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Services

Environmental

Financial Services

Renewable Energy Development
and Finance

Real Estate

Industries

Aerospace and Defense

Automotive

Construction

Energy

Renewable Energy Development
and Finance

Financial Institutions

Manufacturing

Retail and Hospitality

Education

Vermont Law School, J.D./M.E.L.P.,
2010

Michigan State University, B.S.,
2000

Bar Admissions

Michigan



Matthew J. Greenberg

Senior Attorney

Matt Greenberg is an experienced environmental attorney whose practice is focused transactional, administrative agency, and regulatory matters including advising clients on pressing and complex issues. Combining his legal experience with a background as an environmental practitioner, Matt is uniquely qualified to help his clients navigate and respond to the highly technical and complex body of law applied to the built and natural environment by federal, state, local and international agencies.

His practice includes extensive work in the areas of environmental due diligence in land transactions, wetland mitigation, brownfield redevelopment, site remediation and environmental permitting. His experience also includes advising and negotiating Power Purchase Agreements for various utilities, private developers, public entities and consumers relating to solar-based renewable energy projects, and assisting in the review of environmental due diligence for financing of utility-scale wind generation facilities and natural gas pipeline developments.

Matt's clients come from a broad range of domestic and foreign industries including, but not limited to manufacturing, transportation, energy, real estate, financial institutions and municipalities. As part of his practice, Matthew regularly guides clients through environmental compliance and enforcement actions brought by state and federal regulatory agencies, environmental due diligence in real estate transactions (Phase I and Phase II Environmental Site Assessments, Due Care Compliance planning, Baseline Environmental Site Assessments), Brownfield site redevelopment strategies, environmental response coordination, wetland mitigation, long-term site remediation, facility deactivation/demolition and divestures, risk exposure and mitigation strategies in mergers and acquisitions and alternative energy development. His background includes working with issues

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associated with, among others, the Clean Water Act (CWA); Clean Air Act (CAA); Comprehensive Environmental Response, Compensation and Liability Act (CERCLA); Resource Conservation and Recovery Act (RCRA); Toxic Substances Control Act (TSCA); Emergency Planning & Community Right-to-Know Act (EPCRA); along with the analogous state laws.

Prior to joining Miller Canfield, Matt spent time working as an environmental consultant and serving as in-house counsel to a railcar and environmental services firm. He has also served as an intern for the Honorable Bernard A. Friedman, Senior U.S. District Court Judge for the Eastern District of Michigan. Matt's prior experience enhances his ability to effectively identify, explain, and advise his clients on their most pressing and complicated environmental issues and to find workable solutions.

Representative Matters

Development and Redevelopment

- Assisted the City of Detroit Economic Growth Corporation with the purchase, remediation and sale of impacted land for the new FCA Mack Avenue assembly plant, providing expertise in assessing and allocating environmental liability, coordination and management of environmental consultants and remedial response activities, drafting environmental covenants, easements and land use restrictions as well as identification, explanation and advising the DEGC leadership on the regulatory, statutory and practical factors associated with its environmental-related activities;
- Assisted with the purchase of the RACER Willow Run "Arsenal of Democracy" site located in Ypsilanti Township, providing expertise in the review and drafting of environmental covenants, easements and access agreements, obtaining a federal prospective purchase agreement, and assisting buyer's environmental liability, due diligence and due care obligations; and
- Assisted with developing and executing the environmental strategy and activities associated with purchase and redevelopment of countless brownfield sites for development of a professional sporting arena in Detroit.

Site Remediation and Property Divestment

- Assisted in the management and oversight of the orderly remediation of multiple sites associated with a corporate acquisition that included environmentally impacted sites in several domestic and international jurisdictions;
- Providing expertise on deactivation, demolition and salvage activities at industrial properties, commercial and residential properties.

Renewable Energy Development

- Counsel, advise and negotiate Power Purchase Agreements for various utilities, private developers, public entities and consumers relating to solar-based renewable energy projects; and
- Assist in the review of environmental due diligence for financing of utility-scale wind generation facilities and natural gas pipeline developments.

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State and Federal Agency Enforcement Actions

- Defended client in U.S. EPA enforcement action involving alleged Clean Air Act Mobile Source violations; and
- Defended clients in State of Michigan enforcement actions involving wetland impacts and permit violations.

In-House Representation

- Provide effective in-house legal services for clients with needs that outsize their immediate capacity;
- Coordination with general counsel to undertake a variety of tasks including, but not limited to, contract negotiation, dispute resolution, settlement negotiations, procurement management, risk management, technical staff coordination and alternative energy development.

Honors

Best Lawyers in America, Environmental Law, 2021-present; "Ones to Watch," Environmental Law, 2022

State Bar of Michigan Pro Bono Honor Roll, 2020-present

Professional Activities

State Bar of Michigan, Environmental Section

Michigan Wetlands Association

Michigan Water Environmental Association

Michigan Manufacturers Association, Environmental Committee Member

Civic, Cultural & Social Activities

City of Ferndale Brownfield Redevelopment Authority, Board Member (Former)

Highfields, Board of Directors, Member

Articles

The End of Chevron: Administrative Power Shifts to the Courts

SCOTUS Limits USEPA Authority to Regulate Wetlands Under Clean Water Act

SCOTUS: Chevron, Lord Voldemort, and a Doctrine That Shall Not Be Named

Supreme Court Signals Move Away from Judicial Deference to Administrative Agencies

Environmental Due Diligence in Real Estate Transactions During the COVID-19 Crisis