

Timothy Laycock

PARTNER

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Direct: 816.691.3179

Office: Kansas City



Tim's keen grasp of real estate leasing, finance, acquisitions and dispositions make him a valued problem-solver for commercial real estate transactions.

Skilled across the full range of real estate ventures, Tim represents domestic and foreign clients in complex commercial real estate equity and debt transactions and major property leases. Tim negotiates complicated acquisition and sales transactions, navigates workouts of troubled real estate projects, and helps major developers and equity investors structure investment vehicles for the development, ownership and operation of real property.

Tim works closely with publicly traded real estate investment trusts, life insurance companies, and other financial institutions and investors in connection with their real estate investments. His experience encompasses permanent, construction and participating mortgage loans and other forms of "hybrid" debt. Tim handles commercial leases for all property types, including office buildings, shopping centers, multifamily projects, industrial properties, hotels, resorts and mixed-use projects. Tim was one of 43 attorneys from around the country elected to the American College of Real Estate Lawyers (ACREL) in 2018, an invitation-only national, non-profit organization of lawyers who are distinguished in the practice of real estate law and have

PRACTICES & INDUSTRIES

Real Estate & Public Finance
Commercial Lending
Construction
Real Estate Development
Real Estate Investment Trusts
Real Estate Lending

ADMISSIONS

Missouri, 2003
Kansas, 2004
U.S. District Court for the Western District of Missouri, 2003
U.S. District Court for the District of Kansas, 2004

EDUCATION

University of Missouri–Columbia, J.D.,
summa cum laude, 2003

- *Missouri Law Review*, Note and Comment Editor

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contributed significantly to the profession. Also a LEED® Accredited Professional, Tim represents contractors and owners in the negotiation and preparation of architects', construction and design/build contracts, and is uniquely qualified to advise on the legal challenges and risks posed by the increase of sustainable design in the building construction industry.

EXPERIENCE

Represented Elevate Cannabis, a multi-location, vertically integrated cannabis business operator, in a strategic transaction that led to a favorable outcome, including a \$25 million senior secured credit facility.

Tim served as primary outside counsel to a large publicly traded REIT, negotiating and executing sale and loan transactions with major ski resort operators throughout the United States.

He handled the sale/leaseback and mortgage debt restructuring of 11 ski resorts owned by a large publicly traded REIT in connection with the initial public offering of largest day ski area operator in the United States.

Tim oversaw the negotiation and closing of the most complex and highest valued single real estate transaction in client's history, involving the acquisition of Camelback Mountain Ski Resort and construction of a waterpark and hotel valued over \$175 million.

He served as lead counsel in over \$200 million in transactions for large publicly traded REIT, involving unique acquisition, leasing, and financing issues for movie theaters, retail centers and specialty assets such as amusement parks.

Tim negotiated an easement in lieu of condemnation in excess of \$1 million for a large cement company for an underground high pressure oil pipeline in an active quarry operation; negotiated a complex multi-property acquisition along the Missouri River, presenting challenging water and mineral rights issues.

- Order of the Coif

University of Missouri–Rolla, B.A., History and minor in Political Science, *summa cum laude*, 2000

- Phi Kappa Phi
- Phi Alpha Theta

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He served as primary outside general counsel for the largest commercial truck wash owner and operator in the United States, handling the acquisition, disposition and leasing of over 100 truck washes nationwide.

He also served as outside counsel negotiating transaction documents and closing the acquisition of Geysler Peak, Buena Vista, Gary Farrell and Sunnyside wineries and grape vineyards on behalf of purchaser; led due diligence team; negotiated intercreditor relationships; negotiated and closed on long term lease transactions; negotiated landlord financing of tenant improvements; handled placement of new winery and vineyard assets into a credit facility with large institutional lender.

Tim served as outside Kansas counsel to a life insurance company equity investor in the acquisition, construction and development of a massive wind farm in Clark County, Kansas.

He led due diligence team for developer of 1,000 gross acres for an intermodal facility adjacent to a rail line, and the development of an industrial park, including industrial warehouse, distribution, flex and storage facilities and other supporting commercial uses for sale, lease and operation by developer.

He also led due diligence team for a regional cement manufacturer's acquisition of a competitor company in a strategic deal expanding our client's Midwest market presence, offering significant long-term sand and gravel reserves throughout the region, and strengthening client's existing operations and market position as the leading supplier of cement and other building and construction materials in the Midwest.

