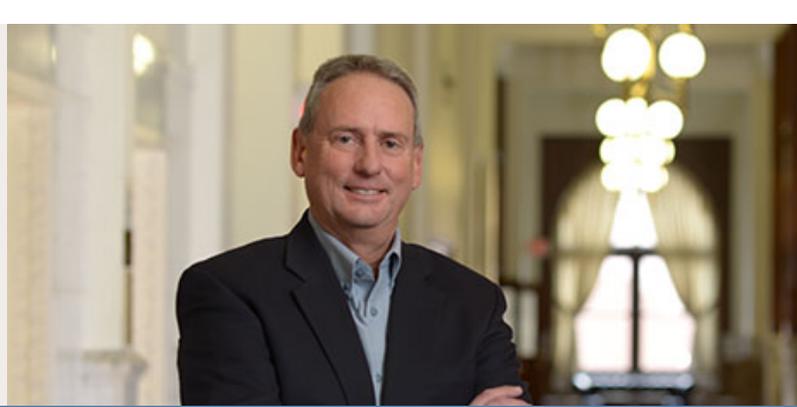




# David K. Conrad

Partner



Dave Conrad's practice includes commercial real estate law/real estate and asset-based commercial lending and workout, emphasizing representation of financial institutions and developers in connection with commercial real estate loans, including hotels, office buildings, apartments, nursing homes, condominiums and shopping centers. He represents construction and permanent mortgage lenders in negotiation and documentation of commercial loans (new and restructured).

Dave's practice also includes general real estate matters; the workout of troubled loans; negotiating and drafting leases, acquisition and sales contracts, and operating agreements; and lender liability litigation. He has additional experience in the purchase and sale of loans and loan servicing, including loan participation agreements and syndicated loans. He provides creative solutions to real estate matters throughout Ohio, the Midwest, and other parts of the country.

Dave has been the lead Ohio attorney on many energy-related projects relating to all real estate, finance and closing matters.

## Professional & Community Activities

- Chair, Counselors of Real Estate

## Presentations & Published Works

- Frequent guest lecturer, the OSU Moritz College of Law; Columbus, Ohio (Construction Financing)
- Speaker, "Legal Update: Six Topics in Six Minutes," the National Association of Industrial Office & Properties (Central Ohio) Six Pack Annual Presentation
- Speaker, "Commercial Real Estate Transaction -- Negotiating Letters of Intent and Purchase Contracts," Real Property Institute, February 12, 2012
- Speaker, "Commercial Real Estate Transaction -- Financing," Real Property Institute, February 2, 2012
- Speaker, "Commercial Real Estate Transaction -- General Due Diligence," Real Property Institute, February 2, 2012
- Speaker, "Lending Issues Affecting Contractors," CFMA Panel Discussion, November 15, 2011
- Speaker, "Netjets Case Study," OSU Law School, February 9 and November 15, 2011
- Speaker, "Update on Title Insurance Issues," NAIOP Six Pack, March 6, 2011
- Speaker, "Update on Current Central Ohio Mortgage Lending Trends," Real Property Institute, February 1, 2011
- Speaker, "Current Commercial Mortgage Lending Trends in Central Ohio," Real Property Institute, Columbus Bar Association, February 5, 2009 and February 5, 2010

## CONTACT INFORMATION

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## INDUSTRIES & PRACTICES

Banking & Financial Services  
Creditors' Rights & Bankruptcy  
Business Law  
Real Estate  
Litigation

## COLUMBUS OFFICE

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David Conrad is an exceptional leader and provides insight well beyond just legal issues. He understands the business side of transactions and is pragmatic.

Paul Ghidotti, The Daimler Group, as quoted in Best Law Firms, 2019



# David K. Conrad

Partner

- "Top Ten Bankruptcy Terms," the Bricker & Eckler LLP Central Ohio Lenders Seminar, February 12, 2009
- Speaker, "Borrower's Perspective on Participations and Syndications," the Bricker & Eckler LLP Central Ohio Lenders Seminar, May 27, 2009
- Speaker, "Top Ten Issues To Watch For When Using Pre-Printed Form Loan Documents," the Bricker & Eckler LLP Central Ohio Lenders Seminar, October 20, 2009
- Speaker, "Loan Workouts: What to Do When a Borrower Defaults," the Bricker & Eckler LLP Central Ohio Lenders Seminar, September 2008
- Speaker, "2006 Form Title Insurance Policy", the National Association of Industrial & Office Properties (Central Ohio), April, 2007
- Speaker, "Commercial Real Estate Law Update," the Bricker & Eckler LLP Central Ohio Lenders Seminar, February 22, 2007
- Speaker, "Commercial Real Estate Financing in Ohio," Lorman Seminar; Columbus, Ohio, October 12, 2005
- Speaker, "Financing Alternative: 'TIC' Sale as it Affects Owner and Lender," the National Association of Industrial & Office Properties (Central Ohio) September 8, 2004
- Speaker, "Mezzanine Financing," Real Property Institute, Columbus Bar Association, February 7, 2003
- Speaker, "Commercial Lending Requirements and Loan Documentation In Ohio – Overview of Documentation And Closing Commercial Real Estate Loans and Cognovit Notes," Lorman Seminar; Columbus, Ohio, October 11, 2001
- Speaker, "Keys to Success in a Real Estate Transaction in Ohio," National Business Institute Seminar; Columbus, Ohio, January 5, 2000 -
- Speaker, "Ohio Commercial Real Estate Issues – Negotiation of Selected Provisions of Commercial Loan Documents," Lorman Seminar; Columbus, Ohio, November 9, 1995

