

Public - Private Partnerships

Roetzel's Public-Private Partnership (P3) team specializes in infrastructure development projects with focused legal counsel in financing, contracts, government relations and construction. We collaborate with both public and private sector clients to structure and implement comprehensive development solutions.

Our team brings extensive experience in economic and real estate development projects, and brings in-depth knowledge of incentives, development finance, development structures, real estate, construction, and environmental matters, along with land use and zoning to every project.



What We Do

- Structure capital markets, lease financing, and tax-exempt and taxable financing arrangements
- Develop and manage public-private partnerships and cooperative agreements
- Secure environmental permits
- Bid, negotiate, and resolve claims for construction contracts
- Ensure compliance with federal and state contract requirements for public works projects
- Address labor code requirements
- Apply prevailing wage laws
- Handle surety and warranty issues
- Manage litigation
- Arrange public financing, including tax abatement supported projects

Our Experience

- Advised a Fortune 100 company concerning \$80 million Department of Energy stimulus grant funding for large natural gas user and electricity energy efficiency projects
- Involved in railroad line acquisitions involving Class I railroads; has negotiated property-related agreements and joint facility agreements; and has worked on developing a commuter rail system with governmental authorities
- Provided counsel regarding the acquisition of a parcel of real property owned by a 40-mile railroad line
- Represented Ohio Turnpike Commission in the negotiation and acquisition of private property for purposes of constructing two exits on the Ohio Turnpike
- Developed innovative economic development stimulus programs and prepared the local legislation necessary to implement four economic development capital projects for a major Cleveland suburb; the project required a multitude of infrastructure improvements including roadways, water, sewer, storm sewers, lighting, and other utilities as well as a \$40 million hotel project with a worldwide chain
- Provided negotiation and structuring of a multi-million dollar rail corridor acquisition involving Class I railroads
- Advised port authorities and regional transit authorities regarding rail line acquisitions and related matters
- Intervened on behalf of state authority in dispute regarding the development of a county road extension into a multi-rail area
- Performed negotiation, permit, financing, and environmental work for construction of a 50-acre intermodal facility
- Represented a major petroleum company in connection with the permitting and construction of a petroleum products pipeline

- Represented a large municipality in connection with the permitting of a major roadway project involving impacts to streams and wetlands
- Represented both buyers and sellers in the acquisition of rail lines and rights-of-way, involving the numerous transactions for both main lines and spurs
- Represented a developer in the construction of a \$100 million mixed-use project, combining residential, commercial, and office development
- Represented a state entity in the construction of a \$30 million highway
- Represented a large international airport in a multimillion-dollar expansion
- Represented a general contractor in the construction of a \$15 million commercial retail development
- Represented a municipality in creating, financing, developing, and constructing a new downtown center, including retail, office, new city hall, library, and recreation center
- Represented a large county library system in its \$80 million expansion project
- Drafted legislation, proposed rules, responded to RFP, and negotiated a 10-year agreement, change orders, and two extension agreements for a 14-county, multi-facility motor vehicle emission maintenance and inspection system financed with user-fees that was integrated with the State Bureau of Motor Vehicles information systems
- Assisted in a cooperative effort between a municipality and a private developer in constructing roadway improvements and utility improvements through the use of public financing options and incentives in connection with an office park development
- Negotiated a utility infrastructure agreement for a major corporation with a county and municipality
- Represented prospective bidding group for build-operate-lease toll highway in Florida
- Drafted and negotiated numerous public-private agreements for municipal and county transportation and infrastructure development in conjunction with private development
- Represented a public university as counsel for \$120 million in construction projects
- Represented an oil and gas company in connection with the permitting necessary to construct a 150-mile petroleum products pipeline between two states
- Participated in the preparation of proposal by a team of professionals interested in designing, building, and operating a bridge in Tampa, Florida
- Represented a mining company in Florida and obtained unanimous Collier County Commission approval for a new 1,000-acre mine and an agreement that the County will assist the client in building a four mile "haul" road
- Represented a company that converts thermal energy, from a wide variety of sources, into usable electricity, and assisted the company in securing a \$5 million round of financing and a \$4.3 million grant from the State of Ohio Third Frontier Program