

**THOMAS ALLEN KABEL**

**WORK ADDRESS**

Butzel Long, PC  
201 W. Big Beaver Rd., Suite 1200  
Troy, MI 48084

**HOME ADDRESS**

859 Croydon  
Rochester Hills, MI 48309

**DESCRIPTION OF CURRENT PRACTICE**

Commercial real estate and real estate-related finance, including all facets of acquisition, disposition, leasing, financing and development of real property. Extensive experience representing Tier 1 auto suppliers, developers, and colleges and universities in connection with acquisition/disposition (30%), development (25%), leasing (25%), and financing transactions (20%). Also serve as company counsel on industrial revenue and other tax-exempt financings, as well as numerous conventional loan transactions. Significant engagements include:

- Represented the University of Michigan in the acquisition of property from, and negotiation of a development agreement with, Olympia (the Ilitch family) for development of a \$350M state-of-the-art research institute in the City of Detroit (2023).
- Represented The Stroh Companies (and related entities) in the \$30M sale of the 25-acre former world headquarters of Stroh Brewing Company along the City of Detroit’s historic Riverfront (2021).
- Represented the University of Michigan in the acquisition of a building complex and a hotel adjacent to the UM-Flint campus as part of a major expansion of the campus footprint (2015).
- Represented Delphi Automotive in the sale of 17 industrial facilities throughout the United States following emergence from bankruptcy (2009–2012).
- Represented the developer in a \$180M acquisition and renovation of the Book Cadillac Hotel (2006-2008), which included more than 12 layers of financing – conventional, tax credit, historic tax credit, conservation easement, bridge loans, City of Detroit loans, and New Markets Tax Credit financing.

**EDUCATIONAL BACKGROUND**

Wayne State University Law School, J.D. (1999)

- Senior Articles Editor, *Wayne Law Review*
- Cum Laude / Order of the Coif

Grand Valley State University, B.S. (1995)

**BAR MEMBERSHIPS AND DATES**

State Bar of Michigan, 1999–Present  
American Bar Association, 1999–Present

**EMPLOYMENT HISTORY**

Butzel Long, PC (2004–Present)

- Director and Secretary, 2022–Present

- Chair, Personnel Committee, 2018–Present
- Chair, Corporate/Real Estate Department, 2014–2022
- Hiring Shareholder, 2011–2014
- Chair, Recruiting Committee, 2009–2011
- Shareholder, 2008–Present
- Associate, 2004–2008

Miro, Weiner & Kramer (1999–2004)

- Associate

**THE FOLLOWING CATEGORIES MUST BE ADDRESSED IN DETAIL INCLUDING DATES, NAMES OF ORGANIZATIONS AND SUBMISSION OF REPRESENTATIVE MATERIALS:**

**SPEAKING ENGAGEMENTS**

See below re: Teaching Activities

**LEGAL PUBLICATIONS**

*Equitable Subrogation: Why the Refinance Lender's Security Interest May Not be as Secure as It Thinks*, Michigan Real Property Review (Fall 2007 Vol. 34, No. 3)\*

**BAR ACTIVITIES**

State Bar of Michigan, Real Property Law Section

- Chair, 2022–2023
  - Oversaw budget and CLE programming
  - Led Council meetings
  - Dealt with Section issues, including amicus requests and proposed legislation
- Officer, 2018–2022
  - Helped Section navigate through Covid.
  - Assisted with budgeting, CLE oversight, and legislative oversight.
- Council Member, 2014–2023
- Chair, CLE Committee, 2014–2016
  - Planned educational programming
  - Helped create the *Real Property Law Academy*, which offers instruction to newer real estate attorneys on foundational aspects of real estate.
- Chair, Commercial Leasing Committee, 2007–2012
  - Resuscitated a moribund committee.
  - Coordinated semi-annual meetings focused on discrete leasing issues.

**PROFESSIONAL RATINGS**

*Chambers USA*, Real Estate – Band 2, Michigan

**TEACHING ACTIVITIES**

Lecturer, Course on *Real Estate Closings*

- Real Property Law Academy, MI State Bar's Real Property Law Section
- Dates: May 2021; October 2022
- Hours: 50+ for preparation; 3 for presentation
- Description: Instruct newer attorneys on the fundamentals of closing a commercial real estate sale/acquisition.

Panelist, Workshop titled: *Talking 'Bout My Generation*

– *And Yours: The Who and How of Changing Rules in the Practice of Real Estate Law*

- MI State Bar’s Real Property Law Section; Summer Conference
- Dates: July 2024
- Hours: 25 for preparation; 3 for presentation
- Description: Led an informative discussion of generational differences in real estate practice, including current trends and new and emerging technology.

