



## Michael J. Lokensgard

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Appleton

100 West Lawrence Street  
Appleton, WI 54911

### Practice Areas

Commercial Finance  
Corporate Governance  
Health Care  
Mergers & Acquisitions  
Real Estate & Construction  
Tribal Governments

### Admissions

Wisconsin

### Education

Juris Doctor, University of  
Wisconsin Law School

Bachelor of Science in  
Foreign Service, Georgetown  
University, 1990, *cum laude*



Michael J. Lokensgard is a shareholder in the firm's Corporate and Real Estate & Construction practices in the firm's Appleton office. Mike's corporate practice centers on financing matters, particularly tax-exempt financing transactions. Mike has represented hospitals, colleges and universities, secondary schools, and other non-profit organizations in tax-exempt financing transactions. Mike has also represented borrowers and lenders in both industrial development revenue bonding and in traditional financing transactions. Mike also counsels businesses and business owners with respect to formation, governance, contracts and mergers and acquisitions.

Mike's real estate practice emphasizes the development, purchase, sale and leasing of healthcare, office, retail and industrial properties. Highlights of his recent work include the development and leasing of a 175,000 square foot office building, the development, leasing, and financing of a 137,000 square foot industrial freezer, and the development, leasing, and financing of a portfolio of grocery stores throughout Wisconsin. Mike also has considerable experience with tax-deferred exchanges of real estate, having structured a number of forward, reverse, improvement and multi-property exchanges for clients. Mike's recent work also includes several developments utilizing the new "Opportunity Zone" program.

Mike also regularly represents clients in zoning and land use matters. He has successfully obtained zoning permits and variances for a wide variety of activities, including the siting and construction of telecommunications facilities and non-metallic mining operations. He also represents both developers and municipalities in the negotiation of development agreements and all other aspects of tax incremental financing transactions.

Prior to joining Godfrey & Kahn, Mike served for over five years as an attorney for a federally-recognized Indian tribe. Mike's practice was devoted to the unique legal issues involving business development and finance in Indian country, including matters relating to Indian gaming, on-reservation real estate development, and the complex jurisdictional relationships among tribal, state and federal governments, principally in the area of environmental law.

### Representative Experience

Served as borrower's counsel to ThedaCare, Inc., Lawrence University, Beloit College, Goodwill Industries of North Central Wisconsin, and others in connection with bond financings through the Wisconsin Health and Educational Facilities Authority.

Represented food processing, injection molding, and paper converting companies in the development and financing of new manufacturing facilities using industrial development revenue bonds.

Represented ThedaCare, Inc. in the \$34,000,000 sale and subsequent partial leaseback of a portfolio of five medical office buildings located on two hospital campuses totaling, in the aggregate, 225,500 square feet of space

## Representative Experience

Represented ThedaCare, Inc. in the initial acquisition, development, and financing of a 157,000 square foot ambulatory care center.

Represented the City of Oshkosh, Wisconsin in numerous tax incremental financing matters, including the financing of industrial and multi-family housing projects.

Represented developers in connection with multi-family and hotel projects utilizing the federal Opportunity Zone program.

Represented clients in the acquisition, development, redevelopment, expansion, leasing, and ultimate sale of retail centers in Wisconsin, Illinois, Minnesota, Pennsylvania, and Iowa.

Represented landlords in leases with TJMaxx, Starbucks, Advance Auto Parts, Office Max, Best Buy, Tractor Supply Company, Petco, and other national and regional retail tenants.

Represented a developer in connection with the construction and leasing of a 175,000 square foot office building to a Fortune 100 insurance company.

Represented a developer in connection with the construction and financing of a series of Festival Foods grocery stores across the State of Wisconsin.

## Court Admissions

United States Court of Appeals, Seventh Circuit  
United States District Court, Eastern District of Wisconsin  
United States District Court, Western District of Wisconsin  
United States Supreme Court

## Professional Association Memberships

National Association of College and University Attorneys

## Activities

Community Foundation for the Fox Valley Region – Former Director, current member of the Investment Committee

Fox Valley Symphony – Director and President

State Bar of Wisconsin Business Law Section – Director

Fox Valley Rowing Club - Director