

Practice Contact

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Brownfield Redevelopment

Vorys represents the entire spectrum of parties in Brownfield redevelopment projects - redevelopers, sellers, lenders, end users, local governments, contractors, and neighboring owners. We combine our environmental, real estate, finance, government incentives, and construction law experience to provide a full range of services. We have double-digit projects with No Further Action Letters and Covenants Not to Sue under Ohio's Voluntary Action Program and have helped many clients successfully obtain Clean Ohio Fund grants, revolving loans, and USEPA grants.

We work on brownfield projects across the nation, with state and USEPA programs applicable in those states and with USEPA regions. Our brownfield experience dates back to the mid 1980's, before the advent of major national and state funding programs and so-called "voluntary" programs. Our practice continues today with active involvement in national and state legislation impacting brownfield reuse. We have served as lead counsel for all redevelopment aspects, including coordinating the selection of contractors, the oversight of environmental investigations and remediation, coordination with owner and architect/design teams, securing local and state tax incentives and/or special grants, acquisition and subdivision/sale/leasing of the subject site, coordinating financing structure and term negotiation, and interaction with local governments and neighbors. Projects include conversion of many different types of former factories, landfills, warehouses, gasoline stations, docks, and other industrial sites into such varied uses as office, retail, flex space, residential, park, and industrial. Our sites have ranged from as large as 400 acres for a massive nine-figure multi-use site and as small as an acre for conversion of a former downtown factory into luxury condominiums.

A key to our approach over the years has been to anticipate complex problems that brownfield projects often encounter and then identify solutions - rather than merely finding problems as they occur and citing regulations which pose barriers to redevelopment. We regularly work with other law firms, corporations, and financial institutions from across the nation (and globe) on complex, multi-party brownfield transactions.