



Elizabeth Feldmeir

Partner

St. Louis
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PRACTICES

- Tax Credits
- Real Estate

INDUSTRIES

- Financial Services
- Public Finance
- Real Estate
- Tax

EDUCATION

- Washington University School of Law, LL.M., 2005, J.D., 2004
- Saint Louis University, B.A., English, Business, French, 2001

ADMISSIONS

- Illinois
- Missouri

AFFILIATIONS

- NMTC Working Group – Novogradac & Company
- Opportunity Zone Working Group - Novogradac & Company
- Historic Tax Credit Coalition
- The Bar Association of Metropolitan St. Louis
- Illinois State Bar Association
- The Missouri Bar
- Missouri Bar Taxation Law Committee
- American Bar Association

Elizabeth is a nationally known community development and tax credit advisor. Over the last decade, she has worked directly on several billion dollars in tax credit transactions and represented clients in a variety of complex real estate and financing transactions.

With an advanced degree in tax law, Elizabeth draws on her knowledge of the tax code to provide clients with comprehensive advice on the best approaches for structuring federal and state LIHTC, NMTC and HTC tax credits as well as renewable tax credit transactions.

Elizabeth represents investors, community development entities and developers, as well as one of the nation's most active tax credit investors in new markets tax credits matters, historic tax credit transactions and exit matters. She is recognized in the industry for her knowledge of tax credit transactions, her ability to collaborate with parties in a transaction and her understanding of her clients' businesses and their priorities.

Elizabeth counsels clients on transactions that combine traditional financing with tax incentives in order to finance the expansion of operating businesses and the development of mixed-use real estate, charter schools, manufacturing facilities, protective shelter facilities, hotels, theatres, health care facilities, and retail and commercial developments. She also represents clients during the acquisition, development, construction, sale and management of commercial and multifamily residential property.

In her real estate and finance work, Elizabeth manages the transactional pipeline of several major real estate portfolios, effectively serving as outside general counsel for clients. In this role, she manages and handles the purchase, sale and lease-up of more than 90 properties.

Elizabeth excels at translating complex legal, tax and financial information into actionable steps for clients. She deftly handles contentious issues in a transaction, minimizing conflict and working collaboratively with opposing parties to pursue transactions that are aligned with a client's business goals. A regular speaker at national tax credit and community development conferences, Elizabeth uses her knowledge of the industry to help facilitate connections among developers, investors and lenders, paving the way for transactions that can benefit communities across the country.

EMPLOYMENT

- Thompson Coburn LLP Partner, 2017-Present
- Husch Blackwell Sanders LLP Partner, 2013-2017 Associate, 2005-2013
- Summers Compton Wells Associate, 2004-2005
- Missouri Supreme Court Intern for The Hon. Richard B. Teitelman, 2004

COMMUNITY

- Leadership Society of the United Way of Greater St. Louis

Recognitions

- 40 Under 40 honoree, St. Louis Business Journal, 2018
 - Honored as one of the top 40 business leaders under the age of 40 in St. Louis

Experience

• Representative Projects

Structured an \$84 million low-income housing tax credit (LIHTC) transaction that also involved brownfield, new markets, and historic rehabilitation tax credits.

Structured a \$164 million mixed-use new markets tax credit and affordable housing transaction.

Structured a \$51 million fresh product processing and distribution facility in an economically depressed community in Georgia that was recognized for creating 300 new living-wage jobs with health and retirement benefits.

Structured a transaction that allowed a nonprofit to take advantage of historic rehabilitation tax credits and new markets tax credits so it could further its mission of providing food and other services to low-income individuals in the community.

Worked on transactions to create health care facilities and schools for underserved populations in Native American tribal communities.

Participated in using public bond financing and tax credit financing to fund an expansion of a public school.

Structured transactions involving renewable energy credits that allowed nonprofits to significantly offset their energy costs.

Obtained a favorable Private Letter Ruling related to federal historic and new markets tax credits.

Presentations

- Speaker, "Real Estate," Opportunity Zones Spring Conference, Novogradac, Denver, CO, April 2019
- Speaker, "Tax Reform's Impact on New Market Tax Credits, Historic Tax Credits and Energy Tax Credits," American Bar Association Affordable Housing and Community Development Annual Meeting, May 2018
- Speaker, "Introduction to NMTC Basics (Part 1)," American Bar Association Affordable Housing and Community Development Law 2018 Mid-Winter Boot Camp, Phoenix, AZ, February 2018
- Speaker, "Introduction to NMTC Basics (Part 2)," American Bar Association Affordable Housing and Community Development Law 2018 Mid-Winter Boot Camp, Phoenix, AZ, February 2018
- Speaker, "Adjusting to Recent Changes from CDFI Fund," Novogradac

New Markets Tax Credit Conference, San Diego, CA, January 2017

- Speaker, "Interpreting and Complying with the New NOAA Language and FAQ Guidance," Novogradac New Markets Tax Credit Conference, New Orleans, LA, October 2016
- Speaker, "The FAQ that Shook the Industry," 5th Annual New Markets Tax Credit Summit, Miami, FL, May 2016
- Speaker, "Exiting the Deal Part 1: Tips for a Successful Unwind," Novogradac New Markets Tax Credit Conference, Chicago, IL, October 2015
- Speaker, "Case Study: Twinning Historic Tax Credits and New Market Tax Credits," 14th Annual Reznick New Markets Tax Credit Summit, Miami, FL, May 2015
- Speaker, "New Market Tax Credit Opinion Issues," 24th Annual American Bar Association Forum on Affordable Housing, Washington, D.C., May 2015
- Speaker, "Valuing Operating Businesses," Novogradac New Markets Tax Credit Conference, New Orleans, LA, October 2014
- Speaker, "Inside the IRS' Historic Tax Credit Safe Harbor Guidance," Novogradac New Markets Tax Credit Conference, San Diego, CA, January 2014
- Speaker, "Exit Strategies – Don't Be Surprised in Year 7," Novogradac New Markets Tax Credit Conference, New Orleans, LA, October 2013
- Speaker, "Exit Strategies; Novogradac New Markets Tax Credit Conference," New Orleans, LA, October 2012
- Speaker, "Closing a Deal: 11th Annual Reznick New Markets Tax Credit Summit," Miami, FL, April/May 2012
- Speaker, "Seeking Real Estate New Markets Tax Credits: Partnering Up," Novogradac New Markets Tax Credit Conference, Chicago, IL, October 2011
- Speaker, "Negotiating Terms – Finding Common Ground," Novogradac New Markets Tax Credit Conference, Boston, MA, October 2008
- Speaker and Author, "Real Estate Development From Beginning to End in Missouri," St. Louis, MO, May 2006