



RACHEL A. ORR

ASSOCIATE

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Rachel Orr is an associate attorney in the Financial and Real Estate Services group. Her practice primarily focuses on municipal finance transactions, including all issues related to the federal tax aspects of tax-exempt bond issuances. Rachel counsels companies, municipalities and other organizations throughout the financing process, handles due diligence matters and IRS filings and controversy.

She has experience with transactions involving development and financing incentives, redevelopment, qualified opportunity funds, tax credits, tax increment financing and special purpose districts. Rachel assists clients in complying with post-issuance tax requirements, including those related to arbitrage rebate, use of bond proceeds, and monitoring the use of financed assets. She also has extensive experience with municipal debt transactions, including both single- and multi-family housing bonds, qualified tax credit bonds, qualified 501(c)(3) bonds, variable rate healthcare revenue bonds, leasing and direct lending transactions, and small-issue manufacturing bonds.

EDUCATION

- New York University (LL.M., 2013)
 - Taxation
 - National Association of Bond Lawyers, Scholarship Recipient
- University of Arkansas (J.D., *cum laude*, 2012)
 - Arkansas Law Review (Research Editor)
 - Judge Thomas F. Butt Excellence in Legal Writing Award
 - Charles Thomas Pearson Fellow
 - Dean's List
- University of Arkansas (B.S., 2008)
 - Business Administration
 - President's and Dean's List
 - Outstanding Student in Management Finalist

PROFESSIONAL ACTIVITIES

- The Missouri Bar
- The Arkansas Bar
- National Association of Bond Lawyers
- Tax Club of Kansas City

SERVICES AND INDUSTRIES

Higher Education
Corporate
Financial Services
Government Relations and
Public Policy
Public Finance
Real Estate
Securities Regulation and
Litigation
Tax
Financial Services and Banking
Opportunity Zones

ADMISSIONS

Missouri
Arkansas

- Association for Governmental Leasing and Finance (Member, 2013-Present; Planning Committee Member, 2015)
- Women in Public Finance – Kansas and Missouri Chapter

CHARITABLE AND CIVIC INVOLVEMENT

- Jewish Vocational Services – Global Gardens (Volunteer, 2017)
- KC LEGAL (Board Member, 2017-present; Secretary, 2018-present; Vice President, 2019-present)
- Downtown Council of Kansas City (Board of Directors)

ACCOLADES

- *Missouri/Kansas Super Lawyers*® Rising Star, Government Finance (2017-present)
- Selected for the Leadership Council on Legal Diversity Pathfinder Program (2018)

BACKGROUND

Before joining Armstrong Teasdale, Rachel was in private practice at another area firm. Prior to earning her legal degree, Rachel spent seven years as a financial adviser and trust/estate administrator.

EXPERIENCE

Disposition of Management, Partnership Interests for Multifamily Project Manager

Along with other attorneys in the firm, Rachel assisted a national multifamily project manager with disposing of management and general partnership interests in five states. The dispositions included seeking consent from housing agencies, the U.S. Department of Housing and Urban Development and the U.S. Department of Agriculture - Rural Development.

\$40 Million Kansas Industrial Revenue Bond Issuance

Served as company counsel for the issuance of Industrial Revenue Bonds to achieve real property tax abatement for a large international company with respect to the expansion of its commercial facility.

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.

\$43 Million Bond Issue for Municipality

Represented a municipality in the issuance of more than \$43 million in bonds to fund the redevelopment of a former shopping center site. Because of possible changes in the tax code, it was necessary to structure the transaction twice in order to anticipate all possible contingencies and minimize the tax obligation for the municipality's developer.

Special Tax Counsel for Certificates of Participation

Served as Special Tax Counsel for the issuance of \$64,470,000 Certificates of Participation for the construction of a jail facility for Greene County, Missouri.

THOUGHT LEADERSHIP

January 1, 2017

The Fifty State Survey – Federal Tax Law Overview

Association for Governmental Leasing and Finance

January 1, 2016

Final IRS Regulations Make Tax-Exempt Bond Project Identification and Accounting Crucial

ABA Section of Taxation