

# Jessica Zaiger

CAPITAL MARKETS & COMMERCIAL LENDING CO-CHAIR  
she / her / hers

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Jessica's practice focuses on financing transactions for health care, senior living, educational and other nonprofit organizations across the country, serving as bond counsel, borrower's counsel, underwriter's counsel and lender's counsel on more than 300 issues totaling over \$40 billion. She also serves as Co-Chair of the firm's Capital Markets and Commercial Lending Practice Group.

Jessica's extensive experience includes transactions across a wide variety of financing structures, including fixed-rate, variable-rate, multi-modal, direct purchase, credit-enhanced bond and note issuances, as well as traditional credit facilities. Jessica has particular experience with inaugural financings, and with large and complex financing transactions for affiliations and other corporate reorganizations, including working through creative solutions to the establishment of credit groups for newly formed systems.

Jessica's significant experience in financing transactions with senior living and long-term care providers includes public and private bond issuances, secured and unsecured bank loans and debt restructuring transactions, aggregating more than \$1 billion.

Jessica additionally provides guidance to tax-exempt borrowers on post-issuance compliance matters, including secondary market disclosures, "remedial actions" for changes in use of bond-financed facilities and information reporting for the IRS Form 990, Schedule K.

## Education

- University of Minnesota (J.D., *magna cum laude*, 2007)
  - Order of the Coif
- University of Wisconsin-Eau Claire (B.A., 2003)

## Bar Admissions

- Missouri, 2011
- Wisconsin, 2007

## Capabilities

- Health Care Finance
- Nonprofit & Public Finance
- Commercial Lending
- Distressed Health Care Finance
- Private Credit & Direct Lending
- Academic Medical Centers
- Special Situations Investing & Workouts
- Hospitals & Health Systems

## Memberships

- American Bar Association
- National Association of Bond Lawyers
- American Health Lawyers Association

## Recognition

- Selected for *Best Lawyers*® “Lawyer of the Year” in Kansas City, Missouri, for Public Finance Law, 2026
- Selected for inclusion in *Best Lawyers in America*® for:
  - Banking and Finance, 2023-2026
  - Public Finance, 2022-2026

## Matters

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- Served as bond counsel on the 2019 Bond Buyer Deal of the Year, which included more than \$6.4 billion of taxable and tax-exempt publicly offered bonds through multiple issuers for over 100 facilities located in over 20 different jurisdictions, and involved the restructuring of nearly 50 series of existing debt.
- Served as borrower counsel on the 2018 Bond Buyer Healthcare Deal of the Year, a \$1.2 billion transaction that was the inaugural financing of a new combined credit group for a multi-state health care system. This transaction included 10 different series of taxable and tax-exempt publicly-offered debt (including fixed rate bonds, put bonds, and floating rate notes), for over 20 facilities, and also included the renegotiation of existing bank agreements and swap agreements.
- Served as counsel to an impact investment fund in its pre-development financings for a senior living facility.
- Served as underwriter’s counsel on the issuance of over \$500 million of tax-exempt publicly offered bonds for a regional health care provider in 2019.
- Served as borrower counsel on the issuance of over \$225 million of tax-exempt bonds (publicly offered and direct purchase), in the inaugural financing for a recently consolidated regional senior living system, in 2018.
- Served as borrower counsel for a biomedical research facility in the issuance of \$49.8 million of tax-exempt, publicly offered bonds.
- Served as bond counsel and borrower’s counsel on the issuance of more than \$800 million of tax-exempt bonds, through three different issuers, including fixed rate, variable rate, and direct purchase components, and \$540 million of taxable bonds, for a national health care provider in 2013.
- Member of a team acting as underwriter’s counsel on more than \$200 million of tax-exempt bonds through three different issuers for a regional health care provider.