



Richard B. Tranter

Partner
richard.tranter@dinsmore.com

Cincinnati, OH
Tel: (513) 977-8684

Richard is a partner in the Corporate department and chair of the Real Estate practice group. He counsels a variety of clients, including developers, landlords, tenants, corporate owners, manufacturers and investors, with respect to some of the most significant commercial projects in the Midwest. Clients routinely seek his assistance from the inception of a project through the final disposition of the asset.

His depth of experience in navigating the administrative, legal and legislative processes enables him to provide clients with practical insights while achieving their objectives in a cost efficient manner.

Services

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

Education

- University of Dayton School of Law (J.D., 1985)
- Georgetown University (B.A., 1980)

Bar Admissions

- Ohio

Affiliations/Memberships

- Ohio State Bar Association
- International Council of Shopping Centers, Inc.
- University of Cincinnati Real Estate Center, Board of Executive Advisors in Real Estate
- Leadership Cincinnati, XXIII
- Cincinnati Zoo & Botanical Garden, Zoofari past co-chairperson
- Urban Land Institute, Member of Cincinnati Advisory Board
- National Geographic Society Grosvenor Council

Distinctions

- *Best Lawyers*®
 - Land Use & Zoning Law, Litigation - *Land Use & Zoning Law, Real Estate Law*
 - "Lawyer of the Year" in Cincinnati for Land Use and Zoning Law (2016)
- Peer Review Rated AV in *Martindale-Hubbell*
- Ohio *Super Lawyers*®

Experience

Zoning, Leasing, Financing and Sale of Office Building

Dinsmore & Shohl represented Jeffrey R. Anderson Real Estate, Inc. with respect to the acquisition, development, zoning, leasing, financing and sale of Rookwood Tower in the City of Norwood, Ohio.

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 for a Plumbing and Water Cleanup Service

We are serving as project counsel for a plumbing and water cleanup service in the rollout of its prototype for a new service facility. Our responsibilities include negotiating and preparing the purchase agreement, and negotiating utility service agreements, obtaining zoning and related land use approvals, closing the transaction

and ensuring the project remained on schedule to meet our client's objectives. Recently completed projects are located in Dayton, Ohio and Indianapolis, Indiana.

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.

Counsel Client in Fee to Trust Application under the HEARTH ACT

We worked extensively on document origination and preparation for Tribal Trust Land leasing matters in Michigan. These included Tribal code review and analysis, ground lease drafting and negotiation, preparation of a retail sublease template, HEARTH ACT research and analysis, and inclusion of related provisions in leasing documents. We also created necessary development and documents to facilitate land and planning components.

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.

Leasing and Sale of Retail Shopping Center

Represented the owners of Tri-County Towne Center in the lease out and sale of the 200,000+ square foot, \$24.3 million retail shopping center. Representation included the drafting and negotiation of reciprocal easement agreements involving access, parking and utilities rights, maintenance obligations and building limitations between the shopping center and separately-owned outparcels.

Expansion and Development of Local Brewery

Served as project counsel to MadTree Brewing, LLC for the development of an \$18 million production brewery, tap room and event center that will allow for the expansion of its annual brewing capacity from 25,000 barrels to 180,000 barrels. Representation included coordinating due diligence, closing on property acquisition and negotiating development agreements.

Development of Non-Profit Community Health Center

Served as project counsel to a non-profit health care provider for the development of its new \$5.25 million community health center located in the West End of Cincinnati. Representation included securing federal grants and community development financing to facilitate the project, site selection services to ensure compliance with federal grant requirements, coordinating due diligence, title services to clear over \$150,000 in liens from the property, negotiation with the City of Cincinnati to obtain a release of over \$250,000 in additional liens burdening the property, structuring and closing on property acquisitions, negotiating construction contracts, obtaining governmental approvals, leasing out portions of the completed facility in accordance with Stark Law and HIPAA requirements and obtaining real estate tax exemption for the completed project.

Development of Medical Office Clinic

Served as project counsel to a group of physicians for the development of medical office clinic locations for a national dialysis services provider. Representation included structuring and closing on property acquisitions, coordinating due diligence, negotiating development and construction agreements, obtaining governmental approvals and leasing out the completed facility in accordance with Stark Law and HIPAA requirements.

Development of New LaRosa's Restaurant

Served as project counsel for the development of a new freestanding LaRosa's restaurant in Cold Spring, Kentucky. Representation included coordinating due diligence, closing on property acquisition and negotiating easement and development agreements.

