

## Services & Industries

# Real Estate Redevelopment

## OVERVIEW

Our attorneys have long recognized the importance of redeveloping underutilized properties and returning them to beneficial use while resolving contamination issues. We work together with developers, lenders, property owners, and economic development, environmental and land use agencies to accomplish these goals.

We are highly versed in targeting, analyzing and resolving transactional and environmental considerations with redevelopment projects and offer practical solutions to regulatory hurdles. We assist clients in all aspects of property acquisition and development, including zoning, planning and permit proceedings, transfer-related filings, preparation and negotiation of developers' agreements, and applications for tax abatements. Our attorneys bring their familiarity with recent legal and political developments to your efforts in order to maximize the value of a contaminated property while minimizing your costs and liabilities.

Day Pitney attorneys work as a team in a cost-efficient manner, identifying opportunities, securing necessary financing and navigating regulatory requirements. We will assist you as you avoid pitfalls and move from concept to reality. Our real estate attorneys negotiate, structure and document the transaction; our environmental attorneys procure land use and cleanup approvals and oversee the remediation process; and our finance and tax attorneys pursue available funding and tax benefits.

Our professionals have honed their skills on numerous redevelopment projects throughout the Northeast and beyond and have written and lectured on the issues raised by these projects. They are poised to assist you in any or every aspect of a brownfields redevelopment project, whether you are new to the industry or are also an experienced professional.

## EXPERIENCE

- Lead counsel to the developer of the Blue Back Square project in West Hartford, CT, a state-of-the-art \$185 million project comprising more than 500,000 square feet of retail shops, restaurants, cinemas, residential condominiums and office space. In this role, we handled all aspects, including municipal bond issues, environmental investigation and remediation, zoning and wetlands approvals, permitting, property acquisitions, joint venture agreements, financing, condominium documents and related litigation, including appeals.

- Counsel to a national REIT for acquisition of vacant land, environmental remediation, due diligence and litigation, including golf course development, residential condominium development and complex redevelopment of a former Air Force base for multifamily housing.
- Appellate counsel for the Connecticut Conference of Municipalities and 31 other state municipal leagues as amicus curiae in *Kelo v. New London*, a landmark case decided by the U.S. Supreme Court. The Supreme Court held that a municipality can use its power of eminent domain to take property for economic development.
- Counsel to a public utility company with respect to the planning and ongoing construction of a liquefied natural gas facility in Connecticut, including assistance with contract negotiation and environmental, real estate, land use and commercial matters
- Counsel to academic institutions for development of magnet schools, performing arts centers, gymnasiums and other academic buildings, including brownfields redevelopment, construction and architectural contracts, ground leases, tax-exempt bond financing, land use applications, and tax appeals.
- Counsel on environmental remediation and permitting matters to the private developer partnering with the town and state on a mixed-use development on an abandoned, 35-acre brownfields site in Connecticut. Planned construction includes a new commuter rail station and commercial office, hotel, retail and parking facilities.
- Counsel to a global manufacturing corporation and owner of a former manufacturing facility in Colorado in connection with the successful negotiation of liability and property transfer, providing for remediation and residential redevelopment of the facility location.
- Counsel to a major public corporation on environmental and deal-related issues in connection with the disposition of multiple former manufacturing locations in the Southwest.
- Counsel to a national developer of regional shopping centers for environmental remediation and permitting issues associated with a \$100 million redevelopment in Connecticut that required a \$35 million cleanup.

## INSIGHTS

### **2024 Redevelopment Law Institute Seminar**

January 24, 2024

On January 24, Day Pitney Real Estate and Environmental co-chairs Katharine Coffey and Craig Gianetti will be presenting at the 2024 Redevelopment Law Institute seminar.

**"Reimagining Brownfields: Strategies for Successful Redevelopment," Brownfield Coalition of the Northeast**

September 19, 2023

Day Pitney Environmental and Land Use Attorneys Beth Barton and Kirstin Etela will be speaking at the Brownfield Coalition of the Northeast's (BCONE) "Reimagining Brownfields: Strategies for Successful Redevelopment" conference on September 19-20.

### **Wu Outlines Plan to Offer Tax Breaks For Residential Conversions of Office Buildings**

July 13, 2023

*Day Pitney Alert*

### **Reaffirming Deference Owed to Municipal Planning Boards, Appellate Division Rejects Challenge to Liquor Store Approval**

July 6, 2023

*Day Pitney Alert*

### **"Times, They Are a Changin' Commercial Real Estate in a Post-COVID Marketplace," SIOR Connecticut and Western Massachusetts Chapter**

May 11, 2023

On May 11, Day Pitney Real Estate Partner April Condon will be speaking on the "Times, They Are a Changin' Commercial Real Estate in a Post-COVID Marketplace," panel hosted by the Society of Industrial and Office Realtors® (SIOR) Connecticut and Western Massachusetts Chapter at The Farms Country Club in Wallingford, CT.

## **NEWS**

### **The End of Single-Family-Only Home Suburbs? Miami-Dade Zoning Rule Impact Could Be 'Sweeping'**

April 1, 2024

Day Pitney Real Estate, Environmental and Land Use Partner Steven Wernick is featured in the *Miami Herald* article "The End of Single-Family-Only Home Suburbs? Miami-Dade Zoning Rule Impact Could Be 'Sweeping'."

### **Local Distillery Proposes Location in Miami-Dade Warehouse**

March 26, 2024

Day Pitney Real Estate, Environmental and Land Use Counsel Joseph A. Ruiz was featured in the *South Florida Business Journal* article "Local Distillery Proposes Location in Miami-Dade Warehouse."

### **Real Estate Partner Jared Ross Elected to the Board of New England Council**

November 8, 2023

Day Pitney Real Estate Partner Jared Ross has been elected to the Board of Directors of the New

England Council.

## **Day Pitney Land Use Team Represents Spring Grove Property in Approval of Expansion Plans for Nursing Home**

April 24, 2023

Day Pitney Land Use team represented Spring Grove Property LLC before the Borough of New Providence Board of Adjustments in its application for amended site plan, conditional use and variance approval in connection with an addition to its existing nursing home facility, to provide for on-site dialysis and more private rooms.

## **Amanda Curley Awarded Contract to Serve as Hudson County Planning Board Attorney**

April 24, 2023

Day Pitney New Jersey Real Estate Counsel Amanda M. Curley has been awarded the contract to serve another year as the Hudson County Planning Board Attorney.

## **CONTACTS**



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