Lecturer, *Real Estate 101: What Every New Lawyer Should Know*

- New Lawyer’s Seminar, Federal Bar Association
- Dates: January 2021; January 2022
- Hours: 20 for preparation; 2 for presentation
- Description: Instruct new attorneys on the basics of real estate law and practice in Michigan.

Panelist, *Homeward Bound 2017–2018: Opening the Closing Statement\**

- Program provided jointly by ICLE & MI State Bar Real Property Law Section
- Dates: March 2018
- Hours: 30 for preparation; 3 for presentation
- Description: Deep-dive discussion of commercial real estate closing statements, including calculating tax proration, allocating costs, FINCEN issues, and cybersecurity.

Presenter, Workshop titled: *Real Estate Ownership: Choice of Entity and the Consequences of Subsequent Transfers\**

- MI State Bar’s Real Property Law Section; Summer Conference
- Dates: July 2014
- Hours: 35 for preparation; 2 for presentation
- Description: Discuss Michigan’s transfer of ownership statutes, including impact of recently enacted amendments.

Program Organizer and Chair, *Making the Smart Gamble: Understanding Commercial Real Estate*

- MI State Bar’s Real Property Law Section; Winter Conference
- Dates: March 2014
- Hours: 35
- Description: Plan and organize the Section’s Winter Conference in Las Vegas, NV, which focused on the legal aspects of redevelopment projects in Michigan, a comparative analysis of the boom and bust of real estate development in Las Vegas, the CMBS market, emerging issues in title insurance following the

recession, and legislative updates.

Moderator and Presenter, Featured Panel Discussion: *The Rules Have Changed, But the Game's the Same: How to Ensure You Still Have the Winning Hand*

- MI State Bar's Real Property Law Section; Winter Conference
- Dates: March 2014
- Hours: 50+ for preparation; 3 for presentation
- Description: Moderated and led a panel discussion of numerous legal issues involved in redeveloping a once-thriving shopping center in Michigan.

Presenter, *Closing the SBA Construction Loan*

- Small Business Administration's Great Lakes Lenders Conference
- Dates: August 2013; August 2014; August 2016
- Hours: 50 for preparation; 3 for presentation
- Description: Instruct SBA lenders on the legal requirements for SBA's 7(a) construction financing.

Panelist, *Homeward Bound 2010–2011: Leasing Fundamentals\**

- Program provided jointly by ICLE & MI State Bar Real Property Law Section
- Dates: May 2011
- Hours: 25 for preparation; 3 for presentation
- Description: Comprehensive deep dive on various aspects of a commercial lease; my particular emphasis was on the substance and interrelation of insurance, indemnity, casualty and condemnation, transfer, and subordination provisions.

#### COMMUNITY SERVICE AND PRO BONO ACTIVITIES

Develop/Update Legal Aid Brochures

- MI State Bar's Real Property Law Section; Pro Bono Committee
- Dates: 2007, 2017
- Hours: 20-30
- Developed and/or updated brochures on Michigan's tax foreclosure process, on the legal requirements for selling and purchasing a home, and on land contracts for use by various legal aid and social service organizations throughout Michigan.

#### POLITICAL ACTIVITIES

None.

#### OTHER MEMBERSHIPS

None.

#### HONORS

*The Best Lawyers in America*, Real Estate Law (2016–2025)

*Chambers USA*, Real Estate (2015, 2018–2024)

*DBusiness Top Lawyers in Metro Detroit*, Land Use and Zoning Law, Real Estate (2011-2012, 2014, 2016-2018, 2020-2024)

*Michigan Super Lawyers*, Real Estate (2013–2024)

Oakland County Executive’s Elite 40 Under 40 (Class of 2014)

*Michigan Super Lawyers*, Rising Star (2012)

*Leadership Oakland*, Class XXI (2012)

ATTACHMENTS

Bio: <https://www.butzel.com/professionals-thomas-kabel>

PERSONAL

Born April 26, 1974

Hobbies include reading classical literature (with an emphasis on Russian literature) and golf.

\* WRITTEN MATERIALS

The following materials are attached:

- Article – *Equitable Subrogation: Why the Refinance Lender’s Security Interest May Not be as Secure as It Thinks*, Michigan Real Property Review (Fall 2007 Vol. 34, No. 3)
- Excerpts – *Homeward Bound 2017–2018: Opening the Closing Statement* course materials
- Excerpts – *Real Estate Ownership: Choice of Entity and the Consequences of Subsequent Transfers* course materials
- Excerpts – *Homeward Bound 2010-2011: Leasing Fundamentals* course materials