookie at the beginning of their stay and rest easy on a luxurious new “Sweet Dreams” bed.

The Hotel Minneapolis

A Doubletree Hotel

The Hotel Minneapolis project is the first-ever joint venture between Hempel Properties and Morrissey Hospitality Companies (MHC). Both based in the Twin Cities, Hempel Properties is developing the hotel, while MHC will manage day-to-day operations.

“Working with Morrissey Hospitality on our first project together has been great because, even having different areas of expertise, we shared the same vision for The Hotel Minneapolis,” said Jon Hempel, president of Hempel Properties. “Creating a stylish, yet classic atmosphere is more than just creating a signature look and offering cutting-edge efficiencies. You also have to have the service that also impresses and delivers.”

Location, Accommodation and a Restaurant For Celebration

The hotel is located in the heart of downtown at 215 4th Street South at the corner of 4th Street North and 2nd Avenue South, just off of a light rail stop – meaning a quick commute to the airport - and within walking distance to various destinations including sports venues, cultural amenities and a variety of corporate headquarters. The location is also connected to Minneapolis’ renowned skyway system, an indoor walking path network, which covers 26 million square-feet downtown.

The Hotel Minneapolis will have 222 guest rooms and a conference center located on the lower level of the hotel and featuring an executive boardroom. It will be able to accommodate meetings from 10 to 230 attendees and will have use of the catering and meeting services of the hotel. In addition, the hotel will offer a signature restaurant capable of accommodating up to 200 patrons.

Making and Preserving Hotel History

The Hotel Minneapolis will blend the historical character and significance of a 100-year-old building with a forward-thinking internal design. Located in the Midland Building, the hotel will introduce a fresh look to the building while preserving its footprint highlights – including marble columns and the intricate original plaster work. The building was built in 1905 and has served as a bank and office building throughout its 100-plus years. Given the history of the Midland Building and the introduction of a high-concept hotel, visitors are sure to enjoy a memorable and unique stay at The Hotel Minneapolis.

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The Hotel Minneapolis Keeps It Classic

The Hotel Minneapolis will be managed by MHC. Founded in 1995, MHC manages some of the Twin Cities' premier hospitality brands.

“MHC is honored and thrilled to have the opportunity to help create and manage a new landmark hotel in downtown Minneapolis,” said Bill Morrissey, President of MHC. “The partnership chose to name the hotel after Minneapolis, a great city with a progressive culture and a appreciation for affordable style. Similarly, The Hotel Minneapolis is an innovative design that will provide a unique and comfortable guest experience.”

Company Backgrounds

Founded in 2001 by Jon Hempel, Hempel Properties has continued to grow through developing long-term successful relationships within the Minneapolis-St. Paul metro area and other cities around the Midwest region. Hempel Properties now has more than 1.4 million square feet of office, retail, and multi-housing property either in its portfolio or under development and has ongoing expansion plans in select markets in the continental United States. The Hempel Properties portfolio also includes the UBS Plaza and One Corporate Center I and III. Hempel Properties currently focuses on turning around under-performing assets, developing new property, and providing quality turnkey development services.

Morrissey Hospitality Companies is a regional leader in the management and ownership of quality hospitality brands across three different lines of business – lodging, restaurant and sports and entertainment. MHC's portfolio of past and current “center-of-town” properties include several of the premier full-service hospitality brands in the Midwest –The Saint Paul Hotel (St. Paul, Minn.), The Eldridge Hotel (Lawrence, Kan.), Hotel Winneshiek (Decorah, Iowa), St. James Hotel (Red Wing, Minn.) and East Bay Suites (Grand Marais, Minn.). MHC also manages several staple restaurants in St. Paul including the St. Paul Grill, the M. St. Café, Pazzaluna Urban Italian Restaurant & Bar, Tria Restaurant and Bar and Market.

MHC, which will run the daily operations of The Hotel Minneapolis, operates market-leading lodging, restaurant and sports and entertainment hospitality brands. Its cornerstone brand is the acclaimed, historic landmark hotel, The Saint Paul Hotel in Saint Paul, Minn., a AAA Four Diamond Award winner for 25

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consecutive years, as well as recognized as a Conde Nast Traveler Gold List
property.