

## Real Estate Development

### Related Practices

Leasing & Property Management

Real Estate

Real Estate Finance

### Related Industries

Construction Law

## Overview

We marshal our “tremendous amount of resources” and “extensive knowledge” (*Chambers USA*) to provide comprehensive representation to clients active in new real estate development, the redevelopment of existing facilities, affordable housing development and community redevelopment projects. From blueprint to opening day, we identify issues and deliver solutions that meet—and exceed—client needs and expectations.

For nonprofit and for-profit developers, financial institutions, syndicators, and local governments we offer counsel on a variety of development-related issues, such as property acquisitions and sales; site dispositions; tax credit compliance; property tax abatements and exemptions; project planning, developing and leasing; construction contracts and architects’ agreements; dispute resolution; zoning, land use and entitlements issues; the incorporation of “green” and sustainable technologies into a development project; property management and a full-range of financings. We provide comprehensive environmental services that range from site investigation to Brownfield redevelopment.

Our government policy advisors work with our team of real estate attorneys to give clients access to the local, state and federal economic development and tax incentive programs that can help them bring their projects to fruition.

## Experience Matters

- Representing an electric transmission company in all aspects of multi-state expansion of electrical transmission network, including land acquisitions, easements, condemnation actions and development of support sites.
- Representing Frost Bank in a public private partnership with the City of San Antonio and a private developer involving the sale of Frost's downtown tower to the City, a lease back of the tower and the construction of a new office tower in downtown San Antonio.
- Representing CPS Energy in the acquisition and development of its new headquarters facility.
- Represented the construction lender in connection to the development of a four wind turbine, six megawatt electric generating facility. This included structuring the collateral for the construction loan, an assignment of the power purchase agreement and various assignments of tax-credit related capital contributions. Valued at more than \$20 million, the transaction was particularly noteworthy for being the first wind turbine project to use New Market Tax Credits as a primary funding source.
- Represented the City of San Marcos in connection with a public-private partnership for the development of a 250-room hotel and adjacent 80,000 square foot conference facility.
- Represented a national developer in connection with the development and leasing of a major industrial airport and related properties in Fort Worth, Texas.

## Real Estate Development (Cont.)

- Represented a real estate development company in the sale of a mixed-use downtown Chicago development that included 145 luxury residential apartments units with parking, a 261-key luxury hotel and a fine dining restaurant.
- Represented a New York based multi-family real estate fund in connection with sales, purchases, construction and financings of apartment projects throughout the country.
- Oversaw the remediation of the 72-acre Victory Park development in Dallas, Texas and oversaw the contracting for demolition, remediation and construction associated with American Airlines Center and the Victory Park development. This project was the largest EPA Brownfield development in the U.S.
- Represented owners of hospitality and resort properties in acquisitions, sales, management agreements and franchise agreements (and related liquor and other operational issues) nationally.
- Negotiated and guided to completion one of the first Brownfield redevelopments at a federal lead Superfund site.
- Negotiated the redevelopment of a 185-unit affordable housing complex utilizing multiple sources of funding including a \$23 million in state and city funds, \$4 million tax exempt bond loan and \$1 million in Brownfield Credits.
- Represented the owner (and property owners' association) of a prominent business park in Plano, Texas in connection with sales, water rights, restrictive covenants and related development issues.
- Represented a charitable foundation in acquisition and redevelopment of major retail center in Preston Center (Dallas, Texas).
- Represented a Canadian lender and investor in connection with large-scale residential development projects and lending throughout Texas.
- Counsel for a real estate development and construction company in connection with its acquisition and development of an assisted living facility in Colorado, and a proposed 220-unit continuing care retirement community in Michigan. Also assisted in closing a \$42 million construction loan for the development of a 385,000 square foot power center in California. In total, Dykema's representation included negotiation of acquisition, licensing, land use, mezzanine financing and joint venture agreements.

## Publications

"Changes In Transportation Are Poised To Transform Commercial Real Estate"

July 24, 2017

*Commercial Investment Real Estate*

## Speaking Engagements

*The Uniform Condemnation Procedures Act ("UCPA")—Pitfalls and Practical Considerations*, International Right of Way (IRWA), Michigan Chapter, Fall Education Seminar, Inn at Bay Harbor, Michigan  
September 2013