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Real estate experience from the ground up

Carmody represents individuals, developers and investors in a broad range of real estate matters, including acquisitions, sales, financing, leasing, construction, project development, environmental, asset operations and management, and tax and assessment disputes. We also have a long history of representing utilities in related real estate matters.

Some of our specific practice strengths include:

- Planning of new structures and redevelopment
- Project development
- Commercial leases
- Zoning and land use
- Purchase and sale agreements
- Public finance
- Closings
- Environmental analysis/permitting
- Common interest ownership communities
- Construction contracts
- Condominiums
- Landlord tenant disputes
- Title review and insurance
- Boundary disputes
- Adverse possession litigation
- Commercial tax appeals
- Foreclosures
- Easements
- Conservation restrictions and easements
- Eminent domain

In the real estate industry, few decisions are more critical for success than choosing the right partners who can get the deal done. At Carmody, our Real Estate Group has the local presence and market knowledge coupled with the resources, depth and breadth to help you achieve your goals. We understand that every deal is different, and we know how to identify what your project needs and how to get it done.

Real Estate Finance

Financing solutions for today's volatile real estate market

Carmody brings to bear wide-ranging experience and an integrated approach



to meet borrower and lender needs in all types of debt financings, workouts and restructurings. Our experience enables us to customize solutions for today's complex and challenging market to meet your capital needs for property financing. We work with our clients' lenders to structure, negotiate and document real estate financing transactions, including asset-based lending, construction and term loans, security agreements, project financing, loan restructures and workouts, letters of credit, and acquisition financing.

Land Use: Zoning, Permitting & Litigation

Getting projects done

Carmody is one of the leading zoning and land-use firms in Connecticut. Our clients range from major international corporations to local and national developers, non-profits such as churches, schools, hospitals and clubs, as well as private homeowners and municipalities. Whether representing private developers or municipalities, we work closely with town planners and land use agencies to identify potential legal issues early and offer practical, comprehensive solutions.

With a multidisciplinary, collaborative approach that draws expertise from our environmental, tax, finance, corporate, and dispute resolution practices, we are well-known for our ability to:

- Handle diverse zoning and permitting issues, such as complex zone changes, special permit applications, site plan reviews, subdivisions, wetland reviews, coastal permit reviews and variances.
- Represent clients before all municipal boards that have authority in zoning and land use issues, as well as state agencies such as the Office of State Traffic Administration (formerly known as the State Traffic Commission) and the Department of Energy and Environmental Protection.
- Litigate zoning issues in the Superior Court and represent clients in appeals to appellate courts on land-use issues, as we have on numerous occasions.
- Work with development teams including land-use experts, architects, civil engineers, planners, traffic specialists and builders.

Deep insight into government workings

With decades of success and public sector experience, we understand the government, political and policy environments in which the decisions affecting our clients are made. In Connecticut, our unique insight is a result of direct involvement with the state and municipalities.

- Two of our attorneys served as Corporation Counsel for the City of Stamford and one served as Corporation Counsel for the City of Norwalk.
- One attorney served as Assistant Corporation Counsel for the City of Stamford.
- For a period of more than 30 years, members of the firm have represented the Town of Prospect as Town Attorney.
- Members of the firm were engaged as Town Counsel for the Town of Woodbury for more than 25 years.



- Our work for both Prospect and Woodbury has involved significant work on zoning and land use issues and cases for their boards.
- The firm has served as special counsel to other municipalities and municipal agencies in connection with various land use matters.

Environmental

A problem-solving mindset

Carmody's Environmental Group focuses on transactions, regulatory compliance, litigation and alternative dispute resolution. We represent regional, national and international businesses, in addition to municipalities, state agencies, commercial lenders, nonprofit organizations, regulated utilities and private citizens in Connecticut environmental matters. Drawing on the firm's strong municipal, regulatory and business practices, we assist clients with:

- Defense of federal and State of Connecticut judicial and administrative enforcement actions, environmental cost recovery litigation and negotiation of settlements.
- The financing and redevelopment of contaminated properties, with associated permitting.
- Quantifying and managing environmental risks in connection with real estate, stock and asset transactions.
- Compliance advice to industrial, commercial, lending and municipal clients regarding hazardous waste, underground storage tanks, waste water, air emissions, asbestos, lead paint and toxic chemicals.
- Public/private partnerships to redevelop Brownfields and address regional environmental problems.

No matter what the environmental issues may be, we focus on your goals, and strive to manage matters efficiently and in a cost-effective manner.

Condominium & Cooperative

Building value

We represent residential and mixed-use cooperative corporations, condominium associations and boards, as well as developers in all aspects of commercial projects. Our work routinely includes the review and preparation of condominium and owners' association documents, negotiation of construction loans, land use and zoning, condo conversions, commercial leasing transactions, and enforcement of purchase agreements. Thanks to our decades of experience, we can develop the most effective strategies to resolve complicated issues so that we can help you keep matters moving in the right direction.

Affordable Housing

Lawyers for the entire housing development lifecycle



Carmody represents property owners and developers in all aspects of acquisition, development, financing and operation of multifamily housing, including senior housing and affordable housing. We are involved in the entire lifecycle of housing development from the early stages of property acquisition and planning through land use approvals, financing, construction, and sale or rent-up and management. Our attorneys are experienced with the financing programs and regulatory requirements of the U.S. Department of Housing and Urban Development (HUD), the Connecticut Housing Finance Authority and other Connecticut agencies, and municipal governments. We have built and maintained strong relationships with members of the affordable housing development community at local, state and national levels.

