

Scott M. Vetri

Partner and Chair, Real Estate Investment and Finance Practice

New York Office

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Practices

FOCUS: Real Estate

Investment Management and Trading

Private Equity and Real Estate Fund Formation

Real Estate Acquisitions, Dispositions and Joint Ventures

Real Estate Finance and Lending

Real Estate Leasing Transactions

Industries

Family Offices

Hospitality

Education

JD, Syracuse University College of Law, *magna cum laude*

MCRP, Edward J. Bloustein School of Planning and Public Policy, Rutgers, The State University of New Jersey

BA, Rutgers, The State University of New Jersey, *cum laude*

Bar Admissions

New York

New Jersey

District of Columbia

Community Involvements

Urban Land Institute, New York Mixed-Use Council

Scott Vetri serves as the chair of the Real Estate Investment and Finance practice. He has spent his career assembling and closing sophisticated commercial real estate transactions. In his national practice, he represents owners, funds and developers in financings, acquisitions, dispositions, leases and joint ventures.

Transactional counsel informed by client-side experience

Scott is in his element when working on a complex, time-sensitive transaction. Clients rely on his years of experience to drive their important deals from initial negotiations through to a successful closing. Having previously served as chief legal officer of Ark Investment Partners, an international, institutionally capitalized real estate fund and property management company, Scott views each matter from a client's perspective. He also has past lender-side experience.

In deals that present unusual challenges, Scott is an asset to his clients. They include operators and managers of multifamily, office, industrial and hotel properties; in one instance, he successfully completed the sale of a hotel while it was still under construction. Whatever the complications on a particular deal, Scott frequently anticipates the challenges ahead and finds creative solutions to them. His goal for every matter is to close the deal efficiently and within his client's time constraints.

Scott has also been published in *JD Supra* on the topic of New York State lawmakers considering proposals for nearly \$7 billion in tax hikes that includes taxes on mezzanine and preferred equity financing and a tax on individuals with second homes in New York City (or a "pied-à-terre" tax).

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"My experience with Katten Real Estate partner, Scott Vetri, is excellent. He is insightful, well-versed, and knowledgeable in the commercial real estate area. He is detailed oriented yet has a practical, keen business judgment. He is extremely responsive and professional and will devote all the attention necessary in your deals. I highly recommend his expertise."

*- U.S. News – Best Lawyers® 2022 "Best Law Firms"
(Real Estate Law) survey response*

Representative Experience

Acquisition/Disposition/Joint venture transactions

- Represented Starrett City Associates in the \$850 million sale of Spring Creek Towers (formerly called Starrett City) to Brooksville Company LLC and Rockpoint Group LLC.
- Represent real estate fund in acquisition and financing of a 1.144 million-square-foot mixed-use complex in Minneapolis.
- Represent real estate fund in acquisition and financing of a 1.6 million-square-foot mixed-use complex in Minneapolis.
- Represented real estate fund in acquisition, financing and subsequent sale of a 463,000-square-foot office building in Boston.
- Represented real estate fund in acquisition, financing and subsequent sale of a 1.4 million-square-foot office building in Chicago.
- Represented real estate fund in acquisition, financing and subsequent sale of a 250,000-square-foot office building in Washington, DC.
- Represented real estate fund in acquisition, financing and subsequent sale of a 253,000-square-foot office building in Washington, DC.
- Represent international investor in \$2.2 billion acquisition of an office and retail complex in New York City.
- Represented international investor in joint venture acquisition of a 1.9 million-square-foot office building in New York City.
- Represented international investor in joint venture acquisition of a 420,000-square-foot office building in New York City.
- Represent real estate fund in the sale of a 4-star luxury, franchised hotel in New York City.
- Represent real estate fund in acquisition of a joint venture interest in a 2.3 million-square-foot office building and a 250-stall parking garage in New York City.

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Financing transactions

- Represented European real estate bank in making an acquisition and construction loan secured by property in Nassau County, New York, including industrial development authority benefits.
- Represent institutional lender in mortgage loan secured by a shopping mall in Pennsylvania.

