



Sarah Lewis Belcher

Senior Counsel

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Profile

Sarah assists lenders, non-profit entities, developers and businesses on a broad range of commercial financing and real estate matters.

She represents (1) commercial lenders making loans to construct, acquire or refinance multi-family and student housing projects, medical office buildings, retail centers and storage facilities, (2) not-for-profit entities purchasing and/or financing real estate on which office buildings and schools have been constructed or renovated, (3) real estate developers purchasing or selling commercial property for development and/or investment, (4) landlords and tenants negotiating leases of office buildings, manufacturing facilities and retail premises and (5) clients in tax deferred 1031 exchanges of real property, including those with sales and purchases of multiple properties as part of one exchange and reverse exchanges. Sarah's experience includes drafting and negotiating loan documents, purchase and sale contracts and leases.

Sarah also works with lenders in a variety of non-real estate asset based financing, including syndicated transactions for term loans and lines of credit as well as loans involving participations. She assists not-for-profit human service organizations, universities, housing authorities and schools in addition to lenders in bond financings as well.

Additionally, Sarah has represented farmers in the sale of conservation easements to preserve agricultural property and protect watersheds, together with the grant programs often utilized for these sales.

Honors & Affiliations

- Listed in:
 - *Martindale-Hubbell®*, AV Preeminent Rated
 - *New York Real Estate Journal*, 2017 Women in Professional Services
- New York State Bar Association, Environmental Law and Real Property Committees
- Albany County Bar Association
- Justinian Honorary Law Society
- Order of the Coif
- Associate Editor, *Syracuse Law Review*

Education

- Syracuse University College of Law (J.D., *summa cum laude*, *Valedictorian*, 1989)
- State University of New York College of Environmental Science and Forestry (M.A. 1989)
- Middlebury College (B.A., *summa cum laude*, 1986)

Bar/Court Admissions

- U.S. District Court for the Western District of New York
- New York
- U.S. District Court for the Northern District of New York

Practices

- Real Estate Development and Construction
- Agribusiness
- Public Finance
- Property
- Environmental and Energy
- Commercial Lending

- Phi Beta Kappa

Representative Matters

- Bank's counsel on loans of \$10,500,000 and \$13,260,000, each to multiple borrowers, secured by facilities in multiple locations in one state and cross-collateralized by facilities in multiple locations in another state.
- Lender's attorney on three loans ranging from \$36,600,000 to \$45,355,000 for student housing projects in three states, each of which also secured the other loans.
- Non-profit's counsel on acquisition of real estate, renovations of buildings and bond financings in amounts of \$25,240,000, \$10,000,000 and \$2,500,000.
- Bank's attorney on acquisition, construction and bridge loans ranging from \$3,530,000 to \$8,700,000 for multi-family housing projects, including luxury apartments and projects subject to low income housing restrictions.
- Lender's counsel on loans in amounts of \$26,000,000, \$2,475,000 and \$1,155,000 for the redevelopment of retail shopping center.
- Purchaser's counsel on purchase of real estate portfolio with 24 commercial properties and purchase price of \$57,000,000 and associated assignment of portions of purchase contract as well as financing.

Representative Publications

- "Business Report: Changes To NYS SEQRA Regulations," *Saratoga Business Journal*, August 7, 2019
- Spotlight: 2018 Women In Real Estate, Professional Services: Sarah Lewis Belcher, Bond, Schoeneck & King, PLLC, *New York Real Estate Journal*, September 18, 2018
- "Business Report: Which Structure Fits Your Project Best?," *Glens Falls Business Journal*, May 10, 2018; *Saratoga Business Journal*, May 3, 2018
- "Business Report: Nuts and Bolts of Construction Financing," *Glens Falls Business Journal*, July 12, 2017; *Saratoga Business Journal*, July 7, 2017
- "Conservation easements: Preserving real property while 'cashing in' on its development value," *New York Real Estate Journal*, September 20, 2016
- Lewis Belcher, Sarah and Tsyn, Jennifer L., "Don't Ignore Liquor License Issues in Transactions," *New York Law Journal*, June 27, 2016
- "Transfer tax on conveyances of interests in entities that own real property," *New York Real Estate Journal*, July 14-27, 2015

Other Activities

- Vice Chair, Mohawk Hudson Humane Society