



Catherine A. Hildreth

Partner

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Catherine is Practice Management Partner for the firm's Real Estate Department. An experienced real estate attorney, Catherine counsels clients on the broad range of development, land use, entitlement, financing, acquisition and disposition issues that arise in complex commercial, multifamily, resort and industrial projects.

She guides regional and national developers in the acquisition, development and financing of property, including apartments and multifamily residential buildings, offices, retail venues, ski resorts, golf courses, industrial complexes, mixed-use developments and undeveloped land.

With a nuanced understanding of Colorado's business and real estate climate, Catherine has represented big-box retailers and regional developers on land use, title and financing matters. Her practice has a national reach, including complex development projects for major resorts such as Squaw Valley and significant mixed-use projects and portfolio acquisitions for clients in the multifamily residential, resort, hospitality and recreation industries. In addition, she represents clients in the acquisition and disposition of vineyards and farms.

Catherine has also represented major financial institutions in real estate litigation and other issues related to real estate secured debt.

Services

- Real Estate
- Zoning & Land Use

Before Fox Rothschild

Prior to joining Fox Rothschild, Catherine was a Partner in the Real Estate Practice of a national law firm.

Representative Matters

- Counsel to the real estate developer advising on the transactional due diligence and entitlements for the development of Bighorn Crossing, a mixed-use, 140-unit residential and commercial project in Georgetown, Colorado, which will include townhouses and condominiums, a brew pub and a Microtel by Wyndham.
- Represented Brue Baukol Capital Partners in the acquisition of 64 acres of land near DIA for development. The property is adjacent to the Panasonic development and is directly in the path of progress.

- Represented Brue Baukol Capital Partners with its partner Brinkman in the acquisition and construction financing of the high profile Foundry development site in Loveland, Colorado. The acquired parcels at Foundry will be developed into two multifamily complexes with mixed-use ground floor components.
- Represented Brue Baukol Capital Partners in the sale of the storied Hardscrabble Mountain Ranch in Eagle County, Colorado, together with various water rights, to The Conservation Fund, which was thereafter dedicated to Eagle County as open space.
- Represented ClubCorp Holdings, Inc. in its acquisition of Oakhurst Golf & Country Club in Clarkston, Michigan.
- Represented ClubCorp Holdings, Inc. in its acquisition of Norbeck Country Club in Rockville, Maryland.
- Represented Full Sail Brewing Company in a term loan and revolving credit facility from Bank of the West. Full Sail is a craft brewery located in Hood River, Oregon, and a portfolio company of Encore Consumer Capital.
- Represented ClubCorp Holdings, Inc. in its acquisition of North Hills Country Club in Glenside, Pennsylvania.
- Represented ClubCorp Holdings, Inc. in its acquisition of Eagle's Nest Country Club in Phoenix, Maryland.
- Represented KSL Capital Partners in the sale of the Miraval Group, the owner and operator of the Miraval Brand, the Miraval Resort and Spa in Tucson Arizona, and the Travaasa Resort and Spa in Austin, Texas.
- Represented Squaw Valley Alpine Meadows in a refinancing of a term loan and revolving credit facility from Wells Fargo Bank. Squaw Valley Alpine Meadows is a premier ski resort and a portfolio company of KSL Capital Partners.
- Represented Priderock Capital Partners in the acquisition of Highline Village apartments, a 467-unit apartment complex in Aurora, CO, for \$71.3 million.
- Represented The Bay Club Company, a California-based active lifestyle corporation, in acquiring Fairbanks Ranch Country Club in San Diego, CA.
- Represented The Bay Club Company in its acquisition of Active Sports Clubs' Santana Row location through an asset purchase.
- Represented Bay Club Company in its acquisition of Spectrum Clubs, Inc. and its subsidiaries. Spectrum Clubs, Inc. owned 11 sports resort facilities in the Los Angeles metro area.
- Assisted Freeport LNG Development, L.P. (Freeport LNG) and its subsidiaries in the acquisition of a multi-train natural gas liquefaction and export facility being constructed at Freeport LNG's existing LNG regasification facility at Quintana Island near Freeport, Texas. The real estate component of this project involved (i) closing-on and repurposing over 13 miles of pipeline, (ii) acquiring owner and lender title policies for the entire project in the amount of \$11 billion, which was one of the largest issuances of title insurance in history and involved every national title insurance company, and (iii) using complex conveyance instruments to provide common ownership for portions of the project and maintaining separate ownership for other portions. The total committed debt and equity (including for contingencies and cost overruns) is in excess of \$11 billion. The financing was the largest fully non-recourse construction project financing in history.
- Counsel to ClubCorp in its acquisition of Atlanta-based Sequoia Golf in a deal valued at roughly \$265 million. The deal for the additional 50 clubs was negotiated and concluded in only two months.
- Represents shareholder of a hemp growing operation in a shareholder dispute.
- Represents lending institution in preparing policies for real estate secured loans where the tenant is a CBD manufacturer.

Bar Admissions

- Colorado
- Illinois

Court Admissions

- U.S. District Court, District of Colorado
- U.S. Court of Appeals, Tenth Circuit

Education

- John Marshall Law School (J.D., 2008)
- Ohio State University (B.A., *cum laude*, 2004)

Memberships

- Colorado Bar Association
- Denver Bar Association

- Advisory Panel, Jefferson County Zoning and Land Development Regulations Update (2019-present)

Board of Directors

- Jefferson County Economic Development Corporation
 - Vice Chair
 - Develop Jeffco, Co-Chair (2017-2018)
- Jeffco Bright Futures, Steering Committee
- Family Tree, Executive Committee
- Lyons Ridge Metropolitan District
- STRIVE Prep Young Professionals (2015-2017)