



## Kevin M. Detroy

Of Counsel  
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Kevin focuses his practice on real estate. He has extensive experience as a civil litigator, having advised clients on issues including the False Claims Act, qui tam actions, civil and criminal fraud, and government investigations. He has also has experience counseling clients on regulatory compliance and contracting in the health care, pharmaceutical, financial, and defense industries.

Prior to joining Dinsmore, Kevin practiced at the Cincinnati firm Morgan Verkamp LLC.

### Services

- Corporate & Transactional
- Real Estate
- Eminent Domain & Valuation
- Compensation & Benefits
- Development & Zoning

### Education

- Northern Kentucky University, Chase College of Law (J.D., *summa cum laude*)
  - Northern Kentucky Law Review, Editorial Board
- University of Michigan (B.A.)
  - Economics

### Bar Admissions

- Ohio
- Michigan

### Court Admissions

- U.S. District Court for the Southern District of Ohio

## **Affiliations/Memberships**

- American Bar Association
- Ohio Bar Association
- Cincinnati Bar Association

## **Experience**

### **Local Counsel for University Developer**

We act as local counsel for a national university-centric developer, which has a focus on student housing. We obtained concept plan approval for an approximately 11 acre in-fill redevelopment of a former hospital site into a mixed use project known as the *District at Clifton Heights*, adjacent to the University of Cincinnati. The construction value of this project will exceed \$300 million dollars and comprises approximately 1,400 apartment units, 300,000 square feet of retail space (including a theater and other entertainment uses), and a nationally branded hotel. This approval was the culmination of months of neighborhood engagement and collaborative planning with city staff, neighborhood associations, and university stakeholders involving permitted uses, vehicular movement and parking and public spaces.

### **Counseled a Private Equity Fund in the Acquisition of an Industrial Property Portfolio**

We represented a New York-based private equity fund in acquiring an industrial property portfolio comprised of fee simple and ground lease interests in the greater Akron, Ohio market. We were responsible for negotiating a purchase agreement, performing due diligence activities, including analysis of significant zoning concerns, obtaining tenant estoppels, assisting with the structure and commitment of the acquisition financing, including negotiation of all related loan and security documents, as well as ground lease, non-disturbance agreements.

### **Project Counsel to a Global High-Tech Manufacturer**

We served as project counsel to a global high-tech manufacturing company with respect to its acquisition and renovation of an existing industrial facility in Springfield, Ohio. Representation included negotiating an access agreement to facilitate a due diligence pre-start, negotiating a purchase agreement, performing due diligence activities, including zoning analysis, facilitating the procurement of state and local economic incentives, resolving title issues, closing the property acquisition, and post-closing advising the client as to annexation and rezoning of adjacent, undeveloped land.

### **The Banks Project**

Served as owner's counsel to Nicol Investment Company on The Banks project on the downtown Cincinnati riverfront. Representation involves leasing and development matters with national and regional tenants, including first-to-market occupants, as well as the completion of one of the first vertical subdivisions in Hamilton County, Ohio, which distinguished as separate tax parcels the upper floor luxury apartments from the street level retail businesses.