



David B. Galle

Partner

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Dave is a seasoned attorney who represents hedge funds, insurance companies, property owners, developers, private equity funds and financial institutions in real estate and financing transactions, particularly involving commercial properties and large-scale residential projects.

Leveraging decades of industry experience, Dave works with clients to help them avoid common deal structuring pitfalls and provides ongoing support and counsel to ensure their complex transactions proceed on schedule and provide maximum return on investment.

He is particularly well-versed in land banking and mortgage lending, working closely with private equity funds and other industry players. Dave assists clients with land acquisition and approvals, structures effective land banking and mortgage loan documents and agreements with developers and solves any problems or questions that arise through project completion.

Dave also advises on the creation and administration of real estate joint ventures, helping clients draft, negotiate and finalize profitable agreements that protect and advance their business interests.

Owners and purchasers of commercial real estate rely on Dave for strategic guidance on financing and refinancing, property acquisition and disposition, and construction matters.

In economic downturns, Dave has handled workout and bankruptcy matters in numerous asset-based and real estate financing matters for large and mid-sized banks, private equity funds, special servicers and others. In addition, he regularly represents secured creditors in bankruptcy court on a nationwide basis and advises commercial real estate clients in managing property tax appeals, foreclosures and receiverships.

Services

- Real Estate
- Corporate
- Financial Restructuring & Bankruptcy
- Financial Services Industry
- Property Tax
- Receiverships

Before Fox Rothschild

Prior to joining Fox, Dave was a partner with Oppenheimer Wolff & Donnelly LLP.

Beyond Fox Rothschild

Dave is a former chair of the Volunteer Lawyers Network.

Bar Admissions

- Minnesota
- Wisconsin

Court Admissions

- U.S. Court of Appeals, Eighth Circuit
- U.S. District Court, District of Minnesota
- U.S. District Court, District of Colorado
- U.S. District Court, Western District of Wisconsin

Education

- William Mitchell College of Law (J.D., *summa cum laude*, 2001)
- University of Minnesota (B.A.)
 - History

Memberships

- Hennepin County Bar Association
- Minnesota State Bar Association, Bankruptcy Section, Former Chair
- Minnesota State Bar Association, Tax Section
- Minnesota State Bar Association, Judiciary Committee
- Risk Management Association

Honors & Awards

- Named an "Up and Coming Attorney" by *Minnesota Lawyer*
- Named a "Rising Star" by *Super Lawyers Magazine* (2005, 2007-2011)

Representative Transactions

- Represented a private equity fund in the \$134 million refinance of office building and apartment complex in Dallas
- Represented a private equity fund in the \$102 million refinance of a luxury hotel in San Diego
- Represented a private equity fund in a \$350 million land banking facility for several residential projects in Florida, Colorado and Texas
- Represented a private equity fund in a \$500 million land banking facility for residential projects in Minnesota, Florida, Texas, Virginia, California and Indiana
- Represented a private equity fund in a \$75 million loan facility for the acquisition and development of residential property in Alabama and Florida
- Represented a private equity fund in a \$10 million joint venture for the redevelopment of a multi-property industrial project in Sacramento, California
- Represented a bridge lender in an \$18 million state and federal historic tax credit loan
- Represented a public company in the real estate workout of its loan secured by major industrial property
- Represented a major financial institution in the workout and foreclosure of numerous properties in Minnesota and Wisconsin.
- Represents a large private residential developer in its acquisition and development financing
- Represented a significant Midwest residential homebuilder in a \$125 million refinance of its development projects

- Represent property owners in appeals of property taxes for hundreds of industrial and commercial properties
- Represented national life insurance company in the foreclosure and workout of real estate in Minnesota
- Represented the lead lender in a construction loan for the development of multifamily properties in North Dakota
- Served as co-counsel to the successful buyer in the acquisition of a rental car company in bankruptcy
- Represented a major financial institution's revolving, term and capex loan to finance the \$14 million acquisition of manufacturing division for a private equity company
- Served as seller's counsel in the successful negotiation and sale of a \$75 million loan portfolio