

Frank D. Hill

Shareholder

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Overview

Frank Hill is a veteran attorney with substantial experience and expertise in all aspects of business transactions and real estate law, including acquisitions, sales, exchanges and other dispositions, construction and commercial development, federal income tax planning, state and local taxation and government business incentives.

His practice also includes extensive representation of a variety of tax-exempt organizations, including colleges and universities and private foundations.

His achievements have earned him recognition in *Who's Who in Real Estate*, *Chambers USA Guide to America's Leading Lawyers for Business*, *The Best Lawyers in America* (corporate law; land use and zoning law; mergers and acquisitions law; real estate law) and *Oklahoma Super Lawyers*, which named him to its list of "Top 10 Oklahoma Lawyers" in 2008 and "Top 50 Oklahoma Lawyers" for eight consecutive years. He was also named "Oklahoma City Best Lawyers Real Estate Lawyer of the Year" for 2010, an honor only given to a single lawyer in each legal practice specialty in each community.

Frank is also a Fellow of the American College of Real Estate Lawyers, the nation's premier organization of real estate attorneys.

Active in the professional community, Frank is a frequent lecturer at workshops and seminars sponsored by the University of Oklahoma, Oklahoma City University, and the Oklahoma Bar Association. As a community leader, his contributions include serving on the boards of numerous civic and charitable organizations, most notably as past chairman of the board of trustees of both the Oklahoma City Museum of Art and Oklahoma City National Memorial Foundation. He also played significant roles in the establishment of the National Memorial and Museum and in the construction of the Museum of Art. In 2015, Frank was presented with the prestigious Dean A. McGee Award by Downtown Oklahoma City, Inc. for his lifetime of contributions dedicated to helping build downtown Oklahoma City's cultural and economic foundations.

Admissions

Texas

Oklahoma

U.S. District Court for the Western District of Oklahoma

U.S. Court of Appeals for the Tenth Circuit

U.S. Tax Court

U.S. Court of Claims

Education

LL.M. (Taxation), The George Washington University

LL.B., *cum laude*, University of Texas at Austin

B.B.A. (Accounting), University of Oklahoma

Professional Organizations and Memberships

American College of Real Estate Lawyers (Fellow)

Oklahoma County Bar Association

Oklahoma Bar Association

State Bar of Texas

American Bar Association

Oklahoma Bar Foundation (Benefactor Fellow and Former Trustee)

Phi Delta Phi

Following law school, Frank served as a captain in the U.S. Army Judge Advocate General's Corps.

Representative Experience

- Representation of commercial real estate developers, including income tax planning and formation of entities; site acquisition; land use planning; architectural, engineering and construction contracts; development, construction and permanent financing; evaluation and implementation of state and local tax and economic development incentives, including tax-exempt financing districts; and negotiation and preparation of all contracts and other documents. Specific examples include representation of the owner in development of a major mixed-use commercial project, a major university in the development of its research campus, and a national firm in the development of a world-class aviation maintenance, repair and overhaul technology center.
- Representation of clients in acquisitions and dispositions of commercial real property, including office buildings, shopping centers, apartment complexes, hotels, resorts and industrial properties. Specific examples include representation of the buyer of the largest industrial property in Oklahoma, the buyer of downtown property acquired for redevelopment, and the buyer of multiple shopping centers acquired for development and disposition.
- Representation of landlords and tenants in all aspects of commercial leasing transactions, including ground leases, build-to-suit leases, and multi-tenant office, retail or shopping center, and industrial leases. Specific examples include representation of a national firm in negotiation of a long-term lease of a headquarters office building to be constructed by a real estate developer, and a major independent public energy company in all of its commercial leasing activity.
- Representation of buyers in commercial real estate financing transactions. Specific examples include representation of borrowers in a variety of lending transactions, including taxable and tax-exempt bond financing through utilization of public trusts, construction lending and long-term financing.
- Representation of a variety of tax-exempt entities, including advice with respect to compliance with federal income tax laws and all matters pertaining to governance, endowments and charitable purposes. Specific examples include representation of a private foundation that supports a major public university in a variety of transactions, including acquisition of a new campus from a public company, and federal income tax audit.

Civic Involvement and Leadership

Oklahoma City Museum of Art (Trustee and Past Chairman of the Board of Trustees)

Central Oklahoma Humane Society (Chairman of the Board of Directors)

Bizzell Library Society of the University of Oklahoma (Director)

Oklahoma Zoological Society (Director)

Casady School (Former Trustee, 2003–2013)

Oklahoma City National Memorial Foundation (Former Trustee and Past Chairman of the Board of Trustees)

Last Frontier Council of Boy Scouts of America (Former Director)

Episcopal Retirement Community, Inc. (Former Trustee)

Bone & Joint Hospital (Former Trustee)

- Representation of the National Basketball Association in its contract negotiations with the New Orleans Hornets, City of Oklahoma City and representatives of private business to relocate the Hornets to the Ford Center in Oklahoma City in 2005 and 2006.
- Representation of the Oklahoma City investor group that purchased and currently operates the NBA Oklahoma City Thunder.
- Representation of an independent public energy company in construction and development of its world headquarters in Oklahoma City.
- Representation of an Oklahoma real estate developer in its acquisition and development of the former Lake Texoma State Park.
- Representation of a variety of owners and real estate developers in the negotiation of agreements with Oklahoma cities and counties to establish tax increment finance (TIF) districts.

Honors and Awards

- Elected Fellow of the American College of Real Estate Lawyers
- Listed in the *Chambers USA Guide to America's Leading Lawyers for Business*
- Selected by peers for inclusion in *The Best Lawyers in America* (corporate law; land use and zoning law; mergers and acquisitions law; real estate law)
- Named "Oklahoma City Real Estate Lawyer of the Year" for 2010 by *The Best Lawyers in America*
- Listed in *Oklahoma Super Lawyers*
- Named to *Oklahoma Super Lawyers'* list of "Top 50 Oklahoma Lawyers"
- Named to *Who's Who in Real Estate*
- Rated AV Preeminent by Martindale-Hubbell Peer Review Ratings
- Honored with the Downtown Oklahoma City, Inc.'s Dean A. McGee Award, recognizing a lifetime of contributions dedicated to helping build Oklahoma City's cultural and economic foundations (2015)
- Honored with the Oklahoma Bar Association's Outstanding Service to the Community Award (2007)
- Honored with *The Journal Record's* Leadership in Law Award, recognizing legal professionals for their professional and civic contributions to the state (2006)