HUSCH BLACKWELL



Mary N. Parmeter

SENIOR ASSOCIATE

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OVERVIEW

Mary's background in finance and corporate law informs her transactional real estate practice, which helps clients build the projects that drive community growth and opportunity.

Mary represents operating companies, investors, developers and lenders in a broad range of real estate and financial transactions. Clients benefit from her considerable experience in tax-advantaged real estate development work, as she guides them through complex New Markets Tax Credit (NMTC) transactions and counsels them in the emerging field of Opportunity Zones. She also represents her clients on those transactions utilizing tax increment financing (TIF), Low Income Housing Tax Credits (LIHTC), Property Assessed Clean Energy (PACE) financing, historic tax credits (HTC), or other governmental incentives.

The complexity of Mary's deals calls on the full range of her finance and legal background, as she works past obstacles to structure transactions that work for every stakeholder.

Mary's approach to real estate transactions and financing is greatly enhanced by her corporate law experience. She has acted as counsel to investors, general contractors, national manufacturing companies, and prominent architectural and engineering firms, advising them on corporate governance matters, acquisitions, dispositions, joint ventures and teaming agreements, construction and engineering agreements, and vendor relations.

Industry

Real Estate, Development, & Construction

Services

Affordable Housing & Community Development

Banking & Finance

Corporate Real Estate

Development Incentives & Tax Credits

Opportunity Zones

Property Assessed Clean Energy (PACE) Financing

Real Estate Finance

Real Estate Investment

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Prior to entering private practice, Mary earned her MBA specializing in corporate finance and investment banking. She also worked at a major New York-based investment bank and the State of Wisconsin Investment Board.

Experience

- Represented state and national lenders in over 70 commercial real estate financing transactions and national and regional lenders on mortgage and construction loans in individual facility amounts ranging from $20M - $200M for multifamily housing, hotel and restaurant franchises, multistate healthcare providers, and resorts nationwide.
- Represented borrowers in federal HUD transactions for multifamily housing projects in facility amounts up to $50 million.
- Represented large Wisconsin credit union in acquisition, financing and development of multi-million dollar projects state-wide.
- Represented national architectural and engineering firm in a multi-year outside corporate counsel capacity advising on corporate governance matters, acquisition transactions, joint-venture and teaming agreements, construction and engineering agreements and vendor relations.
- Represented Wisconsin municipality in a $10M purchase and development of real estate into community cornerstone park.

Recognition

- *Best Lawyers: Ones to Watch® in America*
    - Banking and Finance Law, 2024-2027
    - Real Estate Law, 2024-2027
- *Wisconsin Super Lawyers*, 2023-2025
    - Rising Star, 2023

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Education

- J.D., University of Wisconsin Law School
  - *Wisconsin Journal of Law, Gender & Society*, Symposium Editor
  - Phi Alpha Delta
- M.B.A., University of Wisconsin-Madison
  - Wisconsin School of Business
  - Corporate Finance and Investment Banking
- B.A., Marquette University
  - with distinction
  - Alpha Sigma Nu
  - Phi Sigma Tau

Admissions

- Wisconsin

Community Leadership

- Wisconsin Women's Affordable Housing Network, Founding Board Member
- Kids Building Wisconsin, Board Member
- Downtown Madison, Inc., Economic Development Committee Member
- Pres House, Board Member; Finance Committee; Historic Preservation Group, 2019-2025

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