

Gary M. Myers

Shareholder



Shareholder

Des Moines

D +1 515 246 7837

gary.myers@dentons.com

Overview

"Excellent lawyer: bright and very responsive." – *Chambers USA*, Reference Feedback

Gary is a well-respected and sought after real estate lawyer. His calm and thorough approach ensure smooth transactions and happy clients.

Gary advises clients in all aspects of commercial real estate matters, including the acquisition, sale, financing, leasing, and land use regulation of commercial real estate. He assists with real estate aspects of business transactions including reviewing loan documents and issuing opinion letters for borrowers involving USDA, RUS, RTFC, FNMA, and conduit loan transactions. He also frequently acts as local counsel and has issued opinion letters for commercial loan transactions involving Iowa real estate and out-of-state borrowers and lenders.

Gary's clients include agribusiness, hospitality, residential real estate management, manufacturing, not-for-profit, technology, telecommunications, and renewable energy companies of all sizes.

Several of the nation's largest residential real estate management companies rely on Gary's advice in the management of their property portfolios including the acquisition, sale and financing of apartment complexes.

Gary has also worked with clients on various environmental law issues, in particular issues relating to agribusiness clients and animal feeding operations.

Experience

"Extremely intelligent, always on top of things, and good at managing large projects." – *Chambers USA*, Reference Feedback

- **National Energy Holding Company:** Leads the due diligence team helping one of the largest energy holdings companies in the US with various wind projects. In the last year, the combined projects consisted of 230 wind turbines, US\$321 million in local property taxes, and 27 full-time jobs.
- **National Apartment Owner:** Represents one of the US largest apartment owners with acquisitions across several states and financings totaling more than US\$1 billion.

- **Regional Agricultural Supply Cooperative:** Leads the team assisting the client in matters relating to real estate, collections, and commercial and banking transactions.
- **Social Media Company:** Assisted with the expansion of the company's data center in Altoona, Iowa, including land acquisitions, due diligence, title, and closing matters; negotiation and drafting of agreements with local governments and negotiating tax incentives on a state and local level.
- **Manufacturer:** Assisted the client obtaining secured credit facilities from a bank group, including review and negotiation of loan documents; issuance of borrower opinion letter; and environmental, title, survey, and other secured property due diligence matters.

Recognition

- Distinguished™ rated by Martindale-Hubbell An excellent rating for a lawyer with some experience. This rating indicates the attorney is widely respected by their peers for high professional achievement and ethical standards.
- *Chambers USA 2021:* Ranked in Real Estate, Iowa Band 3.
- *The Best Lawyers in America*© 2021: Ranked in Real Estate Law. Gary has been ranked since 2013.

Insights

- Co-author, "Iowa Real Estate Transactions and COVID-19," *Davis Brown Legal Issues Blog*, March 2020

Activities and Affiliations

- American Bar Association
- Iowa State Bar Association
- Polk County Bar Association

Community Involvement and Pro Bono

- Member, Employee and Family Resources Board of Directors

Prior and Present Employment

- Dentons Davis Brown (formerly Davis Brown Law Firm)

Areas of focus

Practices

- Corporate
- Environment and Natural Resources
- Real Estate
- Commercial Development
- Development Zoning and Planning

- Real Estate Finance
- Real Estate for Universities and Institutions of Higher Learning
- Real Estate Investments
- Real Estate Joint Ventures, Partnerships and Other Co-Ownerships
- Real Estate Leasing Occupation and Operation
- Real Estate Public Private Partnerships and PF1/PF2/PF3 Projects
- Residential and Condominium Development
- Tax Credits and Tax-Advantaged Investing

Industry sectors

- Forest Products and Agribusiness
- Construction
- Manufacturing

Education

- University of Iowa College of Law, 1986, JD
- Iowa State University, 1983, B.A.

Admissions and qualifications

- Iowa

Languages

- English