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## Howard B. Gelt

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### Areas of Focus

- Financial Services
- Government Incentives
- Infrastructure and Public-Private Partnerships
- Real Estate Development
- Real Estate Industry
- Real Estate Lending
- Real Estate Services
- Real Estate Transactions
- Residential and Multi-Family
- Zoning and Land Use

### Education

- J.D. , University of Denver, 1969
- B.S. , University of Arizona, 1966, Business Administration

### Bar Jurisdictions

- Colorado, 1969

*"As a former president and CEO of a \$40 million-per-year company, and other private business activities, I bring a sound business perspective to any matter."*

### Overview

Howard Gelt is a senior partner in the Denver office with an extensive real estate practice and a trusted advisor to many businesses.

#### Real Estate

Mr. Gelt's clients are principally real estate developers, most of whom require experience on real estate acquisitions, public and private financing, entitlement, leasing, sales and development, restrictive covenants and conditions, annexation and/or development agreements, special district issues, 1031 transactions and tenancies in common. Significant projects where Mr. Gelt has been lead counsel include the acquisition and entitlement of the 2,500 acre Prairie Center project in Brighton; the acquisition and entitlement of the 2,000 acre Sandstone Ranch in Douglas County; the construction, development and financing of the One Lincoln project in downtown Denver; the acquisition and then sale of the 3,000+ acre Block Ranch in eastern Arapahoe County; the acquisition, financing and entitlement of the Brighton Pavilions project; and the structuring of ownership and financing of Medical Office Buildings in Oregon, Washington state and Tennessee. He also served as Colorado counsel for Fairfield Residential, a multi-family development client based in San Diego. In that capacity Mr. Gelt assisted with acquisitions, entitlements, financing, construction, operations and sales.

#### Litigation and Bankruptcy Experience

Mr. Gelt has represented clients in civil litigation in state and federal courts, has represented secured and unsecured creditors, creditor committees and debtors in bankruptcy proceedings in Colorado, California and Texas, and has represented lenders, creditors and debtors in private workouts.

#### Background

Mr. Gelt graduated with a B.S.B.A. from the University of Arizona in 1966, and received his J.D. from the University of Denver College of Law in 1969. Mr. Gelt began his legal career as an educator, teaching civil and criminal trial practice at the University of Denver College of Law, as the Assistant Director of the Clinical Education Program (from 1969–1973) and at the Duke University College of Law as a Clinical Instructor (from 1973–1975), where he began the first clinical program in the country on the subject of law and aging. From 1975–1978, Mr. Gelt was a senior staff member for then Colorado Governor Richard D. Lamm. Following his service with Governor Lamm, Mr. Gelt entered private practice.

Mr. Gelt has extensive background in transportation issues in the metro Denver area. He is a past member of the State Highway Commission, Chairman of the Coalition for Smart Transit, a member of the State Economic Development Commission, and on the transition team for newly elected Denver Mayor Michael Hancock. His service as Chairman of the Board of the Metro North Chamber and the North Area Transportation Alliance (NATA), has solidified his relationships with key elected officials and business leaders in the metro north area.

In addition to his private business, economic development and civic activities, Mr. Gelt has been active in a variety of political activities. Besides serving on the senior staff of Governor Richard D. Lamm, he also served as the Chairman of the Political Action Committee for Mayor Federico Pena, the Chairman of the finance committee for Governor Roy Romer, and the Chairman of the Colorado State Democratic party and a key member of the Clinton for Colorado Committee. He is currently a member of the Finance Committee for U.S. Senator Mark Udall and a member of the Obama Leadership Circle for Colorado.

## Distinctions

- Named one of Colorado's Super Lawyers for 2008, 2009 and 2011. Only 5% of lawyers in the state of Colorado receive this honor.

## Key Matters

- Represented the developer in the acquisition, planning, entitlement and development of a 2,000-acre parcel of ground in Douglas County, Colo. We were the first (and so far the only) development that has met the standards required by the county.
- Represented a buyer in acquiring a 2,500-acre development in Adams County, negotiating and successfully bringing in a joint venture partner. The project consists of commercial, retail and residential sites, and has a substantial amount of open space. The project issued millions of dollars in bonds for the construction of its public facilities.
- Represented Brighton Development Partners in assemblage, entitlement, financing, cross easement agreements, sale of pads for retail and commercial development, construction financing, leasing of developed facilities.
- Represented River North Development, LLC, and Brighton Boulevard, LLC, in successful acquisition of property with multiple sellers, and financing of same in north central Denver, Colo., for multi-use facility. Financing of acquisition, now representing Developer in sale to a third party.
- Represented client in acquisition and refinancing of commercial building in Phoenix, Ariz. Foreign client acquired a \$12 million property in Phoenix, and then refinanced it. Successfully completed both phases.
- Represented Pawn One, Inc., in its sale of a chain of retail pawn shops. Representation included separating ownership of property to lease to purchaser, due diligence reporting, and closing.
- Represented client in the acquisition, financing, and construction of high rise condo project in downtown Denver, Colo.