



MICHAEL T. HATTING

Director

Real Estate

Fennemore Forward

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MICHAEL T. HATTING

Michael T. Hatting is a results-oriented real estate attorney who represents real estate developers, lenders, owners, and investors in the acquisition, sale, development, financing, and leasing of commercial and residential real estate projects. He works closely with clients to understand their business objectives and tailor practical legal solutions that support those goals.

With experience spanning virtually every phase of a project, Mike regularly advises on commercial real estate acquisitions and dispositions, project development, tax credit financing, joint venture financing, the formation of real estate investment funds, property management, and leasing. He also provides corporate clients with business law counsel related to entity formation, structure, and governance.

Mike has a strong focus on projects involving public and private incentives, including tax credits and tax increment financing. He has extensive experience identifying and securing state and federal Historic Rehabilitation Tax Credits to preserve and redevelop historic properties, and he represents developers and lenders utilizing New Markets Tax Credits and renewable energy Investment Tax Credits.

His experience includes serving as developer's counsel for multiple mixed-use and multifamily developments in Minneapolis and St. Paul. He has represented a rapidly expanding national self-storage company in acquisitions, financing, and development matters. As lender's counsel, he has closed acquisition and construction loans secured by a wide range of property types, including health care facilities, senior living communities, speculative industrial projects, hotels, and hospitality properties.

EDUCATION

- J.D., University of Iowa College of Law, *with distinction*
- B.A., Macalester College, *cum laude*

AREAS OF PRACTICE

- Real Estate

- Business & Finance

REPRESENTATIVE MATTERS

- Developer's counsel for multiple mixed-use and multifamily developments.
- Lender's counsel for real estate loans in multiple states for national, regional and community bank lenders.
- Acquisition and disposition of multi-property self-storage portfolios throughout the United States.
- Represents national loan placement agent in documenting and closing participated loans secured by multiple product types, including senior living facilities, hotel projects, casino gaming equipment, and others.
- Numerous transactions representing landlords of leases with national retailers, large office, medical office clinic tenants, office and industrial properties.
- Formation and structuring of real estate investment and development joint venture funds.

AWARDS AND HONORS

- The Best Lawyers in America®, Real Estate Law, 2024/2026
- Top Lawyers in Minnesota, Minnesota Monthly, 2024
- North Star Lawyer, Minnesota State Bar Association, 2021, 2023

ARTICLES AND PRESENTATIONS

- Presenter, "Use of Surveys in Real Estate Development," Minnesota CLE, November 2025
- Panelist, Minnesota Real Estate Institute, 2018
- Moderator and Panelist, "Custom House Mixed Use Condominium," Minnesota Real Estate Institute, 2015
- Presenter, "Basics of Commercial Loan Documentation," National Business Institute, 2015
- Panelist, "Tax Credits," Minnesota Real Estate Journal Conference, 2014
- Panelist, "Brownfields Redevelopment," Minnesota Real Estate Journal Conference, 2013
- Panelist, "CLE on Easements in Minnesota," Lorman, 2012
- Presenter, "Real Estate Agency Law," Minnesota Council on Rural Housing Conference, 2010

PROFESSIONAL AND COMMUNITY ACTIVITIES

- Pro bono counsel for multiple nonprofit agencies advocating for homelessness and affordable housing

ADMISSIONS

- Minnesota
- Arizona
- Iowa