



PATRICIA B. BECKERLE

ASSOCIATE

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Patricia Beckerle is an associate in the firm's Financial and Real Estate Services practice group. She represents developers, investors, financial institutions, utilities, governmental bodies and other public and private entities in all aspects of real estate transactions, including the acquisition, sale, leasing, financing, development and construction of real property.

Patricia assists clients in negotiations with government and administrative agencies in matters including ad valorem tax valuation, and planning and zoning approvals. Patricia has experience in business and real estate litigation and administrative appeals, which she leverages to provide insight for clients in both transactional and litigation settings.

Patricia also represents clients in matters involving debtor and creditor rights, loan restructuring and workouts and bankruptcy law.

EDUCATION

- Saint Louis University School of Law (J.D., *magna cum laude*, 2017)
 - Order of the Woolsack
 - Dean's Scholar
- Washington University (B.A., *cum laude*, 2011)
 - Architecture and American Culture Studies
 - William H. Danforth Scholar

ACCOLADES

- Selected as a pupil of the Theodore McMillian American Inn of Court (2015-2016)

BACKGROUND

Patricia was a summer associate prior to joining Armstrong Teasdale full time. Before that, she served as a project leader at a public affairs firm where she managed a number of community engagement, marketing and business development initiatives. Patricia is a graduate of the 2011-2012 St. Louis Coro Fellows Program in Public Affairs.

EXPERIENCE

SERVICES AND INDUSTRIES

Real Estate

Public Finance

Bankruptcy and Financial
Restructuring

Financial Services and Banking

ADMISSIONS

Missouri

Illinois

U.S. District Court, Eastern
District of Missouri

U.S. District Court, Western
District of Missouri

Borrower's Counsel on \$46 Million Real Estate Loan

Served as borrower's counsel on a \$46 million real estate loan secured by a 312-unit multifamily residential development.

\$55 Million Sale of Advertising Company

\$55 million sale of advertising company to public company. The asset sale transaction involved the sale of rights in over 400 locations in four states, the transfer of over 1,000 advertising contracts, and the sale of two commercial buildings. The team helped the client navigate various corporate governance issues and achieve its goal of selling the business.

Acquisition of Electrical Contracting Firm

Counsel to buyer in the acquisition of an electrical contracting firm, largely owned by an ESOP and subject to a multi-employer pension plan. Combination with mechanical contracting business of the buyer resulted in a combined business with approximately \$100 million in annual revenues.

Approval of Special Tax District

Secured tentative approval for a special tax district for redevelopment project being developed by client company. The district would levy a 1 percent sales tax on goods sold in the 22-acre district. It would expire at the end of 2043 or once it reached a limit of \$4.5 million.

Reduction in Appraised Value of Property for Client

Prevailed on a tax appeal before the St. Louis County Board of Equalization. The client, an operator of a composting and mulching facility, was challenging the appraised value of the land being used for the facility. We received a reduction of more than 50 percent in the appraised value of the property, which will save the client in excess of \$75,000 in real estate taxes over the next three years.

Review of 480 Leases for Grocery Store Chain

Conducted a lease review for a national grocery store chain, consisting of approximately 480 leases across the country with a wide range of landlords and terms. This involved flagging construction and improvement rights, maintenance and repair responsibilities, approaching renewals and incomplete files.