HUSCH BLACKWELL

Jonathan W. Giokas

PARTNER

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OVERVIEW

Jon counsels investors, institutions, companies and public entities with respect to real estate and finance matters, with a particular focus on transactions that leverage public and private capital sources.

Utilizing a creative perspective with a broad understanding of financing mechanisms, Jon helps his clients maximize returns from projects that involve the development of real estate, provision of affordable housing or community impacts, and capitalization of businesses. He works closely with clients to deliver value and produce results.

Industry

Real Estate, Development, & Construction

Services

Affordable Housing & Community Development

Banking & Finance

Data Centers

Development Incentives & Tax Credits

Healthcare Real Estate

Land Use

Opportunity Zones

Real Estate Investment

Tax

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Experience

AFFORDABLE HOUSING & COMMUNITY DEVELOPMENT

- Representation of a national LIHTC syndicator with respect to dozens of projects across a number of states, with a particular focus on asset management issues including, but not limited to: dispositions of limited partner interests, negotiated acquisitions of general partner interests, refinancings, property sales and qualified contract issues.
- Counsel for a national bank on several tax credit investments and related financings, which included transactions involving scattered site LIHTC investments, the combination of LIHTCs with HTCs, and the twinning of HTC and NMTC capital sources.
- Advised a joint venture with respect to the $86 million redevelopment of one of the largest vacant buildings in downtown St. Louis into a mix of retail space, affordable housing and market rate units, using state and federal historic tax credits and low income housing tax credits, as well as tax increment financing.
- Counsel to community development entities (CDEs) with respect to numerous NMTC qualified equity investments and qualified low-income community investments (QLICIs).

PUBLIC FINANCE

- Advised the City of St. Louis with respect to Ballpark Village, a multi-phase district with initial development costs in excess of $100 million, financed with multiple incentives.
- Represented multiple Missouri special taxing districts, including community improvement districts (CIDs) and transportation development districts (TDDs) with respect to public and private issuances of limited revenue bonds.
- Served as primary outside finance counsel for large, multistate health system. Advised on issuance of debt with aggregate value in excess of $700 million, bond-related implications of acquisition and affiliation transactions, and compliance and disclosure issues.

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Experience

DEVELOPMENT INCENTIVES

- Advised clients on dozens of urban redevelopment projects involving tax abatements, TIFs, special taxing districts and bond financings.
- Served as counsel to the Koman Group on several incentivized development transactions, including construction of Euclid mixed-use development in St. Louis and rehabilitation of Cupples 9 Building in St. Louis for multitenant office use, utilizing NMTC, HTC and TIF.
- Represented a publicly traded Fortune 500 company during the location of its worldwide headquarters facility, which utilized revenue bond financing and other state and local incentives.

Recognition

- *The Best Lawyers in America*®
    - Best Lawyers® Land Use and Zoning Law, "Lawyer of the Year," St. Louis, 2027
    - Banking and Finance Law, 2021-2027
    - Land Use and Zoning Law, 2021-2027
    - Real Estate Law, 2018-2027
    - Best Lawyers® Banking and Finance Law "Lawyer of the Year," St. Louis, 2022
    - Best Lawyers® Real Estate Law "Lawyer of the Year," St. Louis, 2019
- *The Legal 500 United States*
    - Real estate, Recommended lawyer, 2024-2026
- *Missouri Lawyers Media*, POWER List for Commercial Real Estate, 2025
- Missouri & Kansas Super Lawyers, Rising Star, 2017

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Education

- J.D., Boston College Law School
  - *cum laude*
- B.A., Wake Forest University
  - *cum laude*

Admissions

- Missouri
- Illinois

The Best Lawyers in America®

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