



## R. Elizabeth (Betsy) Emmert

Associate

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Cincinnati, OH

Tel: (513) 832-5460

Betsy is a corporate attorney and focuses her practice on a variety of real estate matters and transactions. She has experience drafting contracts and analyzing leases. She performs due diligence for clients, including reviewing title commitments, surveys, and zoning reports.

She earned her J.D. from the University of Cincinnati College of Law and has a B.B.A. in Marketing from the University of Cincinnati Lindner College of Business, where she was a Lindner Honors-PLUS Scholar. Prior to joining Dinsmore, she served as an extern for Judge Michael R. Barrett in the U.S. District Court for the Southern District of Ohio and worked as a research assistant at the University of Cincinnati College of Law.

### Services

- Corporate & Transactional
- Real Estate
- Leasing & Property Management
- Acquisitions & Dispositions
- Development & Zoning

### Education

- University of Cincinnati College of Law (J.D., *magna cum laude*, 2019)
  - Business Law Concentration
  - Law Review, notes and comments editor
- University of Cincinnati (B.B.A., *magna cum laude*, 2016)
  - Marketing
  - Real Estate (minor)
  - Lindner Honors-PLUS Scholar

### Bar Admissions

- Ohio

## **Court Admissions**

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

## **Distinctions**

- *Best Lawyers®*
  - "Ones to Watch" in Cincinnati for Corporate Law, Real Estate Law (2024)

## **Experience**

### **Representation of Delhi Township**

Dinsmore represents Delhi Township, Ohio, and handled the redevelopment of a vacated shopping center into a 15 acre mixed-use development known as Delhi Towne Square, which includes Delhi Athletic Club, a cultural arts center and event center, preschool rooms for Oak Hills School District, as well as a 180-unit apartment complex. We successfully completed a subdivision of the site, negotiated a 100-year ground lease with the multi-family apartment developer, as well as a lease with Oak Hills School District for classroom space on the site. We also handled the public financing aspects of this project.

### **Provided Counsel to a Church**

We represented a nondenominational church in Deerfield Township, Warren County, Ohio, in obtaining multiple zoning variances to allow for expansion of their assembly building, parking, and vehicular movement areas.