



Sandra L. Kelly

Member

Philadelphia

sandykelly@cozen.com | (215) 665-6921

Practice Areas

- Real Estate
- Real Estate Development
- Real Estate Finance

Education

- Temple University—James E. Beasley School of Law, J.D., *cum laude*, 2014
- St. Joseph's University, B.S., *magna cum laude*, 2008

Bar Admissions

- Pennsylvania
- New Jersey

Affiliations

Philadelphia Bar Association

Awards & Honors

- Chambers and Partners USA, Rising Star, 2021; Associate to Watch, 2022; Up and Coming, 2023-2024
** This award is conferred by Chambers and Partners. A description of the selection methodology can be found here. No aspect of this advertisement has been approved by the Supreme Court of New Jersey.*
- Pennsylvania Super Lawyers Rising Stars, 2019-2021
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Sandy's practice focuses on a variety of commercial real estate transactions, including the acquisition, disposition, development, and financing of multi-family properties, industrial sites, office buildings, and other commercial properties. Her practice includes representing real estate clients in general business matters such as entity formation and negotiation of limited liability company agreements and other agreements for a variety of real estate and business endeavors. Sandy is the co-founder of the Philadelphia Bar Association's Large Firm Associate Committee, which was designed to unite large Philadelphia law firms and provide its members with a forum to collaborate and grow together in the legal profession.

Sandy received her J.D., *cum laude*, from Temple University Beasley School of Law and her Bachelor of Science, *magna cum laude*, in elementary and special education from Saint Joseph's University. While at Temple, Sandy was the editor-in-chief of the Temple International & Comparative Law Journal and was the recipient of the Captain Robert Miller Knox Award and the Ethan Allen Doty Scholarship for outstanding contributions to the law school.

Experience

Represented a real estate development firm in the refinancing of the 325-room Hilton Hotel at Penn's Landing in Philadelphia. Negotiations focused on a \$55 million mortgage and a \$20 million mezzanine loan had commenced shortly after the client transferred the hotel to a Hilton flag, which required the funding, preparation, and implementation of a Property Improvement Plan (PIP). This representation included negotiating the incorporation of the PIP into the refinance plan, as well as multi-party negotiations over the subordination agreement between the lenders and the independent manager.

Served as lender's counsel in connection with the origination of a \$75 million mortgage loan secured by approximately 600,000 sq. ft. of Class A office and amenity space within a mixed-use development in Delaware County, Pa.

Represented Pilot Air Freight Corp., a private air freight logistics, package forwarding, and delivery company, in connection with the sale of a controlling interest in the company to ATL Partners and British Columbia Investment Management Corp. The transaction required a complex reorganization of Pilot and its subsidiaries and drew on the experience of the firm's corporate, employee benefits, real estate, intellectual property, tax, and aviation regulatory attorneys.

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