



## Marvin C. Bynum II

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Milwaukee

833 East Michigan Street

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Milwaukee, WI 53202

### Practice Areas

Real Estate

### Admissions

Wisconsin

### Education

Juris Doctor, Marquette University Law School, *cum laude*

Bachelor of Arts, Arizona State University, English Literature



Marvin is a member of the Real Estate practice and is based in the firm's Milwaukee office. Marvin tackles challenges with a pragmatic, level-headed approach, partnering with clients engaged in a gamut of commercial real estate transactions, including development, financing, leasing, acquisition, disposition and low-income housing tax credit-financed development. He is experienced in representing local, regional, national and multinational companies, and understands issues from multiple vantage points, including those of institutional investors, lenders and borrowers, landlords and tenants, manufacturers and startup entrepreneurs, and nonprofit organizations and tribal entities.

At Godfrey & Kahn, Marvin serves as co-chair of the firm's Recruiting and Fellowship Committees, is a member of the Board of Directors, and has assisted with several special projects and initiatives, including design and planning efforts for the 833 East building project. Marvin also teaches a course on real estate transactions at his alma mater, Marquette University Law School.

While in law school, Marvin served as Editor in Chief of the *Marquette Law Review* and authored "Testing the Waters: Assessing Wisconsin's Regulatory Climate for Offshore Wind Projects" (93 Marq. L. Rev. 1533 (2010)), which won the Golden Quill Award for the outstanding student-written article published in the *Marquette Law Review*.

Prior to law school, Marvin worked for six years as a journalist, both as an editor for a Madison-based sports business magazine and as a freelance reporter for daily newspapers in Michigan and Wisconsin.

### Representative Experience

Served as lead lender's counsel on \$33.7 million construction loan for historically sensitive development of 188-unit multi-family project located near regional technology center.

Served as lead lender's counsel on \$26.4 million construction loan for 132-unit luxury multi-family project in downtown riverfront area.

Served as lead lender's counsel on \$11.1 million construction loan for 103,500 square-foot distribution center for an international delivery service company.

Assisted developer in all aspects of development and redevelopment of 65 acres of former suburban industrial land into a more than \$77 million mixed-use project, including national retailers and a multi-family complex, and financed with tax increment financing and conventional loans.

## Representative Experience

Partnered with civic organizations in efforts to revitalize and redevelop West Wisconsin Avenue in downtown Milwaukee, including land assembly and historic restoration.

Served as lead developer's counsel on \$5.4 million low-income housing tax credit financed project for development of 24 new residential units.

Served as lead developer's counsel on \$7.8 million low-income housing tax credit-financed project for development of 24 new single-family homes and adaptive reuse of 20 existing residential units.

Served as lead developer's counsel on \$7.7 million low-income housing tax credit-financed project for redevelopment of 48 existing units.

## Activities

Milwaukee Development Corporation – Board of Directors

Harbor District, Inc. – Board of Directors, Former President

Milwaukee College Prep – Member, Board of Directors

Marquette University Law School – Adjunct Professor

Rocketship Schools - Wisconsin – Former Member, Board of Directors

NAIOP (National Association for Industrial and Office Parks) – Member

CARW (Commercial Association of REALTORS Wisconsin) – Member

## Honors

Named a 2015 Up and Coming Lawyer by *Wisconsin Law Journal*

Listed in *Best Lawyers* (Real Estate Law, 2021 - present)

Recognized by *Super Lawyers* as a *Wisconsin Rising Star* (2020)

Lawyers of Color – Law Firm Leader (2022)

Recognized by *Chambers USA* (Real Estate, 2023)