



Partner
Chair, Real Estate Group

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Industries

Education
Infrastructure
Construction
Financial Services
Construction Contracts and Labor
Construction Litigation

Joseph F. Kessler represents contractors, real estate developers, REITs, middle-market companies, public authorities, family-owned businesses, and non-profit corporations in matters of corporate governance, development, financing, construction, leasing, and sales of commercial real estate. Joe has also represented clients in eminent domain proceedings and real estate tax appeals for commercial property owners primarily in the City of Philadelphia.

Joe has experience regarding health care facilities leasing, mixed-use projects, including student housing and parking projects, and green building principles. Joe represented the country's largest title insurance underwriters with respect to title insurance law and complex real estate-related litigation.

Practices

Real Estate
Banking & Financial Services
Public Finance

A committed alumnus of Saint Joseph's University, Joe is a founding member of SJU's Real Estate and Construction Alumni Advisory Board and is a member of the University's Board of Trustees. He has been a guest lecturer at St. Joe's for its real estate courses.

Education

J.D., Villanova
University School of Law, Law Review, 1982
B.A., *summa cum laude*, St. Joseph's University, 1979

Representative Experience

- Represented clients in over a billion dollars of acquisitions, sales or financings in 2017 and 2018.
- Formed and represents a private operating foundation in Bethlehem, PA to preserve Pennsylvania's industrial history.
- Represented a national real estate investment trust in negotiation of a lease in a suburban mall for a health care facility and sale of shopping centers.
- Represented the developer of Walnut Towers (8th & Walnut) in structuring a mixed use condominium project involving acquisition, zoning, condominium documents, refinance of bond financing and, development of air rights, including sale to joint venture for development of a medical office tower.
- Represented the Camden County Improvement Authority in connection with the development of a parking center at Cooper Hospital and student housing project for Rutgers University in Camden, NJ.
- Represents a local WBE general contractor in general corporate matters, as well as

Bar Admissions

Pennsylvania, 1982
New Jersey, 1982
United States District Court Eastern District of Pennsylvania, 1982
United States District Court District of New Jersey, 1982
United States Court of Appeals Third Circuit

construction dispute resolution.

- Represents the National Constitution Center in general corporate matters and after handling all legal representation related to construction of the museum.
- Represented an owner/developer of student housing in the acquisition of a \$100M residential complex adjacent to the University of North Carolina.
- Represented title insurance underwriters and insureds in complex real estate title litigation.
- Represents and counsels \$25M family owned real estate companies in generational planning, problem solving and all real estate activities.
- Represented owners of single assets and portfolios of assets in successful real estate tax appeals.

Client Successes

- Pearl Condominiums

Professional and Community Activities

- Government Affairs Committee Member, General Building Contractors Association
- Fellow in the Construction Lawyers Society of America, 2018
- Legal Counsel, Saint Joseph's University Veterans Entrepreneurial Jumpstart Program
- Member, Saint Joseph's University Board of Trustees
- Founding Board Member, Saint Joseph's University Real Estate and Construction Alumni Advisory Board
- Board Member, Coaches vs. Cancer
- Former Chairman of the Board and President, Green Building United (formerly Delaware Valley Green Building Council) 2015 and 2016 and Sponsorship Chair for Road to US Greenbuild
- Member, American Land Title Association (ALTA)
- Member, Pennsylvania Land Title Association (PLTA)
- Member, General Builders & Contractors Association

Speeches and Presentations

- Author, "[Construction Industry- Succession Planning Reality or Myth.](#)" [Construction Today Magazine, Issue 3, 2019](#) (January 2020)

- Planner, St. Joseph's University Real Estate and Construction Symposium - Philadelphia's Development and (Real Estate) Tax Revolution, Fall 2018
- Moderator, "Disclosure Mandates and Codes: Cities, States and Municipalities," Delaware Valley Green Building Council's 2015 Tri-State Sustainability Symposium, March 6, 2015.
- Moderator, "Healthcare & Higher Education Summit: Incentives and Financial Resources for Sustainability," Delaware Valley Green Building Council, November 18, 2014.
- Panelist, "National Constitution Center: Its History and Construction," National Association of College and University Attorneys Convention, June 20, 2013.
- Moderator, "Transactions Outlook," RealShare Philadelphia, March 7, 2013.
- Moderator, "What You Need to Know About the City's New Zoning Code".
- Panelist, "Building the Capital Stack for Commercial Real Estate 2012".
- Chairperson, Saint Joseph's Real Estate and Construction Alumni Holiday Luncheon.
- Title Insurance Law Symposiums.
- Planner, Presenter, "Managing Clients' Expectations in Volatile Market".

Professional Recognition

- Recipient of the 2016 Timothy R. Lannon, S.J., Real Estate Leader of the Year Award presented by St. Joseph's University on December 7, 2016.
- *Philadelphia Business Journal* Leaders in the Law.
- *Super Lawyers*, 2004 – 2018*.
- *"No aspect of this advertisement has been approved by the Supreme Court of New Jersey."

NEWS / EVENTS

Press Releases

- Allentown Financings Win Bond Buyer Northeast Deal of the Year
- Dilworth Attorneys Named 2014 Pennsylvania Super Lawyers and Rising Stars
- Dilworth Attorneys Named 2015 Pennsylvania Super Lawyers And Rising Stars
- Dilworth Attorneys Named 2016 Pennsylvania Super Lawyers And Rising Stars
- Dilworth Attorneys Named 2017 Pennsylvania Super Lawyers and Rising Stars



JOSEPH F. KESSLER

- Twenty-One Dilworth Attorneys Named 2018 Pennsylvania Super Lawyers and Rising Stars
- Nineteen Dilworth Attorneys Named 2019 Pennsylvania Super Lawyers and Rising Stars

Media Coverage

- Saint Joseph's University Real Estate and Construction Alumni Chapter Recognizes Dilworth's Joseph F. Kessler With The Timothy R. Lannon, S.J. Leader of the Year Award
- Dilworth's Joseph Kessler Speaks at Saint-Gobain LEED Platinum Ceremony and Employee Appreciation Picnic (Segment: 00:31 - 00:51)

Articles

- Construction Today, Issue 2 | 2017: The Business Case for Green Building - Joseph F. Kessler
- Construction Today, Issue 2 | 2018: The State of Commercial Real Estate - Joseph F. Kessler

E-Alerts

- See What's New in PA's Mechanics' Lien Law According to Dilworth Paxson Partner Joseph F. Kessler
- Join Dilworth Paxson Partners Joseph F. Kessler and Rosemary J. Loverdi for Saint Joseph's University's "Philadelphia's Development and Real Estate Tax Revolution Symposium" on Friday, September 28
- Private Contractors Be Prepared
- Dilworth Paxson's Joseph F. Kessler to be a Panelist at "Looming Changes in Accounting for Leases" event on October 23
- SYNTHETIC LEASES RETURN AFTER FASB 842
- Pennsylvania Commonwealth Court Denies Uniformity Challenges to Tax Appeals based on a Monetary Threshold