Leasing transactions

- Represent international banking and financial services institution in leasing 375,000 square feet of office space and retail space in a to-be-renovated office building in New York City.
- Represent international banking and financial services institution in leasing 175,000 square feet of office space in an office building in New York City.
- Represent international banking and financial services institution in leasing 230,000 square feet of office space and retail space in a to-be-constructed office building in Houston.
- Represent international banking and financial services institution in leasing 60,000 square feet of office space and retail space in a to-be-constructed office building in Austin.
- Represent financial services firm in headquarters lease of office space in New York City.
- Represent real estate fund (landlord) in leasing 60,000 square feet of office space in a redevelopment project in Chicago.

Recognitions

Recognized or listed in the following:

- *Best Lawyers in America*
 - Real Estate Law, 2018–2023

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- *Super Lawyers*
 - New York, 2013 - 2018, 2021 - 2024
- *The Legal 500 United States*
 - Recommended Attorney, 2013–2015, 2017, 2020–2021, 2024

News

- Katten Attorneys Named to 2024 New York Super Lawyers, Rising Stars Lists (October 29, 2024)
- Katten Highly Ranked in Legal 500 United States 2024 (June 12, 2024)
- Multiple Katten Attorneys Recognized by Mondaq's Autumn 2023 Thought Leadership Awards (March 14, 2024)
- Katten Attorneys Named to 2023 New York Super Lawyers, Rising Stars Lists (September 29, 2023)
- *Commercial Real Estate Direct* Quotes Tim Little and Scott Vetri on Using Equity Kickers Amid Increasing Market Challenges (June 20, 2023)
- *GlobeSt* Quotes Tim Little and Scott Vetri on Using Equity Kickers With Reluctant Lenders (May 9, 2023)
- *Commercial Observer* Spotlights Design of Katten's Rockefeller Plaza Office (November 30, 2022)
- Katten Attorneys Earn 2022 New York Super Lawyers and Rising Stars Distinctions (September 29, 2022)
- Katten Attorneys Recognized by *Best Lawyers*® (August 18, 2022)
- Katten Moves to Iconic Rockefeller Center® as Flexible Return-to-Office Plan Launches (April 5, 2022)
- Julie Lee Joins Katten Real Estate Practice in New York (March 10, 2022)

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- Katten Attorneys Named 2021 New York Super Lawyers and Rising Stars Honorees (September 30, 2021)
- Katten Attorneys Listed in *The Best Lawyers in America*® (August 19, 2021)
- Katten Appoints New Practice Heads, Building on Stellar Leadership (July 15, 2021)
- Katten Receives High Marks in Derivatives, M&A and Securitization in The Legal 500 United States 2021 Guide (June 10, 2021)
- Katten Attorneys Distinguished as Top Legal Talent in the 2021 *Best Lawyers in America* and *Best Lawyers: Ones to Watch* Lists (August 20, 2020)
- Katten Named Top-Tier Firm in Structured Finance and Securitization by The Legal 500 United States 2020 Guide (June 16, 2020)
- Katten co-sponsors 13th Annual Outlook on the Commercial Real Estate Market (January 14, 2020)
- Katten, Cushman & Wakefield to Host 13th Annual Outlook on the Commercial Real Estate Market (January 8, 2020)
- Katten New York Moving to Rockefeller Center® (October 21, 2019)
- Katten Attorneys Named to 2018 New York *Super Lawyers*, *Rising Stars* Lists (September 13, 2018)
- Katten Finalizes Historic Starrett City Sale (May 8, 2018)
- Katten Attorneys Acknowledged in 2017 New York Super Lawyers, *Rising Stars* Lists (September 20, 2017)
- Katten Distinguished by *The Legal 500 United States 2017* (May 31, 2017)
- Eighteen Katten Attorneys Distinguished in 2016 New York Metro *Super Lawyers* List (September 21, 2016)
- Twenty Katten Attorneys Recognized in 2015 New York Metro *Super Lawyers* List (September 16, 2015)

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Partner and Chair, Real Estate Investment and Finance Practice

- Nine Katten Practices and 42 Attorneys Distinguished by *The Legal 500 United States* 2015 (June 3, 2015)
- Katten Represents Ivanhoe Cambridge and Callahan Capital Properties in \$2.2 Billion Office Building Acquisition (January 16, 2015)
- Eighteen Katten Attorneys Named to 2014 New York Metro *Super Lawyers* List (September 23, 2014)
- Eight Katten Practices and Forty-Two Attorneys Recognized by *The Legal 500 United States* 2014 (July 3, 2014)
- Seventeen Katten Attorneys Named to 2013 New York Metro *Super Lawyers* List (September 18, 2013)
- Six Katten Practices and Twenty-Four Attorneys Distinguished by *The Legal 500 United States* 2013 (June 4, 2013)
- Partner Scott Vetri Talks with *Lawyer Monthly* (March 2011)
- Katten Adds Scott M. Vetri as New York-Based Real Estate Partner (October 19, 2009)