## Awards & Recognitions

- Listed, *Ohio Super Lawyers* (Real Estate: Business; Banking; Business/Corporate), 2004–2019
- Listed, *Best Lawyers in America* (Real Estate Law), 1995–2019
- Recognized, *ChambersUSA*, Real Estate with a Band 2 ranking, 2008–2018
- Columbus Lawyer of the Year, *Best Lawyers in America* (Real Estate Law), 2012, 2018
- Ranked, AV Preeminent, Martindale-Hubbell

## Bar Admissions & Activities

- Member, Ohio State Bar Association; Columbus Bar Association

## Education

- Kenyon College (A.B., *summa cum laude*, 1977); Phi Beta Kappa
- The Ohio State University Moritz College of Law (J.D., 1980); Order of the Coif; *Ohio State Law Journal*; Award for Academic Excellence



# David K. Conrad

*Partner*

## Experience

### Ohio's largest PACE transaction

Served as PACE counsel on the \$16.3 million refinancing of a construction loan. The project funds eligible upgrades to a hotel near The Ohio State University campus in Columbus, Ohio. Energy efficient improvements include upgrades to the lighting and the building envelope.

### Syndicated construction loan

Represented a lender in connection with a syndicated construction loan for a large office/residential project including a bridge loan addressing timing issues with public financing.

### Campus housing refinancing

Represented a lender in connection with the refinancing of a collateral pool of 55 one- to four-unit single-family residential investment properties in close proximity to The Ohio State University campus.

### "Bridge Street" development

Represented a lender in connection with financing for the first office/retail building in a large multi-phase project with significant public/private partnerships involved.

### \$42 million office and apartment project

Represented a lender in providing debt capital for the construction completion and lease-up of an office and apartment project.

### Permanent loan refinance

Represented a borrower in the refinance of a permanent loan.

### \$22 million historic rehabilitation project

Represented a lender in connection with the residential component of a historic rehabilitation project.

### \$23 million office/retail building

Represented a lender in connection with financing for the first office/retail building in a large multi-phase project with significant public/private partnerships involved.

### \$60 million build-to-suit corporate office complex

Represented a national bank serving as the project construction lender on a 330,000-square-foot built-to-suit office complex.

### \$50 million 12-story office/residential development

Represented a lender in a secured real estate mortgage construction loan for a speculative office/residential project.

### \$48 million mixed-use development

Represented a national bank in connection with a syndicated construction loan and a bridge loan for a mixed-use development.

### \$860 million Oregon Clean Energy Center

Successfully assisted Oregon Clean Energy LLC in the acquisition of a certificate from the Ohio Power Siting Board in May 2013 to begin construction on the 799-megawatt Oregon Clean Energy Center, a natural gas-fired combined-cycle generating facility located in Oregon, Ohio. Our firm continues to provide significant tax, real estate and construction counsel on the project. Additionally, we are representing the project before the OPSB to amend its certificate to reflect changes in facility design.



# David K. Conrad

*Partner*

## **Refinance of a Florida island**

Represented a national bank in connection with the \$22+ million refinance of an island located off the coast of Florida.

## **Hotel financing**

Represented a national bank in connection with the \$8+ million refinance of a hotel in Savannah, Georgia.

## **\$17 million student housing projects**

Represented a national bank in connection with two student housing projects to be developed near The Ohio State University. The value of the two projects was approximately \$17 million.

## **Construction and operation of an 800 MW natural gas-fired combined-cycle power plant**

Provided comprehensive legal counsel to Clean Energy Future regarding the construction and operation of an 800 MW natural gas-fired combined-cycle power plant in northeast Ohio (Lordstown, Mahoning County, Ohio). We successfully represented the client through all phases of the Ohio Power Siting Board, including public hearings, OPSB staff investigations and an adjudicatory hearing, which resulted in the issuance of a certificate from the OPSB. In addition to the regulatory work, the firm served as Ohio counsel responsible for assisting with a closing in excess of \$890 million of debt and equity financing for the construction of the project. This transaction involved extensive counsel on real estate, environmental and tax issues, including: real estate due diligence; title curative work; property acquisition and easement negotiations; document preparation; and work with lenders, equity investors, oil and gas companies, and the title insurer on title commitment and title insurance policy matters. Bricker continues to serve as Ohio counsel on the project, providing advice on all state regulatory, environmental and real estate matters.

## **800 MW electric generation plant**

Assisted in closing in excess of \$500 million of debt and equity financing for the construction of an Ohio-based 800 MW electric generation plant on behalf of an energy company. This transaction involved dozens of parties including lenders, equity investors, land sellers, railroads, gas pipeline companies, governmental entities, a title insurer and others.