



MELCHERT HUBERT SJODIN
ATTORNEYS AT LAW



**J. Michael Melchert,
Partner**

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(952) 442-7788

For more than 25 years, Mike has provided his clients with practical and effective legal representation. A significant portion of Mike's practice involves assisting clients that are buying, selling, developing, financing, and leasing commercial real estate. He also has significant experience with contract negotiations and business issues. Mike's clients include nonprofit hospitals, municipalities, property management companies, developers, farmers and individuals.

Businesses and individuals retain Mike to help them with their most important and complex projects. For example, Mike assisted one of his healthcare clients develop the first standalone emergency room in Minnesota. He also helped another client structure and document a community center project jointly used by a city and a school district.

Mike is a certified real property specialist. He also serves as an elected member of the Real Property Counsel of the Minnesota State Bar Association (MSBA), which operates as the governing body of the MSBA's real estate section.

Real Estate Law

Mike helps his clients successfully navigate their way through all types of commercial real estate transactions including:

- Purchases and sales
- Development
- Land use and zoning
- Financing
- Easements
- Leasing
- 1031 exchanges

Mike has assisted his clients acquire, develop and lease hundreds of thousands of square feet of office space in the Twin Cities area. He has also represented numerous property owners selling their land to developers. In regard to leasing, Mike represents both landlords and tenants.

Healthcare Law

Waconia Office

Main Street Exchange Building
121 Main Street West, Suite 200
Waconia, Minnesota 55387
Phone: 952.442.7700

Chaska Office

102 5th Street West
Chaska, MN 55318
Phone: 952.442.7700

Hutchinson Office

22 Main Street North
Hutchinson, MN 55350
Phone: 320.587.2046

Mike has been providing healthcare related legal services since 1992. His experience in the healthcare area includes:

- Medical office buildings – acquisition, development and leasing
- Acquisitions and affiliations
- Ambulance services
- Conduit tax-exempt bond financing
- HIPAA/medical records
- Health care related contracting
- Patient issues

Mike has assisted his healthcare clients acquire, develop and lease hundreds of thousands of square feet of medical office/clinic space in the Twin Cities area. Although most of Mike's healthcare related work centers around real estate development and operation, he also helps his clients with day to day compliance and patient issues.

Municipal Law

Mike has over 25 years of municipal law experience and serves as City Attorney for the City of Waconia, Minnesota. Mike also works with the City of Chaska, Minnesota.

Nonprofit Organizations

Nonprofit clients look to Mike to provide practical advice regarding the unique issues that face nonprofits. Mike's experience in the nonprofit area includes:

- Organizational documents
- Tax-exempt status
- Tax-exempt financing
- Compliance

Mike is proud to represent his nonprofit clients, including a mid-size nonprofit hospital and a church district.

Admissions

- Oregon (Inactive)
- Minnesota
- U.S. District Court, Minnesota

Education

- J.D., cum laude University of Minnesota Law School
- B.A., summa cum laude, Business Administration and Political Science, Concordia College Moorhead

Professional Activities

- Real Property Council, Minnesota State Bar Association
- Legislative Subcommittee, Real Estate Section, Minnesota State Bar Association
- Minnesota State Bar Association
- Eighth District Bar Association
- American Health Lawyers Association
- Presentation: Rethinking Healthcare Real Estate Strategies, Midwest: Hospital & Medical Facilities Summit

Community Involvement

- Legal Counsel, Minnesota South District, Lutheran Church Missouri Synod
- District Finance Committee Member, Lutheran Church Extension Fund
- Waconia Chamber of Commerce, Past Chairman of the Board of Directors
- Waconia Choir Boosters, Past President