

Governmental Entities

Miller Canfield represents and counsels governmental entities on real estate-related matters and has represented local governments throughout Michigan. Our public finance practice has long been recognized as a leader in this area, having completed hundreds of billions of dollars of transactions for governmental entities, particularly in Michigan, Florida and Illinois.

Our coordinated state-wide practice emphasizes a multi-disciplined approach, bringing to bear the talents and creativity of our professionals in a variety of related fields, including **real estate**, **tax**, **environmental** and **bond counsel**.

Governmental services include:

- State and local tax incentives
- Public/private projects, including tax increment financing and tax abatements
- Implementing legislative, regulatory and litigation strategies in jurisdictions throughout Michigan, nationally and internationally
- Construction
- Zoning and land use
- Condemnation
- Casino gaming matters
- Low income/affordable housing projects
- Property tax appeals and exemptions, including representation of taxing authorities

Representative Matters

- Miller Canfield represented the City of Detroit in Mayor Mike Duggan's aggressive plan to assemble 200 acres of land from multiple property owners to make way for a major expansion of the FCA (Fiat Chrysler) Mack Assembly plant located within the City. The project is expected to create up to 5,000 new manufacturing jobs in Detroit. Miller Canfield and the City team had just 60 days to complete and counsel every phase of the project, including due diligence and feasibility, funding for acquisition, initial site preparation (including environmental clean-up and remediation), public approvals across multiple public entities, and negotiating cash acquisitions and complex property exchanges with multiple property owners (without the backstop of acquisition by eminent domain). We completed the property exchanges and subsequent transfers to FCA, and we also helped the City navigate through issues that have arisen during the construction of the expanded Mack Assembly plant. *Business Facilities* magazine recognized the project with its **Deal of the Year Award**.
- Miller Canfield was engaged by the City of Southfield to advise, consult and represent the City in connection with the redevelopment of the Northland Mall site. The City acquired the site, which includes approximately 114 acres, and has demolished many but not all of the improvements previously constructed on the site. The City acquired the site with the hope that it would be able to control the development and fulfill its vision for a major retail and residential area. Our role is to assist the City in negotiations with prospective developers and to document the sale and development agreements in a manner which enables the City to achieve this vision.

Continued

- We counseled the Lansing Board of Water and Light in all aspects of real estate development for its project to build a \$500 million natural gas-fired power plant.