Real Estate Tax Valuation Reduction

Represented the client in the filing of a Board of Revision complaint to contest the Hamilton County Auditor's valuation of commercial real estate property and in a hearing held by the Board of Revision regarding such complaint; achieved a 92% reduction in the taxable value of the property.

Real Estate Tax Valuation Reduction

Represented the client in the filing of a Board of Revision complaint to contest the Preble County Auditor's valuation of commercial real estate property originally valued at over \$8 million and in a hearing held by the Board of Revision regarding such complaint; achieved a 73% reduction in the taxable value of the property.

Represented Design-builder in Construction of \$200 Million Mixed Use Development

We represented a design-builder in negotiating and drafting construction and construction-related contracts for a new \$200 million mixed use development in the City of Norwood that includes a parking garage, hotel, theater, and retail shops. The contracts were modified to include new construction reform provisions, which were being implemented during the negotiations phase.

Prepared construction contracts for a major national facilities expansion for a NYSE-traded company

Our client, a national retail services company, undertook a major national facilities expansion. Mr. Hahn prepared the construction contracts for the design professional and contractor, and tailored them to work for a national rollout of each retail location.

Acquisition of 400,000 Square Foot Lifestyle Center in South Florida

A nationally recognized lifestyle developer turned to Dinsmore when it sought to purchase a 400,000-square foot lifestyle center in South Florida near the I-75 corridor just southwest of Fort Lauderdale. An affiliate of Duke Realty was seeking to divest itself of retail holdings as part of its asset allocation strategy. Serving as buyer's counsel, we first structured a joint venture on behalf of our long-time client, Jeffrey R. Anderson Real Estate, which together with a Heitman real estate entity, served as the buyer of the center, known as the [Shops at Pembroke Gardens](#). Next, on behalf of the joint venture purchaser, we handled the real estate components including managing the due diligence and the closing of the transaction, as well as negotiating and drafting the purchase contract, various ECR and escrow agreements. Years earlier, Dinsmore had been responsible for the initial lease-up of the center and successfully negotiated leases with a variety of desirable lifestyle tenants, such as Sur La Table, White House/Black Market, Ann Taylor, Talbots, bebe, Z Gallerie, Chicos, BCBG, Barnes & Noble, Sephora, DSW, Victoria's Secret, and Brio and Brimstone restaurants. Our extensive experience in serving as project counsel for

lifestyle and shopping center projects throughout the country ensured that the buyer was able to proceed in an efficient and timely manner, thereby ensuring the achievement of its transactional objectives.

Representation of A Prominent Real Estate Developer in Multiple Lifestyle and Mixed Use Projects

We have represented Jeffrey R. Anderson Real Estate, Inc. in a wide variety of projects, serving as project counsel with respect to more than \$500 million worth of real estate projects, comprised of retail, restaurant, office, hotel and apartment uses. We have advised the client on land use and entitlements for projects throughout the country, worked to secure financing and create ownership structures, counseled on all facets of development and construction, handled leasing for all varieties of retail and office centers, and handled the sale of centers upon the client's request. Along the way, we have worked with numerous governmental entities to resolve infrastructure issues vital to our client's projects, such as zoning, access and utilities. Among the projects we have worked on include Rookwood Commons in Ohio, where Brownfield sites were redeveloped, and we facilitated the issuance of a Covenant Not to Sue from the Ohio EPA. Overall, we have worked with the client on projects in Illinois, Kentucky, Michigan, Minnesota, Ohio, Florida, South Carolina and Pennsylvania.

Acquisition, Leasing, Financing and Development of a Shopping Center

Dinsmore & Shohl represented Jeffrey R. Anderson Real Estate, Inc. with respect to the acquisition, site development, leasing and financing of Crestview Hills Town Center in the City of Crestview, Kentucky.

Acquisition, Leasing, Financing and Development of Shopping Center

Dinsmore & Shohl represented Jeffrey R. Anderson Real Estate, Inc. with respect to the acquisition, development, leasing and financing of The Shops at Pembroke Gardens, in Broward County, Florida.

Acquisition, Leasing, Financing and Development of Shopping Center

Dinsmore & Shohl represented Jeffrey R. Anderson Real Estate, Inc. with respect to the acquisition, site development, leasing and financing of The Shoppes at Montage in Lackawanna County, Pennsylvania.

Acquisition, Leasing, Financing and Development of Shopping Center

Dinsmore & Shohl represented Jeffrey R. Anderson Real Estate, Inc. with respect to the acquisition, site development, leasing and financing of the Shops at West End in the City of St. Louis Park, Minnesota.

