

Limited state and federal resources in recent years have heightened the need for innovative approaches to take community development projects from the drawing board to completion. Calfee has become a leader in counseling clients on the development of projects requiring the cooperative use of public/private resources. The firm's experience in real estate, partnership law and taxation, and commercial and municipal finance, combined with broad experience in governmental matters, has enabled us to assist clients in developing programs that are models of public and private sector collaboration.

In addition to providing the traditional real estate and financing representation that these projects require, Calfee attorneys bring a unique understanding of the public sector derived from years of professional experience in public law and finance and government relations. This background provides the firm with significant strength in advising clients on programs requiring government involvement.

Representative Experience*Real Estate*

- > Master development programs
- > Joint ventures and syndications
- > Site acquisition and control
- > Building and zoning compliance
- > Environmental due diligence and compliance

Governmental Relations

- > Analysis of public policy perspectives
- > Legislative strategy, development and implementation
- > Creation of coalitions
- > Development of "grassroots" support programs

- > Development of administrative and legislative support programs
- > Legislative activity monitoring and evaluation

Public/Private Financing

- > Public/private investment funds
- > Low income housing credit projects
- > Historic rehabilitation credit projects
- > Conduit financing
- > Tax increment financing
- > Tax abatement
- > Governmental loans and grants

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Representative Projects

- > Served as bond counsel in connection with issuance of tax-exempt bonds secured by tax increment financing payments for a neighborhood urban “life style center.”
- > Assisted Fortune 500 corporation in obtaining commitments for supplemental government loan guarantees to further secure federally guaranteed loans.
- > Served as counsel to three Cleveland public/private investment funds involved in providing over \$100 million of debt and equity funding for area housing, retail, commercial and public improvement projects.
- > Represented utility company in tax-deferred exchange involving two nuclear and five fossil fueled electrical power plans and related assets.
- > Represented public hospital in synthetic lease transaction for new parking garage.