Publications

- *ESG Guidepost* | Issue 18 (September 2024)
- To Record or Not to Record a Mortgage Modification, That Is the Question (September 26, 2024)
- Corporate Transparency Act: January 1, 2025 Filing Deadline and Recent Developments (September 17, 2024)
- Basel III Endgame: Will Banks Have to Increase Their Capital Requirements? (September 13, 2024)
- A Prepackaged Bankruptcy Could Be the Answer to a Mortgage Default (June 20, 2024)
- *ESG Guidepost* | Issue 13 (April 2024)

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- Corporate Transparency Act Found Unconstitutional (for Specific Plaintiffs) (March 4, 2024)
- Action Required: Corporate Transparency Act Reporting Is Here (November 8, 2023)
- Why a Source of Rescue Capital May Already Be in the Deal (April 7, 2023)
- Why a Source of Rescue Capital May Already Be in the Deal | *Commercial Property Executive* (April 4, 2023)
- UPDATE: Proposed Taxes on Mezzanine and Preferred Equity Financing Resurface in New York Legislature (January 12, 2023)
- Five Commercial Real Estate Trends to Watch in the Wake of COVID-19 (Spring 2022)
- Five Commercial Real Estate Trends to Watch in the Wake of Covid-19 (November 19, 2021)
- Katten Partners Review Terms of New York's Housing Preservation Opportunity Program for *The Real Estate Finance Journal* (October 27, 2021)
- New York Expands Liability Provisions for New York Real Estate Transfer Tax (May 26, 2021)
- New York City's Article XI Real Property Tax Exemption Program: Providing Attractive Real Property Tax Benefits for Multi-family Properties (April 23, 2021)
- UPDATE: Proposed Taxes on Mezzanine and Preferred Equity Financing and "Pied-à-Terre" Taxes Not Included in Final New York Budget Bill (April 9, 2021)
- New York State Lawmakers Consider New Taxes on Mezzanine and Preferred Equity Financing, Owners of Second "Pied-à-Terre" Homes in Bid to Cover Budget Gap (March 29, 2021)
- Congress Enacts Corporate Transparency Act Requiring Corporations, Limited Liability Companies and Similar Entities to Disclose Beneficial Ownership Information (January 4, 2021)

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- US District Court Rules That COVID-19 Could Constitute Physical Loss Supporting a Claim for Business Income Loss in Denying a Motion to Dismiss (August 31, 2020)
- NYC Law Renders Some Commercial Lease Guarantees Unenforceable (May 29, 2020)
- Purchase and Sale Agreement Representations: Who Bears the Risk of Change? (February 3, 2016)
- Case Study: Joint Venture Investment Relating to the Starrett-Lehigh Building (November 8, 2006)
- Negotiating the Brier Patch: 1031 Investor Capital (March 27, 2006)
- Like Kind Transactions Present Some Challenges (March 27, 2006)
- Negotiating a Commercial Lease
- Commercial Lease Negotiations

Presentations and Events

- C-PACE Financing Overview (January 18, 2023) | *Host*
- The End of Anonymity? The Corporate Transparency Act Revealed (March 10, 2021) | *Speaker*
- 19th Annual US Real Estate Opportunity & Private Funds Investing Forum (June 24–26, 2018) | *Moderator | JV Best Practices and Deal Structuring*
- A Panel Discussion on Hospitality and Leisure Real Estate Opportunities for Family Offices (June 28, 2016) | *Presenter*
- Serviced Apartment Summit Americas (April 13–14, 2016) | *Presenter | Breakout: How to Deal With a Disaster Scenario*
- Commercial Negotiation Seminar: Negotiating in the Current Market Conditions (May 20, 2015) | *Panelist*

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- IMN US Real Estate Opportunity & Private Fund Investing Forum (May 29, 2013) | *Panelist | Due Diligence for Acquisition & Downside Analysis: This Is Not a Drive By*
- New Year's Networking Event (January 25, 2012) | *Sponsor*
- Katten and Warnick Company Seminar (February 16, 2006) | *Distressed Hotel Assets*