



Residential, Commercial and Community Development Projects

Pullman & Comley's Real Estate attorneys have extensive experience with residential, commercial and community development projects. Clients include developers, investors, lenders and municipalities, as well as individuals or family businesses with significant land holdings. Projects include urban redevelopment, brownfields development, affordable housing, historic preservation, waterfront development and mixed-use projects. Working with our Land Use practice, we have extensive experience in guiding development projects through local and state regulatory approvals and working with our Environmental Law and Litigation practice we have extensive experience in managing environmental risk..

Representative Experience

- Representation of developer in all aspects of the development of a golf community in Oxford, Connecticut, including representation in (i) assemblage and acquisition of over 600 acres of land, (ii) obtaining all initial entitlements for an 18 hole golf course and over 400 units of age restricted housing, (iii) acquisition financing and construction financing for the construction of required infrastructure and 18 hole golf course, (iv) creation of unique and complex master community documents under the Connecticut Common Interest Ownership Act in order to facilitate the phased development and sale of the project to multiple developers, and (v) phase sale of the residential development rights over a period of years to a national home builder
- Acted as real estate counsel for construction and development of a new power plant in Middletown, Connecticut which included financing of more than \$1 billion
- Representation of developer in the redevelopment of the main airport terminal building at a local airport, including negotiation and draft of an airport ground lease, seeking and obtaining local zoning permits, negotiation of the pilot payment in lieu of tax agreement and closing on tax exempt bond financing to fund the construction
- Representation of developer in multiple aspects of a large scale redevelopment in Norwalk, Connecticut, including representation in (i) site assemblage, (ii) acquisition and infrastructure financing, (iii) complex renegotiation of redevelopment agreements with the City Redevelopment Agency, (iv) implementation of environmental remediation plan, and (v) large scale leasing
- Creation of Master Planned Community documentation in connection with a major planned redevelopment of the south end of Stamford, Connecticut



Continued

- Regular representation of state agency in financial assistance transactions for economic and community development projects throughout the state of Connecticut
- Local real estate counsel in acquisition and construction financing for low to moderate income housing project financed in part by New Market Tax Credits and Federal Historic Preservation Tax Credits
- Representation of a municipality and related development entities in connection with the redevelopment of a former City Hall financed in part by New Market Tax Credits and Federal Historic Preservation Tax Credits