



## Virginia McBryde Todd Weaver

Shareholder

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Ginger Weaver concentrates her practice in the areas of commercial real estate, economic development, public law and general business transactions.

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Ms. Weaver regularly represents clients in commercial lending transactions, including the structuring and documenting of commercial loans for both lenders and borrowers, as well as commercial leasing transactions and working through underwriting issues in connection with the issuance of title insurance policies. She has served as borrower's counsel and lender's counsel in a myriad of different commercial acquisitions and/or financings including office buildings, casinos, multi-family housing developments, assisted care facilities and shopping centers.

She has also counseled clients in various multi-state lending transactions and has assisted with numerous post-Katrina mixed use projects including both affordable and market rate housing. She regularly represents the State of Mississippi in various loan transactions administered by the Mississippi Development Authority, including loans designed to retain jobs in the manufacturing industry and improve productivity and has had significant experience in the area of right of way acquisition. She has also represented banks and various other commercial lending institutions, private and public developers and investors in commercial real estate financings, developments, acquisitions and dispositions.

Ms. Weaver has also assisted with the administration of the state Community Development Block Grant (CDBG) housing program in the wake of Hurricane Katrina, where she counseled the state agency on the development of CDBG policies, database design and the implementation and management of various eligibility and compliance certifications.

### Representative Matters

- Served as developer's counsel in the approximate \$10 million acquisition and rehabilitation of an 86-unit housing development under HUD's Rental Assistance Demonstration (RAD) Program, utilizing approximately \$6.1 million in low income housing tax credit equity, HOME Funds, Affordable Housing Program Funds, conventional construction lending and conventional permanent lending.
- Represented a national leader in gastroenterology services during the sale and leaseback of two of its locations, including endoscopy centers, and clinical, laboratory, and physician offices, and administrative space. The sale was finalized with a winning bid of \$43,000,000.
- Ongoing representation of one of the country's largest life insurance companies with regard to their agricultural real estate loan portfolio. Secured real estate loans handled during 2016 through 2018 included approximately \$1.5 billion in loans for industrial facilities and agricultural land in more than 10 states. Responsibilities include preparation and negotiation of all loan and real estate documentation, title analysis and curative matters, survey review and all aspects of closing and funding of these transactions.
- Represented client in connection with its \$2.2 billion acquisition of an NBA team providing real estate advice, handling title curative matters, document preparation, providing legal opinions and the issuance of title policies in connection with the related financing necessitated by that acquisition.
- Ongoing representation of one of the largest CMBS Special Servicers in the United States, in the preparation and negotiation of commercial lease agreements in connection with large-scale commercial real estate developments throughout the state of Mississippi.

- Served as counsel to client in the equity acquisition of an existing Mississippi property to its portfolio of casinos and the related financing including handling real estate matters, the issuance of both owner's and lenders' title policies and the providing lenders' requested legal opinions.
- Ongoing representation regarding the development and implementation of an incentive breeder hen program for one of the largest poultry producers in the United States. Responsibilities include preparation and negotiation of all loan and real estate documentation, title analysis and curative matters and all aspects of closing and funding of these transactions.
- Represented a casino operator in connection with the refinance of existing debt, including serving as primary outside counsel for real estate and title curative matters as well as providing financing advice, document preparation and issuance of legal opinions.
- Represented a casino client that sought to acquire another publicly traded gaming company that owns and operates over 15 casinos in the U.S. Served as local real estate counsel to the client in connection with that equity acquisition, including providing lenders' requested opinions and advising as to real estate matters.
- Provide ongoing representation of a local housing authority in real estate matters for properties located in the Jackson, Mississippi area. Also serve as primary outside counsel and provide real estate, title curative, document preparation and legal opinions. Recently represented the authority in the development of new multimillion dollar multi-family affordable housing project, including the issuance of both investor and multiple lender title insurance policies.
- Served as local real estate counsel to casino client in connection with the issuance of its senior secured notes, the proceeds of which were used for expansion and redevelopment of client's casino properties. Representation included providing the trustee's requested legal opinions.
- Currently representing a client with the acquisition and development of an affordable housing rental project located in Gulfport, Mississippi which will be comprised of forty-one (41) Buildings containing eighty (80) Residential Units, administration offices, community rooms, surface parking, a playground, and all furnishings, equipment and personal property used in connection with the operation thereof. Representation includes the providing the necessary lender's legal opinions and the issuance of title policies for the investor and numerous lenders.
- Represented developer client in closing its permanent financing in connection with the client's acquisition and redevelopment of a subdivision, consisting of 116 single-family homes and one community building located in the City of Cleveland, Bolivar County, Mississippi, constructed as housing for low-income persons. Such work included providing the necessary lender's legal opinions and the issuance of all title policies.
- Ongoing representation of Louisiana-based developer in the development of two multimillion-dollar traditional neighborhood developments.
- Represented a municipal housing authority with regard to real estate acquisition and development work, including issuance of title policies, for a multimillion-dollar tax credit affordable housing facility.
- Represented casino operator in acquisition of Mississippi property, including issuance of title insurance policies.



## Professional Honors & Activities

- AV<sup>®</sup> Preeminent<sup>™</sup> Peer Review Rated by Martindale-Hubbell
- Listed in *Chambers USA* as a leading Real Estate lawyer in Mississippi (2017 – 2024)
- Recognized as a "Leader in Law" by the *Mississippi Business Journal* (2019)
- Recognized as one of the "50 Leading Businesswomen in Mississippi" by the *Mississippi Business Journal* (2013)
- Secretary – Land Title Association of Mississippi (2018 – 2019)
- Board of Directors – His Way, Inc. (2016 – 2019; Secretary 2016; Vice President 2017; President 2018 – 2019)
- Board of Directors – Children's Legal Clinic (1999 – 2004; President 2003 – 2004)

- Capital Area Bar Association (Community Grant Committee)
- Member – American Bar Association (Real Property and Business Law Sections)
- Member – Mississippi Bar Association (Real Property, Trust and Estates and Business Law Sections)
- Advisory Board – Mississippi College School of Law Child Advocacy Program
- Member – Tri-County Real Estate Association
- Member – Mississippi Women Lawyers Association (Community Service Committee)
- Member – Mississippi Economic Development Council
- Mississippi Secretary of State Nonprofits/Charities Business Reform Committee
- Mississippi Secretary of State Model Registered Agents Act Study Group
- Baker Donelson Women's Initiative (Jackson Office Co-Chair 2009 – 2011)



## Civic Honors & Activities

- Member – Women's Fund of the Community Foundation of Greater Jackson (Steering Committee 2003 – 2004)
- Member – Mississippi Museum of Art
- Member – Community Foundation of Greater Jackson
- Saint Andrew's Cathedral Lay Eucharistic Visitor
- Stewpot Community Services Red Beans and Rice Festival (Contestant 2002 – 2011)
- Jackson Yacht Club J/22 Fleet



## Publications

- Co-author – "Off-the-Record Mentoring," *dri, The Voice of the Defense Bar* (December 2013)



## Education

- University of Mississippi School of Law, J.D., 1996
- University of Mississippi, B.A., 1993, cum laude



## Admissions

- Mississippi, 1996