



Gregory M. Kaskey

Partner

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Greg is the Chair of the firm's Corporate Department. A trusted transactional corporate and real estate attorney, he has decades of experience representing businesses, investors, and developers in a range of transactions and projects. Greg routinely handles the leasing of commercial property, representing both landlords and tenants, and counsels buyers and sellers in all phases of the purchase, sale, and development of commercial real estate. He has led efforts on real estate-related projects for national, regional, and local retailers and developers for projects, including warehouse and industrial facilities, office buildings, hotels, shopping centers and malls, mixed-use developments, and corporate headquarters.

In addition to representing a wide range of clients, Greg's experience includes serving as lead outside real estate counsel for a Fortune 50 consumer products company, managing the company's real estate transactions within the U.S. and Canada. He handled the company's acquisition of more than 450 acres of real estate for a more than \$500,000,000 manufacturing facility, a project publicized as the largest economic development project in the history of the locale state. Greg also represented the company's leasing transaction for the construction and operation of a biomass power generation facility to supply renewable energy and steam, a project valued at more than \$250,000,000. In addition to managing all the company's office, warehouse, industrial, and retail leasing throughout the U.S. and Canada, Greg was also the lead attorney on its large-scale, nationwide build-to-suit lease projects aimed at furthering the company's initiative to consolidate its distribution networks and facilities.

Greg has deep experience serving a wide-range of business sector clients, including serving as lead outside real estate counsel to one of the largest banks in the United States, a national quick-service restaurant chain, an international water treatment and waste management company, and several other companies (national and regional). His ability to be forward-thinking and business-minded has allowed him to build a national practice of advising clients on a variety of complex issues in an ever-changing, fast-paced commercial real estate market.

Greg is a member of the firm's Executive Committee and Board of Directors. In addition, Greg serves as the Chairman of the Board for the firm's full-service title agency, Mercantile Title Agency, Inc., and is the Chair of the firm's real estate committee, which manages Dinsmore's expansive real estate interests.

Services

- Real Estate
- Corporate & Transactional
- Acquisitions & Dispositions
- Development & Zoning
- Financing & Economic Incentives
- Eminent Domain & Valuation
- Leasing & Property Management
- Franchise & Distribution
- Mercantile Title Agency, Inc.

Education

- University of Dayton School of Law (J.D., *cum laude*, 2001)
 - University of Dayton Law Review, research editor (2000 - 2001)
 - CALI Awards (Top Grade) in Administrative Law; Commercial Drafting; UCC-1 (Sales); UCC-2 (Commercial Paper); UCC-3 (Secured Transactions); Basic Real Estate Transactions; and Constitutional Law
- Ohio University (B.B.A., *cum laude*, 1998)
 - Business Pre-Law and Finance

Bar Admissions

- Ohio

Affiliations/Memberships

- Dayton Bar Association
- Ohio State Bar Association
- ICSC, Member
- Dayton Area Chamber of Commerce, Executive Dialogue
- Urban Land Institute
- The Foodbank (Miami Valley), Advisor and Volunteer
- Springboro City Schools' Academic Volunteer Program
- Big Brothers Big Sisters of America, Big Brother
- SICSA, Advisor and Volunteer
- SAY Soccer, Past Board Member
- Springboro Chamber of Commerce, Past Member/Advisor

Experience

Counseled Client Through a Large Real Estate and Construction Project

We represented a client in the acquisition of 450-plus acres of real estate in Martinsburg, W.V. and the construction of a \$500-plus million multi-category manufacturing facility. The project is the largest economic development project in the state's history.

Represented a Consumer Products Company in the Sale of 121 Acres

We represented a large consumer products company in the sale and leaseback of approximately 121 acres of real estate in the greater Cincinnati area. This included the preparation and negotiation of a complex separation plan and agreement involving various shared utilities and facilities.

Served as a Fortune 50 Company's Lead Outside Real Estate Counsel

We served as lead outside real estate counsel for a Fortune 50 company handling acquisitions, divestitures, land use planning and leasing.

Commercial Foreclosure/Receivership Proceedings

Represented regional banks in large complex commercial foreclosure and receivership proceedings.

Real Estate Leasing, Purchase, Sale and Development

Represented Fortune 100 company in various real estate matters, including the leasing, purchase, sale and development of its North American properties.

Conducted Conservation Easement Law Research

We were involved significantly in conservation easement law research, analysis and summation, specifically regarding the highly debated area of amendments to conservation easements. We were also involved in the petition and negotiation for amendments to an existing conservation easement encompassing 1000+ acres of land in Montana and in the process of the creation of two new conservation easements comprised of more than 630 acres of land.

Counseled Client During a Building Acquisition

We were counsel on the acquisition of an \$8.5 million office building in Dayton, Ohio for a rapidly growing, privately-owned company that provides services across the United States.

Commercial Real Estate Litigation; Land Use and Zoning

Represented national restaurant chain in commercial real estate litigation (trial and appellate court levels) and related local zoning proceedings.

Lead Attorney for Multiple \$100 Million Build-To-Suit Leases

We were lead attorney on five build-to-suit leases spread across the United States for projects valued at \$100 million each in furtherance of a nationwide plant consolidation of a large international consumer products company.

Lead Counsel on a \$250 Million Lease Transaction for a Renewable Energy Facility

We served as lead attorney on a \$250 million lease transaction for the construction and operation of a biomass power generation facility in Georgia. The facility will supply the region with renewable energy and steam.

Commercial Real Estate Leasing

Handled retail leasing transactions in various states for shopping center developer.

Real Estate Acquisition, Development, Financing and Leasing

Counsel to automotive dealership partnering with ex-Cincinnati Red Hall of Famer in the acquisition, development, financing and leasing of a Honda dealership.

Zoning

Represented church and parochial school in land use and zoning matters.

Publications

April 4, 2022

New Case Exposes the Risks of Relying on Text Messages to Alter or Create Contracts