

**Karl P. Baker**  
Partner

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**EDUCATION**

J.D., Harvard Law School, cum laude, 2007

Master in City Planning, Massachusetts Institute of Technology, 2008

B.A., History, Tulane University, summa cum laude, 2001

**DETAILS OF PRACTICE**

Karl has a broad and diverse real estate practice that includes the representation of a wide range of clients in the acquisition, disposition, development, leasing and financing of retail, industrial, residential and office properties. He also routinely advises developers seeking entitlements, incentives and development agreements from cities, counties and other governmental entities across Texas, and has represented both private and public sector clients in the formation of public-private partnerships. Karl is equipped to tackle the most complex matters but also invests in systems to help clients achieve efficient and effective solutions to their real estate needs.

**Representative matters include:**

Transactions:

- Representation of landlords and tenants in the negotiation of retail, industrial and office leases.
- Representation of wide range of clients in acquisitions and dispositions of improved and unimproved land.
- Representation of privately held investment trust in note purchase and foreclosure of raw land.
- Representation of a financial institution in the assemblage of urban real estate parcels for a development of new headquarters.

- Representation of a regional supermarket chain in the acquisition, development, leasing, and sale of numerous grocery stores and grocery-anchored shopping centers throughout Texas.
- Representation of a national real estate investor in acquiring and developing \$100+ million build-to-suit industrial facilities in South Carolina and Tennessee.
- Representation of multi-family developers in the acquisition and development of infill development sites.
- Representation of an international corporation in the development of a \$100+ million manufacturing facility.
- Representation of a solar investment and development company in the implementation of a community solar rooftop program.

#### Public Private Partnerships:

- Advising a local government corporation tasked with the redevelopment of a high-profile parcel of public land on a broad range of issues including the application of state laws governing the sale and leasing of public property; the application of state laws governing the procurement of contracts; the application of the Open Meetings Act and the Open Records Act; and the negotiation of short-term and long-term leases of public land.
- Advising an urban development company on the formation of a complex public-private partnership involving the exchange of multiple downtown land parcels and the development of a high-rise office building, a new municipal headquarters and associated residential and retail developments.
- Representation of non-profit media organization in formation of public-private partnership to redevelop an historic asset to serve as its corporate headquarters and as a performing arts center.
- Representation of a local government corporation in a long-term sublease to a private developer relating to the development of a mixed-use project containing hotel, multi-family, office and retail uses.
- Representation of a local government corporation in a long-term sublease to a private developer relating to the development of a multi-family apartment complex including ground floor retail and workforce housing requirements.
- Advising a local government corporation on the creation of guidelines for the implementation of public-private partnerships.
- Representation of a private landowner in the donation of land to a local government for the creation of a historic site adjacent to new development.

#### Entitlements and Incentives:

- Representation of landowners seeking city and county tax abatements and Chapter 380 agreements.
- Representation of property owners challenging rough proportionality determinations.
- Representation of property owners in obtaining vested rights determinations.
- Representation of developer in the negotiation of annexation agreements and infrastructure reimbursement agreements.
- Representation of a regional supermarket chain on matters such as securing zoning, platting and other development approvals; negotiating economic incentive agreements; obtaining right-of-way closures and acquiring publicly-owned property.

- Representation of a national real estate investor in obtaining incentives for \$100+ million industrial facilities in California, Florida, Kansas, Missouri, Pennsylvania, South Carolina, Tennessee, Texas and Virginia.
- Representation of mixed-use developer in securing licenses and approvals necessary for constructing bridge over San Antonio River.
- Advising a city on the development and implementation of a Tax Incremental Reinvestment Zone.
- Representation of a landowner in the negotiation of agreements with a county concerning the design and construction of a major commercial thoroughfare.
- Representation of a landowner in the successful appeal of a denial of an inverse condemnation claim against a state department of transportation arising out of the closure of a highway interchange.

## **PROFESSIONAL ACTIVITIES AND HONORS**

- Leadership San Antonio Class 44
- Texas Bar Foundation, Fellow
- The Best Lawyers in America
- Urban Land Institute
- Real Estate Council of San Antonio
- Leadership Development Program of the Real Estate Council of San Antonio (2012-2013)

## **PUBLICATIONS**

“Commentary: San Antonio-Austin Megaregion Isn’t Just Down the Road,” Rivard Report (September 2, 2016)

“Income Tax Implications for Homeowners of a Declining Real Estate Market,” Massachusetts Bar Association Lawyer’s Journal (April 2009)

“Incremental Densification Auctions: A Politically Viable Method of Producing Infill Housing in Existing Single-Family Neighborhoods,” MIT Master’s Thesis (2008)

“Governor Patrick Signs Legislation to Exempt Landlocked Tidelands from Chapter 91 Licensing,” co-authored with Matthew Lawlor, New England Chapter of the Congress for the New Urbanism (Winter 2007)

“Indelible Public Interests in Property: The Public Trust and the Public Forum,” co-authored with Dwight Merriam, 32 B.C. Envtl. Aff. L. Rev. 275 (2005)

“Homeland Security and Premises Liability,” co-authored with Dwight Merriam, presented at the ALI-ABA Land Use Institute (August 27, 2004)