Our representations frequently include closing equity investment transactions for low-income housing tax credits and state and federal historic preservation tax credits in addition to the closing of governmental financial assistance, tax-exempt bond loan, state agency financing, and commercial loan transactions. We also have experience with property tax abatements, state housing tax credits, energy efficiency financing, and other incentives for housing development.

Municipal & Government

Connected in Connecticut

We represent numerous governmental and quasi-governmental entities including state and local economic development agencies, state financing authorities, universities and many cities, towns and municipal authorities. Our vast experience spans property acquisitions and sales, financing, leasing, sale/leaseback transactions, land development, construction, property management, planning and zoning and other land use law, environmental law and regulation, title examination and resolution of title issues.

Our Municipal/Government practice encompasses:

- **Municipal Operation.** Charter revision, municipal liability, tax and service districts, Charters, ordinances, agency regulations, Freedom of Information Act.
- **State/Municipal Relationships.** Education; federal, state loan and grant programs; traffic authorities; industrial parks.
- **Intermunicipal Relationships.** Negotiation and structuring of intermunicipal agreements for utility and workforce matters.
- **Land Use Controls.** Zoning, planning, subdivision, inland wetlands; air, water and noise pollution.
- **Land Acquisitions.** Purchases and acquisition by eminent domain; bids, bonds for materials and labor and performance; financing and interim anticipation financing.
- **Open Space.** Acquisition of land, grant applications, enactment of ordinances to promote open space acquisition/preservation, including analysis and resolution of title issues.
- **Environmental Matters.** Recycling, permitting and compliance matters, hazardous waste cleanup and litigation, review of site assessments, air and water regulations, regional refuse disposal districts.



- **Freedom of Information Act.** We regularly counsel our public employers on issues related to the Freedom of Information Act and have defended numerous complaints before the Freedom of Information Commission.
- **Litigation.** Tax appeals, sewer assessments, condemnation, defense of claims, construction litigation, taking claims, civil rights actions based on termination of municipal employees, police misconduct, land use decisions, damages from road abandonment, planning, zoning and wetlands appeals, antitrust, heart and hypertension.
- **Labor.** Negotiation of collective bargaining agreements, grievance and interest arbitration, prohibited practice defense.
- **Employment.** Preventive advice on a variety of day-to-day labor and employment matters, including employment discrimination, Americans with Disabilities Act, sexual harassment investigations and complaints, benefit issues, unemployment and workers' compensation, ERISA, affirmative action, wage and hour matters, privacy issues, drug testing, wrongful discharge issues, personnel policies and safety compliance.
- **Economic Development.** Remediation, demolition (including obtaining federal grants); contracts, including redevelopment and construction agreements, including architects, construction manager, environmental consultants; industrial park rehabilitation, including condemnations, acquisitions and site development.
- **Transportation.** Various contracts with the State and private vendors.
- **Water/Sewer.** Sewer/water projects from inception, including treatment plants and extensions of existing systems; project construction contracts, land use requirements, land acquisitions, condemnations and easements; establishing assessments and use charge procedures; preparing ordinances and regulations; collections; financing and grant programs; and environmental regulation.
- **Public Safety.** Drafting and negotiating contracts.
- **Public Construction Projects.** Roads, sewers, schools, water lines, libraries, police stations, fire stations, recreation facilities, town offices, bidding documents and bid disputes.
- **Municipal Finance/Bond Counsel.** Bond counsel, budget, taxes, special assessments; reserve fund for capital and non-recurring expenses; borrowing - bonds and interim financing; investment of tax funds; use charges.
- **Privatization.** All aspects of privatization of municipal services.
- **Solid Waste Management.** The firm has been involved in numerous resource recovery. projects, has prepared solid waste ordinances and advised on the development of recycling projects.

Tax Assessment & Valuation Appeals

Managing taxable moments

Carmody's Tax Assessment and Valuation Appeals Group understands the process for determining the fair market value of real estate assets, and has experience handling the multitude of issues that affect or influence property valuation.

We work to help property owners pay property taxes based on a fair assessment. In the event there is a need to appeal, our goal is to help our



clients achieve the best possible outcome through settlement or trial. While we are ready to go to court to litigate your cause if needed, we always keep your budget and overall goals in mind.

Construction

Building blocks for success

Carmody understands the difficult and diverse risks the construction industry faces today. Our attorneys guide you through the planning, design, construction and operation of virtually every type of construction project. We represent owners, contractors, subcontractors and sureties in construction litigation disputes. Many of our clients are project owners in the private and public sectors including the State of Connecticut, large and small municipalities, school boards, hospitals and businesses.

We are adept in projects of all shapes and sizes, but have particular experience in the development and construction of energy-related projects throughout the world. We have represented owners, general contractors, and subcontractors in numerous energy-related construction projects. Our experience includes all traditional forms of fulfillment arrangements (e.g., engineering, procurement, and/or construction), AIA and customized documentation, and transactions related to construction (e.g., project and program management, financing facilities, and ownership structures).

Our lawyers are regularly involved in an expanse of transactions from the every-day to the first-of-its-kind. In addition to our role as legal counsel, we add value through our ability to manage large-scale transactions and to formulate and achieve result-oriented strategies. Whether the project is large or small, we draw on the strengths of our cross-trained professionals to deliver efficient and cost-effective services.