

DANIELLE HOWARTH

WORK ADDRESS

Wexford Science & Technology, LLC
801 West Baltimore Street, Suite 505
Baltimore, Maryland 21201

HOME ADDRESS

36 East Montgomery Street
Baltimore, Maryland 21230

DESCRIPTION OF CURRENT PRACTICE

In addition to my role as Chief Operating Officer and my general corporate responsibilities as General Counsel of Wexford Science & Technology, LLC and its affiliated entities (<https://wexfordscitech.com/about/>), my practice includes all aspects of real estate development, including entitlement, finance, acquisitions, development, leasing and asset management. I have extensive experience structuring real estate transactions involving ground leases, governmental entities (public universities), equity and debt (including preferred equity and similar structures) and subsidies (tax credits [low-income, NMTC, historic, state and others] and other [abatements, TIFs, grants, etc.]).

I was the lead negotiator on transactions with the following universities and institutions: Brown University, Drexel University, University of Pennsylvania, University of Pittsburgh, Duke University, University of Maryland, Wake Forest University, Atrium Health, Washington University, Arizona State University, University of California, Davis, University of California, San Diego, and University of Washington, among others.

Representative transactions involved single buildings, mixed-use projects, land aggregation projects (via fee simple acquisitions, ground leases, options and/or rights of first offer), and condominium and similar structures (land condos, building condos and ownership associations) involving private and public entities.

Approximate allocation of practice time: real estate development and asset management matters (60%), real estate financing (debt, equity and subsidies), including subsidies (25%) and general corporate (15%).

EDUCATIONAL BACKGROUND

J.D. 2004 University of Maryland School of Law
Baltimore, Maryland

Honors Graduated second in my class

Order of the Coif

Received the 2004 William P. Cunningham Award for exceptional achievement and service to the Law School.

B.A. 1992 The Catholic University of America
Washington, DC

Honors Graduated *Magna Cum Laude*
Phi Beta Kappa

BAR MEMBERSHIPS AND DATES

2004 - present Maryland

EMPLOYMENT HISTORY

Wexford Science & Technology, LLC
Baltimore, Maryland

January 2023 – Chief Operating Officer, General Counsel and Senior Vice President
present

September 2017 – General Counsel and Senior Vice President
January 2023

June 2015 – Senior Real Estate Counsel
September 2017*

See description of responsibilities under “Description of Current Practice” above.

* During this timeframe, Wexford was a wholly-owned subsidiary of BioMed Realty Trust. While acting as Senior Real Estate Counsel, I was involved in negotiating a transaction whereby the management of Wexford bought the Wexford business line from BioMed. Additionally, I was instrumental in organizing and establishing the new Wexford business structure.

Ballard Spahr LLP
Baltimore, Maryland

January 2012 – June Senior Associate – Real Estate Department
2015

Represented developers and investors in real estate transactions including acquisitions and dispositions of vacant land and operating properties, debt (construction and permanent) and equity financing, development-related agreements, commercial leases, brokerage and management agreements and general corporate work.

Asset types included office, retail, industrial and residential (multifamily and for sale, market rate and affordable) and mixed-use properties.

Reviewed, drafted and negotiated: joint venture agreements, purchase and sale agreements, ground leases, loan documentation, construction and design contracts, easement and cost-sharing agreements and condominium and homeowner association documents.

Gallagher, Evelius & Jones LLP

Baltimore, Maryland

January 2008 - Associate – Real Estate and Business Transactions Group
January 2012

Practice was substantially similar to my practice at Ballard Spahr, except that my work at Ballard Spahr was focused more on equity financing and commercial asset classes.

May 2004 - December 2007 Associate – Tax Credit Investments

Represented equity investors in federal low-income housing tax credit projects, including bond financed transactions and public housing.

Reviewed, drafted and negotiated limited partnership agreements, related fee agreements, guarantees and tax opinions.

SPEAKING ENGAGEMENTS

April 18, 2024 Panelist, “Ballard Goes Beyond”: The Client Perspective

April 30, 2015 Moderator, “Evolving Trends in Maryland Affordable Housing,”
Ballard Spahr Housing briefing

LEGAL PUBLICATIONS

February 17, 2015 Co-author, “New Maryland State Income Tax Credit for Small
Commercial Projects,” Ballard Spahr legal alert

BAR ACTIVITIES

2004 – present Maryland State Bar Association Member and Member, Real Estate
Section

COMMUNITY SERVICE AND PRO BONO ACTIVITIES

September 2023 - present	Episcopal Housing Corporation Board Member
2022 - present	Baltimore Real Estate In-House Counsel Roundtable Member
October 1, 2015 - present	Association of Corporate Counsel
June 2014 – December 2023	One House at a Time, Inc. Board Member 2019 – 2023 (Vice President) 2016 – 2018 (President)
June 30, 2015 -June 30, 2021	Urban Land Institute, Baltimore District Council Member, Advisory Committee, and Chair, Regionalism Committee
2014	Member of the Advisory Committee for Partnership for Building Reuse. This effort, funded by a grant from the National Trust for Historic Preservation, involved 90 real estate professionals from the ULI Baltimore District Council. The Committee produced a report in November 2014 entitled “Building on Baltimore’s History: The Partnership for Building Reuse.” The report summarized the Partnership’s conclusions and recommendations related to building reuse.
2007 - 2011	Community Law Center Board Member 2011-2012 (Chair) 2007-2011 (Vice Chair)
2004 – 2015	While engaged at Ballard Spahr and Gallagher Evelius & Jones, I regularly provided pro bono legal services. While I did not keep written records of the hours served, Ballard Spahr recorded that I worked on pro bono matters for 78, 28, 51 and 28 hours, respectively during the years from 2012 through 2015 (similar information was not available from Gallagher, Evelius & Jones). Representative matters include representing first responders in an estate planning clinic, real estate services related to the development of a grocery store in a food desert in Baltimore and providing governance advice to non-profits.

PERSONAL

I was born Danielle Franco in Scranton, Pennsylvania on August 16, 1970. After high school, I attended the Catholic University of America in Washington, DC with three of my four siblings. Upon graduating, I worked as a paralegal for Kirkpatrick & Lockhart (now K&L Gates) in its

Washington, DC office, where I was recruited by one of its lawyers to take a position as a paralegal at a mutual fund company in San Francisco.

I lived in San Francisco until 1998, at which time I moved to Baltimore and took a position at Deutsche Bank in its mutual funds division. I married Michael Howarth in 1999 and had my first son, Michael, in 2000. I began law school in 2001 and had my son, Quinn, in my first year of law school and my son, Max, in my third year.

My family and I have lived in downtown Baltimore since 1998 and we are strong advocates for the reinvigoration of downtown Baltimore and urban centers generally. My extracurricular activities – mainly Board service and personal volunteer work – has centered around strengthening urban neighborhoods with a focus on affordable housing, building preservation and vacant building rehabilitation.

My hobbies include swimming, pickleball and playing mahjong.

WRITTEN MATERIALS

<https://planning.maryland.gov/Documents/Our-Engagement/773/2014/nthp-baltimore-exec-sum.pdf>. Note that this report was co-authored by multiple members of the Baltimore Partnership for Building Reuse, but I was heavily involved in writing and editing it.