

Paul V. Franke

SHAREHOLDER

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Paul Franke brings over 30 years of sophisticated real estate transactional, banking and finance and construction law experience to every matter he handles for his clients. In his wide ranging practice, he represents a myriad of client types, including owners and developers of commercial real estate, landlords and tenants, affordable housing developers, senior housing providers and skilled nursing facilities and tax exempt organizations, banks and other financial institutions, and contractors, subcontractors and engineers.

Paul provides counsel to clients developing affordable housing through the Federal Low Income Housing Tax Credit Program, the Section 8, 202, CDBG and HOME programs, and numerous state and local programs providing subsidy to developers of affordable housing. He assists nonprofit clients in the formation of tax-exempt public private partnerships with state and local governments.

Paul was ranked in Band One of *Chambers USA* for banking and finance lawyers in the Denver market in 2020, only one of 5 attorneys to be so in Denver. He counsels banks, insurance companies, commercial finance companies, other lending institutions and borrowers on a wide array of financing matters, including construction, mezzanine and permanent real estate financings for various real estate classes and asset based lenders and equipment finance companies. He provides counsel to buyers and sellers of loan portfolios and to loan participants and lead banks and servicers of syndicated lending arrangements and structured financings and advises lenders and borrowers in the restructuring and liquidation distressed loans; his work in this area includes receiverships, loan works outs, foreclosures and deeds-in-lieu of foreclosure.

Paul's real estate practice has given him the opportunity to develop significant experience in the drafting and negotiation of construction, design and engineering contracts for all types of clients, including hospital systems and other healthcare providers; owners and developers of commercial real estate, including office, market rate and affordable multifamily for-sale and rental housing; sports and entertainment complexes; industrial plants; and data and convention centers. He routinely works on contracts of all delivery types, including design-bid-build, design build, engineering procurement CMAR and integrated project delivery. He advises owners of women and minority owned business enterprises, small business enterprises and disadvantaged business enterprises working

Capabilities

- Real Estate Development
- Real Estate Finance
- Real Estate
- Real Estate Transactions
- Senior Housing & Long Term Care
- Tax Credit Finance
- Construction

in the construction industry, as well as contractors and subcontractors on civil engineering and commercial real estate projects. He provides counsel to clients on various types of construction and design-related claims and disputes, including design errors and omissions, delay claims, cumulative impact claims, mechanics' liens and other breach of contract claims.

Education

- University of Denver Sturm College of Law (J.D.)
 - Order of St. Ives
- University of Minnesota (B.S.)

Bar Admissions

- Colorado

Court Admissions

- U.S. District Court, District of Colorado

Memberships

- American Bar Association
 - Real Property Section
- Colorado Bar Association
- Denver Bar Association
- Adams County Housing Authority
 - Member, Board of Commissioners and Past Chair

Recognition

- Selected for Inclusion in *ColoradoBiz's* Colorado 500 List, 2026
- Selected for inclusion in *Best Lawyers in America*® for Construction Law, 2024-2026
- Ranked in *Chambers USA: America's Leading Lawyers for Business*, Colorado:
 - Construction, 2021-2025
 - Banking & Finance, 2020-2025
- Selected for inclusion in *Colorado Super Lawyers*, Real Estate, 2011, 2012

Matters

- Represent one of the leading telecommunications engineering firms in the country in the negotiation and drafting of a design build agreement for the design and construction of an undersea cabling landing facility for a large data center project on the west coast of the United States.
- Ongoing representation of the developer of a 1600+ unit mixed-use project in western Colorado, which will include market rate and affordable multifamily rentals, for-sale multifamily, office, commercial and retail, senior living and construction of a manufactured housing plant on site.
- Represented a Colorado-Springs based commercial real estate developer and local

homeless shelter in the development, financing, construction and syndication of a \$15 million, 65 unit federal low income housing tax credit project for homeless individuals in Colorado Springs, Colorado.

- Represented a rural county and its housing authority in the joint-venture ground lease development and financing of a \$30 million dollar senior assisted living and continuum of care housing project.
- Created and implemented an RFQ for a locally based nonprofit owner of a 156 unit, 14 story low income senior high-rise project in Denver, Colorado, that resulted in the successful sale to an out-of-state purchaser.
- Assisted a community land trust in the formation of a tax exempt joint venture with a local housing authority to take advantage of state property tax exemption rules.
- Represented the developer of two projects (6320 Corp and LIHTC) totaling 244 units of affordable housing in Eagle County, Colorado.
- Worked with a national multifamily housing developer to reposition its portfolio of LIHTC (low income housing tax credit) projects for sale or refinancing.
- Represented an offshore joint venture developer and owner in the design and construction of a new \$100 million glass manufacturing plant.
- Ongoing representation of a Midwest based nonprofit in the design and construction of a \$250 million agricultural, education and events center complex.
- Ongoing representation of a leading fabricator and manufacturer of electronic billboard signs for highway and large event center complexes.
- Ongoing representation of a large Colorado based nonprofit hospital system in the drafting and negotiation of construction and design contracts for its multi-campus multi-billion dollar hospital system.
- Ongoing representation of a Phoenix, Arizona based hospital system in the review, drafting and negotiation of construction and design contracts for the hospital system.
- Ongoing representation of national hospital system in the construction, development and financing of the \$1.1 billion expansion of its hospital campus in Houston, Texas.
- Ongoing representation of a Denver-based nonprofit loan fund providing construction and permanent financing to charter schools serving low income populations in Colorado front range communities.
- Ongoing representation of a super regional bank in the drafting, negotiation and closing of construction and mini perm loans for senior independent living communities in New Mexico and Oklahoma.
- Ongoing general corporate representation of large physician group based in western Colorado.
- Represented physician groups in formation of a limited liability company with medical office building developer for development, construction, leasing and financing of 80,000-square-foot medical office building at new hospital campus in Grand Junction, Colorado.
- Represented physician groups in formation of a limited liability company with medical office building developer for development, construction, leasing and financing of a \$30 million, 45,000-square-foot medical office building in Denver, Colorado.
- Ongoing representation of the Water Design Build Council, a national trade association of large water and wastewater engineering and construction firms, in the development of construction and engineering contract template forms for use by the industry.