

Corporate & Real Estate Transactions

Related Practices

Agency Enforcement & Private Party Litigation

Environmental

Environmental Regulatory Compliance

Government Policy & Practice

Real Estate

Site Remediation

Taxation

Related Industries

Automotive Plant & Environmental Issues

Overview

With the purchase a business or property with a potential environmental issue, clients call on Dykema's environmental transactional attorneys to help navigate the liability pitfalls that can quickly turn an attractive deal into a regrettable one. Together with our team's extensive regulatory knowledge, clients benefit from informed and thoroughly considered due diligence to that helps guide decisions about moving deals forward.

Dykema's diverse team includes Environmental, Real Estate, Tax and Government Policy personnel, who work extensively with industrial clients, developers, and municipalities on a wide range of redevelopment projects — particularly Brownfield projects involving the reuse and redevelopment of contaminated industrial and commercial properties. We have obtained millions in state and local Brownfield funding for our clients.

In addition, we have developed a keen knowledge of the various strategies and approaches that can make the difference between success and failure of Brownfield projects. Those strategies focus on such issues such as:

- Identifying likely buyers and redevelopment opportunities;
- Working effectively with and gaining the support of local units of governments for Brownfield projects;
- Cooperation between environmental consultants, land use planners, engineers and developers for creating rational site cleanup and redevelopment plans;
- Negotiating property transactions to maximize Brownfield redevelopment success, and;
- Coordinating Brownfield funding with a variety of other federal, state and local tax-based incentives.

We complement our experience in Brownfield projects with the undertaking of due diligence and drafting/negotiating sale agreement terms for corporate and real estate transactions involving impaired properties. Projects in this space have involved such buildings as industrial company structures, commercial structures, municipal properties and small business buildings.