Development, Leasing and Sale of Shopping Center

Dinsmore & Shohl represented Jeffrey R. Anderson Real Estate, Inc. in the development, leasing and sale of Alexandria Village Green Shopping Center in the City of Alexandria, Kentucky.

Government Incentives

Dinsmore & Shohl represented a multi-state developer with respect to Tax Increment Funding ("TIF") eligibility for funding a public parking garage

Governmental Incentives

Dinsmore and Shohl represented national healthcare provider in obtaining Ohio tax credits to develop client's facility for diagnostic healthcare services

Governmental Incentives

Dinsmore & Shohl represented a national pharmaceutical company in obtaining a grant from the State of Ohio to increase production capabilities relating to the pharmaceutical industry. We also represented this client in

obtaining a grant from the State of Ohio for technology research and product innovation relating to the pharmaceutical industry.

Governmental Incentives

Represented regional health care insurer in handling tax abatements for development of client's corporate headquarters.

Governmental Incentives

Represented telecommunications service provider in handling tax abatements for real and personal property for development of client's regional office

Leasing and Financing for Shopping Center

Dinsmore & Shohl represented Jeffrey R. Anderson Real Estate, Inc. with respect to the development, leasing and financing of Deerfield Towne Center Shopping Center in Warren County, Ohio.

Leasing and Financing for Shopping Center

Dinsmore & Shohl represented UAA JV (joint venture between Jeffrey R. Anderson Real Estate, Inc. and P&P Realty d/b/a Urban Active) with respect to the acquisition, zoning, development, leasing and financing of Kenwood Pavilion Shopping Center in Hamilton County, Ohio.

Leasing and Sale of Shopping Center

Dinsmore & Shohl represented Jeffrey R. Anderson Real Estate, Inc. with respect to the acquisition, development, zoning, leasing, financing and sale of Rookwood Commons Shopping Center, in the City of Norwood, Ohio.

Leasing and Sale of Shopping Center

Dinsmore & Shohl represented Jeffrey R. Anderson Real Estate, Inc. in the leasing and sale of Skytop Pavilion in Cincinnati, Ohio.

Leasing and Sale of Shopping Center

Dinsmore & Shohl represented Jeffrey R. Anderson Real Estate, Inc. with respect to the acquisition, development, leasing, financing and sale of Algonquin Commons Shopping Centers in Kane County, Illinois.

Leasing and Sale of Shopping Center

Dinsmore & Shohl represented Jeffrey R. Anderson Real Estate, Inc. with respect to the acquisition, development, leasing, financing and sale of Eastwood Towne Center in Ingham County, Michigan.

Leasing and Sale of Shopping Center

Dinsmore & Shohl represented Jeffrey R. Anderson Real Estate, Inc. with respect to the acquisition, development, leasing, financing and sale of Geneva Commons Shopping Center in Kane County, Illinois

Leasing and Sale of Shopping Center

Dinsmore & Shohl represented Jeffrey R. Anderson Real Estate, Inc. with respect to the acquisition, development, zoning, leasing, financing and sale of Rookwood Pavilion in the City of Norwood, Ohio.

Leasing and Sale of Shopping Center

Dinsmore & Shohl represented Jeffrey R. Anderson Real Estate, Inc. in the leasing and sale of Union Centre Pavilion in Butler County, Ohio.

Zoning

Dinsmore & Shohl represented Presbyterian Church of Wyoming in obtaining zoning approval of client's development plan for expansion of its existing church facility.

Zoning

Dinsmore & Shohl represented regional steel fabricator in obtaining zoning approval of client's non-conforming use for development of a steel fabricating facility with Ohio River dock access

Zoning

Dinsmore & Shohl represented The Procter & Gamble Company to ensure that proposed zoning map and text amendments would conform to existing and future uses of client's property.

Zoning

Dinsmore & Shohl represented Rookwood Partners in obtaining PUD approval for 12 acre mixed use project in the City of Norwood, Ohio.

Zoning and Sale of Shopping Center

Dinsmore & Shohl represented Jeffrey R. Anderson Real Estate, Inc. in the acquisition, zoning and sale of Harper's Station in Hamilton County, Ohio

Publications

January 26, 2018

RFP for Entertainment Venue and RFQ for Banks Developer(s)

March 2, 2012

Real Property Tax Complaints and the Unauthorized Practice of Law in Ohio