



# Curt N. Trisko

## Member

## Minneapolis

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### Practice Areas

- Business
- Real Estate
- Real Estate Development
- Real Estate Leasing

### Education

- University of Minnesota Law School, J.D., 2010
- University of Minnesota, B.A., 2007

### Bar Admissions

- Minnesota
- New York

### Court Admissions

- Minnesota Supreme Court
- U.S. District Court - District of Minnesota
- U.S. Court of Appeals for the Eighth Circuit

### Affiliations

Minnesota State Bar Association, Real Property Section

Board Member, The Cedar Cultural Center

Board Member, Green Cities Accord

Committee Member, 2035 Plan, Minneapolis Downtown Council

### Awards & Honors

- Top Lawyers in Minnesota, Minnesota Monthly, 2024
- Minnesota Rising Stars, Super Lawyers, 2023-2024

Curt represents corporate, individual, and nonprofit clients in the acquisition, sale, leasing, and development of commercial and residential real estate. His clients have included developers, owners of office portfolios, financial institutions, REITs, government entities, and homeowners. In addition to his transactional work, Curt is experienced in real estate trial and appellate practice in both state and federal courts. Curt is a Minnesota State Bar Association certified Real Property Specialist. First and foremost, he is a problem-solver who is able to adapt to the demands, challenges, and peculiarities of the matters encountered by his clients.

Prior to joining Cozen O'Connor, Curt worked as part of a prominent mid-size Twin Cities firm and also practiced law in northeastern Minnesota and New York City.

Curt earned his bachelor's degree from the University of Minnesota and his law degree from the University of Minnesota Law School, where he studied abroad in Beijing, China and Durban, South Africa. In his personal time, he enjoys creating accompaniments for singer-songwriters on pedal steel guitar and backcountry backpacking excursions. He is a year-round bicycle commuter.

## Experience

Represented the seller in connection with the sale for redevelopment of a parcel adjacent to their historic, luxury home. The sale involved retaining a sight line easement to preserve scenic lake views and preserving boat lift rights.

Represented the owner of 10 industrial properties in the southern United States in the successful completion of a \$36 million loan transaction.

Represented the seller in connection with the sale of 17 multifamily communities consisting of 3,434 units.

Represented the owner of multiple car dealerships in a series of related corporate and real estate transactions in which two dealerships were combined to form a new joint venture, one real parcel was sold, and other related parcels were leased to the joint venture.

Represented the landowner in the sale of approximately 450 acres of southwestern Minnesota farmland, including a homestead, to a local family farming operation.

Represented Radial, Inc., a leading 3PL for enterprise brands, in relation to its nationwide real estate portfolio of industrial and office space leases, including its locations in Georgia, Illinois, Kentucky, Pennsylvania, and Virginia.

Represented an AmLaw100 firm in negotiating Class A office leases in several major metropolitan areas.

Represented the real estate investment affiliate of a leading logistics company in the \$750 million recapitalization of a national portfolio of industrial warehouse and outdoor storage facilities with a foreign sovereign wealth fund and with significant debt financing provided by a major U.S.-based life insurance company.

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Assisted with all aspects of a housing authority's merger with another housing authority through HUD's intensive process, resulting in the transfer of all real estate and housing projects, and the formal dissolution of a housing authority.

Represented housing authorities in the conversion of single-family public housing units to Section 8 units through intensive HUD processes, including drafting municipal, transactional, and HUD-required documents; handling title curative actions and title insurance; and drafting closing documents.

Represented a national REIT in sales of thousands of acres of forest land to nonprofit conservation groups, recreational purchasers, and tribal entities, including leading title curative efforts, drafting closing documents, and coordinating with the title company and buyers' representatives from inception until closing.

Represented the owner of national portfolio of medical office buildings in the drafting of lease documents and other tenant-related documents, including advising on ground lease and master lease matters, competition restrictions, and assignment and sublease matters.

Represented a national medical real estate developer in its acquisition of a portfolio of single-tenant and multi-tenant medical office buildings, including drafting of purchase agreements; handling title and survey review, title insurance, tenant estoppels, and SNDAs; drafting closing documents; and acting as the primary contact with the sellers.

Led all real estate legal aspects of a nonprofit school's acquisition of commercial real estate for conversion into school building and offices.

Assisted in all aspects of a \$40+-million transaction on behalf of a housing authority, which involved the preservation of naturally occurring affordable housing (NOAH) and the redevelopment of the remainder of the parcel into new housing construction financed by TIF, LIHTC, traditional financing, and government loans.

Represented MCP Capital, LLC in its \$66 million acquisition of a portfolio of properties in Downtown Des Moines consisting of 311 new luxury apartment units and a 317-stall parking garage. The properties include Ballyard Lofts located in the Court Avenue Entertainment District, City Square Lofts and Parking Garage located in within Historic East Village, and Eagle View Lofts and Townhomes located in the Market District. A portion of these properties include affordable housing units and required negotiation with the Iowa Economic Development Authority.

Represented the owner/operator of senior care nursing home facilities in a complex transaction through which 20 facilities in Texas were refinanced in a deal consisting of a term loan, a delayed draw, and revolver. This \$102 million transaction drew on the experience of the firm's corporate and real estate attorneys.

Represented a joint venture in its \$23.5 million purchase of the Loews Hotel in downtown Minneapolis, featuring 251 rooms, more than 12,500 sq. ft. of flexible meeting space, a full-service restaurant, and a lobby bar.

Represented the developer in the acquisition of three acres of undeveloped property within the City of St. Paul that had been held by the Minnesota Department of Transportation since the early 1950s. Obtained city council land use approval for the parcel's redevelopment into 140 market-rate apartment units. The project required parcel assembly by purchasing adjoining property and negotiation of transit-oriented land use requirements.