Tim is the past chair of the board of directors for Synergy Services, Inc., a not-for-profit that provides food, shelter, health care and medical and mental health services for victims of domestic violence and homeless youth in the Kansas City metropolitan area.

He's ranked among the few LEED® Accredited Professional attorneys in Kansas and Missouri and is also a fellow in the American College of Real Estate Lawyers (ACREL), one of only 43 lawyers nationwide to be elected in 2018.

RECOGNITIONS

Certified Leadership in Energy and Environmental Design Accredited Professional (LEED AP)® by Green Building Certification Institute (Accredited in 2009).

Recipient of Stinson LLP Pro-Bono Service Award, 2015-Present

PROFESSIONAL & CIVIC ACTIVITIES

American College of Real Estate Lawyers

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Missouri Bar, September 2003

Kansas Bar, February 2004

United States District Court, Western District, Missouri, September 2003

United States District Court, District of Kansas, February 2004

Kansas City Metropolitan Bar Association, Real Estate Committee, 2003-Present

Synergy Services, Inc. – A not-for-profit that provides food, shelter, health care, and medical and mental health services for victims of domestic violence and homeless youth in the KC metropolitan area.

- Outside General Counsel (On a Pro Bono Basis) 2008-Present
 - Supervised over \$96,000 in free legal services in several practice areas on behalf of Synergy and its indigent clients.
- Board of Directors, 2008-Present
- Executive Committee, 2010-Present
- Chairman of Kindest Kansas Citian Awards Dinner 2013-2014
 - Raised over \$300,000 to benefit domestic violence victims and homeless teens.
- Vice-Chairman of Board of Directors, 2011
- Stand Up For Synergy – Committee, 2015-2016
- Chairman of the Board of Directors, 2 year term, 2014-2015.

Oversaw Capital Campaign to finance Synergy Endowment, rehabilitate Women’s Domestic Violence Shelter, and construct new Children’s Center (over \$5,000,000 raised).

Boy Scouts of America – Heart of America Council

- Executive Officer / Post Advisor, Explorer Post 2818, sponsored by Stinson Morrison Hecker, LLP, 2005-2014.
- Patron Lunch Table Host, 2012 - 2014
- Cub Scout Den Leader/Assistant Den Leader, Pack 394, Pleasant Valley, MO, 2008-2015
- Troop Committee, Troop 394, Pleasant Valley, MO, 2012-2016

Political Activities

- Executive Director & Board Member – Liberty Corners Community Improvement District 2010 - Present

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- Northland Regional Chamber of Commerce, Parks & Rec Committee, 2008-2009
- Northland Regional Chamber of Commerce, Planning & Development Committee, 2011

Other Memberships/ Committees

- Stinson LLP Legal Opinion Committee
- LEED AP, U.S. Green Building Council, 2009-Present
- National Association of Real Estate Investment Trusts (NAREIT), 2009 – Present
- Stinson LLP REIT Committee, 2009–Present

NEWS

Stinson Attorneys Advise Elevate Cannabis in Securing Multimillion-Dollar Funding for Missouri Market Expansion

05.10.2024

SPEAKING ENGAGEMENTS

“Top 9 Most Problematic Parts of Real Estate Purchase and Sale Agreements,” presented by the National Business Institute, Holiday Inn KCI Expo Center, in Kansas City, Missouri, December 5, 2017

“Real Estate Leasing and Landlord-Tenant Actions and Remedies,” Telephone CLE presented by The Missouri Bar Association, October 5, 2016

“Conducting a Closing: Checklists, Settlement Statements, Instruction Letters and More,” at Stinson LLP in Minneapolis, MN, April 22, 2016

“Mechanics of Loan Closings,” Presentation to 3Ls at University of Missouri – Kansas City Law School, April 29, 2013 and April 7, 2014

As Executive Officer for Explorer Post 2818, sponsored by Stinson Morrison Hecker, LLP from 2005-2014, presented one monthly seminar throughout the school year, with practitioners in new legal practice area each month in order to teach high school students interested in pursuing law as a career, the different types of law practices and jobs in the legal market. Moderating and facilitated presenters in all different fields of law, including judges & law clerks, business litigators, real estate, intellectual property, criminal law, and other areas. (Estimated 100 hours of presentations).

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PUBLICATIONS

Contributing Editor, "Curing Title Defects", *Missouri Practice Series*, Methods of Practice, 2014 – Present