

## REAL ESTATE, DEVELOPMENT, & CONSTRUCTION



From public-private partnerships for massive projects like arenas and airports to small land-use deals, we understand the positive impact our clients' real estate, development, and construction projects have on the economy and communities.

Whether a project requires local government connections; a deep understanding of financing and tax credits, document analysis, and drafting; or experienced litigators, we stand by our clients to help them seize opportunities and overcome obstacles.

No matter the size or complexity of the project, the 100+ lawyers on Husch Blackwell's Real Estate, Development & Construction team have the experience and bandwidth to drive client success. We partner with clients in nearly every state, as well as internationally.

### Case Studies

#### CityDeck Landing LLC

What began as a private arbitration regarding a dispute over the construction of an apartment building in Green Bay turned into a case with much larger implications when a subcontractor's insurer filed a separate action in Wisconsin state circuit court seeking a declaration regarding its coverage obligations, as well as a stay of the arbitration until the coverage issues were resolved.

#### U.S. Beef & Platform Ventures

*I have worked with many law firms over 15+ years, and the Husch Blackwell team have proven to be the top firm I have ever worked with in my career. I greatly appreciate their pragmatic, solutions-oriented advice as it shows they truly understand my needs as a client leading a lean legal team in a global company. Husch is simply the best in class.*

— General  
counsel, global  
real estate;  
multinational  
conglomerate —

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When U.S. Beef, formerly the largest franchisee of Arby's restaurants in the U.S., sought to shift its business focus after selling its restaurant assets in December 2018, it partnered with Platform Ventures, an investment firm, to acquire the Plaza Vista Office Building, located on the west end of Kansas City's iconic Plaza District, from EverWest Real Estate Investors. The deal proved to be incredibly complex, and U.S. Beef and Platform turned to Husch Blackwell for guidance in turning their plans into reality.

## Garney Construction

At approximately 1.5 million residents, San Antonio, Texas, is one of the fastest-growing large cities in the U.S. Keeping pace with that growth—particularly the vital infrastructure required to support current and future residents—is a challenge. The San Antonio Water System (SAWS) laid an ambitious plan to ensure that the city had adequate stores of water for the future in committing to the first large-scale public-private partnership (P3) for water infrastructure with the \$3.4 billion Vista Ridge system, a project consisting of the production, treatment, delivery and sale to SAWS of up to 50,000 acre-feet of potable water each year for 30 years.

## Jacobs Engineering Group

Jacobs Engineering had a compelling case on paper for relocating its corporate headquarters from California to Texas; however, such moves are complex, particularly when your company is one of the largest engineering firms in the world with over 50,000 employees. Jacobs turned to Husch Blackwell for assistance in making the move.

## Hunt Development Group

When Travis County, Texas, announced plans to replace the Heman Marion Sweatt Courthouse, which opened in 1931, via an alternative project delivery process, Hunt Development took the lead in putting together a consortium to bid on the project to develop a 430,000-square-foot civil

and family courthouse facility. It called on Husch Blackwell's P3 team to assist in winning the work.

### **Harris County Sports & Convention Corporation**

Harris County—the largest county in Texas and third-largest county in the U.S.—recently embarked on a monumental Climate Action Plan aimed at reducing greenhouse gas emissions by 40% by 2030. A significant step in the plan concerned upgrades to county facilities, including NRG Park, a 350-acre sports and entertainment complex housing NRG Stadium, home of the Houston Rodeo and the NFL's Houston Texans and hosting over 500 events and 5.5 million people annually. The county leases NRG Park to Harris County Sports & Convention Corporation (HCSCC), which operates as NRG Park's landlord. Celebrating its 20th anniversary this year and in need of upgrades to the park's central plant; building automation systems; and controls, water conservation, lighting, and life safety systems, HCSCC looked to tackle its infrastructure needs while finding the most fiscally and environmentally sustainable solution.

### **Netrality Properties, LP**

Houston-based Netrality had entered the Kansas City metropolitan area with the 2012 acquisition of a data center in Kansas City's Power & Light District. In 2021, it identified an 11-acre site in nearby Shawnee, Kansas, that would make an excellent addition to its data center footprint, once it was redeveloped. The prospective site provided an opportunity to accommodate Netrality's customers' increasing capacity demands, and the 10-mile distance between its P&L location and the Shawnee site would allow for one millisecond round trip latency for active-active replication between the two data centers; however, the property had some challenges that needed to be met.

### **Microsoft Corporation**

In November 2017, the state of Wisconsin approved an agreement with Taiwan-based manufacturer Foxconn to build a large plant in Racine County; however, after many revisions and setbacks, the original project never materialized, and ultimately, by 2021, Foxconn and local governments sought to sell a substantial portion of the site. At that time, Microsoft was assessing dozens of properties across the U.S. for the location of a new center and determined that a portion of the Foxconn Racine County site would be an excellent choice. Microsoft's global director of community research and engagement called it "kind of a perfect parcel of land."