

Danielle Bergner

Commercial real estate attorney with 20 years of specialized expertise in municipal law, real estate development, and high-value finance transactions. A combination of law firm, corporate, and government practice, working both in-house and in private practice with a wide variety of governmental, corporate and non-profit clients that brings unique and valuable judgment and perspective.

PROFESSIONAL EXPERIENCE

Commercial Real Estate & Development

- Represented the Wisconsin Center District in connection with its development and financing of the Fiserv Forum Arena. Well-versed in legal issues involving special taxing and governmental jurisdictions and entities.
- Experienced in analyzing and negotiating real estate documents, including purchase and sale agreements, easements, restrictive covenants, lease agreements (including ground leases and sale-leaseback transactions), commercial condominium documents, loan documents, design and construction contracts, real estate joint venture agreements, and corporate organizational documents.
- Oversee and perform due diligence activities including land use entitlements and permitting, environmental, engineering, utilities, planning and land division issues, title and survey review. Experienced in identifying and resolving title and survey defects.
- Work with clients and governmental agencies to identify, structure, negotiate and draft governmental incentive financing agreements (e.g., Tax Incremental Financing and Revenue Bond Financing). Experienced in analyzing and advising clients on federal, state, and local workforce development programs and requirements (e.g., Section 3/WBE/MBE/SBE/RPP), and ensuring that such requirements are appropriately captured in transaction documents and contracts.
- Oversee and manage complex mixed-finance transactions involving Section 42 affordable housing tax credits (LIHTC), HOME Program affordable housing subsidies, Affordable Housing Program (AHP), CDBG funding, Section 47 historic tax credits (HTC), New Markets Tax Credits (NMTC), Production Tax Credits (PTC), HUD financing, Tax Incremental Financing (TIF), local and state incentive programs (e.g., Brownfield Loans and Economic Development grants), and bond financing.
- Work closely with securities and tax counsel in the drafting and issuance of Private Placement and Offering Memoranda for real estate private equity raises.
- Skilled in government relations and the structuring and negotiation of public-private partnerships.
- Actively coordinate and manage internal and external transaction parties to drive successful and timely closings.

PROFESSIONAL HISTORY & ACCOMPLISHMENTS

- **SHAREHOLDER**, Transactions Practice Group, Hall Render Killian Heath & Lyman Milwaukee, WI (2021 – Present). Hall Render is the largest health care focused law firm in the country. Currently representing health care and non-profit organizations as lead counsel on a range of high-value real estate and finance transactions around the country.
- **CHIEF OPERATING OFFICER AND GENERAL COUNSEL**, J. Jeffers & Co. Milwaukee, WI (2018-2021). *Start-up real estate development and investment company with a focus on tax-credit development. In three years, successfully structured and closed over \$300 million of new development for the company, negotiated and*

closed refinance and lease transactions, implemented risk management policies and processes, and created formal investment parameters. Responsible for overseeing all risk management and transaction management for the company.

- **MANAGING PARTNER (MILWAUKEE OFFICE) & REAL ESTATE PRACTICE GROUP CHAIR,** Michael Best & Friedrich LLP, Milwaukee, WI (2011-2018*). *Managed the largest office and real estate practice group for the Am Law 200 firm. Grew and managed a successful real estate practice, both supporting corporate and tax partners in all aspects of corporate client real estate needs and originating a strong personal practice. Completed the Lex Mundi Institute Foundation Management program for law firm partners.*

**Held Associate position 10/2011 through 01/2014. Took a firm-supported leave of absence 01/2014 through 07/2015 to serve as Deputy City Attorney in the Milwaukee City Attorney's Office to lead the implementation and development of the office's Neighborhood Revitalization Unit. Returned to the firm in July 2015 in the role of Managing Partner of the Milwaukee Office and Real Estate Practice Group Chair.*

- **DEPUTY CITY ATTORNEY,** City of Milwaukee, Milwaukee, WI (2014-2015). *Directed and managed transactional and litigation strategies for the then newly created Neighborhood Revitalization Section. Focus on housing and community development strategies.*

- **ASSISTANT CITY ATTORNEY,** City of Milwaukee, Milwaukee, WI (2009-2011). *Served as lead real estate counsel to the Redevelopment Authority, Housing Authority, Department of City Development, Milwaukee Public Schools and other City departments. Work included major redevelopment and public finance initiatives, planning and zoning, and public contracting. Work included resolution of various (then) Miller Park real estate matters involving ring roads and infrastructure issues.*

EDUCATION

JD, Marquette University Law School, Milwaukee, WI (2005), *Marquette Law Review, Editorial Board*

BA, Economics, UW-Milwaukee, Milwaukee, WI (2001), *Magna Cum Laude*

AWARDS, HONORS AND ACCOMPLISHMENTS

Chambers USA, Real Estate (2018), Best Lawyers in America, Real Estate (2018), Business Journal National Influencer (2018), Milwaukee Business Journal, Woman of Influence (2018) and 40 Under 40 (2015), Milwaukee Business Journal Power Broker (2017-2020), United Way Philanthropic Five (2017), Public Policy Forum Leader of the Future (2014), Wisconsin Law Journal Up and Coming Lawyer (2010).

CIVIC ENGAGEMENT, BOARDS AND MEMBERSHIPS (Present & Former, Representative)

HOAN Group, Visit Milwaukee, CARW, NAIOP, Forward Community Investments, CORE/El Centro, Professional Dimensions, UWM Foundation, WHEDA Advisory Council, State Bar of Wisconsin, Washington Highlands Historic Preservation Corporation