



**Teresa Metcalf Beasley**

**Member; Chair, Public Law  
Cleveland**

**P: 216.348.5713**

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**Practice Focus**

- Public finance
- Public law
- Economic development incentives and project financing
- Real estate
- Erosion control and Special Improvement Districts
- Social corporate governance and impact investing
- Commercial finance

Teresa is the chair of the firm's Public Law Practice Group, a member of the Real Estate Group and has 25 years of legal experience. She is experienced in bond transactions, economic development incentives, and real estate development and financing. She has served as bond, underwriter's, borrower's as well as placement agent counsel. She has represented private sector for profit and non-profit entities and local, county and state governmental agencies, including municipalities, port authorities, higher education, commercial financing real estate matters, construction, and government relations.

Teresa counsels with respect to all real estate acquisitions, divestitures, leasing, financing and development. She has represented individuals, corporations, non-profits and governmental bodies with all aspects of real estate development including land assembly, planning, zoning, environmental and financing, including public-private partnerships. Teresa's diverse real estate experience allows her to advise on all types of real estate transactions.

She also works with clients in developing and maintaining strong relationships with local and state officials, as well as community stakeholders, to advance clients' legal and legislative matters, particularly for non-profit, and real estate development clients.

Teresa represents small business owners on various legal matters including but not limited to contracts, employment matters, intellectual property matters, litigation, and construction matters.

Teresa is a graduate of the University of Alabama and Cleveland-Marshall College of Law.

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**Representative Cases/Matters**

**Public Finance**

- Served as underwriter's counsel in connection with the issuance of \$26,745,00 County of Hardin, Ohio

- Economic Development Facilities Revenue Refunding and Improvement Bonds (Ohio Northern University).
- Served as underwriters' counsel in connection with the County of Cuyahoga, Ohio \$56,345,000 (tax-exempt) and \$52,720,000 (taxable) Capital Improvement Refunding Bonds.
  - Served as bond counsel to the County of Cuyahoga, Ohio with respect to the issuance of \$43,330,000 Taxable Economic Development Refunding Bonds.
  - Served as underwriters' counsel in connection with the State of Ohio (Treasurer of State) \$68,750,000 Capital Facilities Lease Appropriations Bonds (Administrative Building Fund Project).
  - Served on underwriters' counsel in connection with the issuance of the State of Ohio (Treasurer of State) \$98 million Capital Facilities Lease Appropriation Bonds.
  - Served as underwriters' counsel in connection with the refunding of \$245 million issuance for a regional sewer district.
  - Served as underwriters' counsel in connection with issuance of the Ohio Treasurer of State of a \$98 million fixed and variable rate bond issuance.
  - Bond Counsel in connection with the issuance and sale of \$42MM taxable revenue parking bonds for the construction of an approximately 972-space parking garage and approximately 17,700 square feet of street-level retail and office space in Nashville, Tennessee.
  - Borrower's counsel for \$15 million fiber optic conduit financing.
  - Bond and borrower counsel for \$88,000,000 refunding for Ohio nonprofit corporation.
  - Bond counsel to Cuyahoga County in the issuance of \$137,890,000 sales tax bonds.
  - Placement Agent's counsel for \$103 million parking facility, including construction, real estate and private placement in Tempe, Arizona.
  - Issuer's counsel for \$3.8 million senior housing facility in Trumbull County, Ohio
  - Represented lender in \$45 million loan to New York's Metropolitan Transit Authority.
  - Served as underwriter's counsel in connection with a \$25 million student housing facility in Augusta, Georgia.
  - Served as underwriter's counsel in connection with a \$45 million student housing facility and alumni center in Jackson, Mississippi.
  - Represented the City of Cleveland in connection with a U.S. Housing and Urban Development 108 Loan and Tax
  - Represented the City of Cleveland in connection with a Housing and Urban Development 108 Loan, Tax Incremental Financing and other conventional lending sources in a leveraged New Markets Tax Credit and Historic Tax Credit transaction related to the redevelopment of the East Ohio Gas Company building into a mixed-used commercial development project consisting of housing, retail and parking. This is a \$65 million project with multiple public and private lending sources.
  - Represented the City of Cleveland as a leverage lender and a grantor of a Housing and Urban Development Brownfield Economic Development Grant (BEDI), as well as other city lending sources in a New Markets Tax Credit transaction for the development and construction of a commercial greenhouse located in the urban core of the city, a \$16 million transaction.
  - Served as lender's counsel to the city of Cleveland in connection with a \$30 million Housing and Urban Development loan related to financing of the Flats East Bank project, a \$272 million project with more than 30 sources of financing.
  - Serving as Placement Agent counsel in a \$90 million bond private placement for the construction of a parking garage in Tempe, Arizona.

### Public Law

- Represents various municipalities with respect to tax increment financings (TIFs) and other matters regarding economic development.
- Represents of the City of Warrensville Heights, Ohio, as its Director of Law.
- Played a strategic role in obtaining summary judgment for municipal utility in \$188 million class action regarding alleged customer overcharges. The Court held for the municipal utility on all claims, and completely rejected the theory proposed by the plaintiffs' counsel.
- Represented company in the negotiation of a Project Labor Agreement with the building trade unions to ensure the company would meet its diversity goals.

### Real Estate

- Represents for-profit and non-profit entities with respect to the acquisition disposition and financing of various real estate projects.
- Served as the lead real estate attorney representing Playhouse Square Foundation on the construction and development of its 34-story apartment tower, "The Lumen at Playhouse Square," which consists of 318 apartments, 528 parking spaces and approximately 20,000 square feet of residential amenities.
- Represented a utility provider in the acquisition, development and construction of a training center.
- Represented Group Plan Commission in the redevelopment of Public Square and the construction of a pedestrian and bicycle bridge, Cleveland Ohio.
- Represented Cuyahoga County Public Library in the sale and purchase of real property for construction of new library branches.
- Represented local housing authority in the master lease of its former headquarters as well as other transactional and real estate matters.
- Served as general counsel to a 501(c)(3) District Energy Company, which includes but is not limited to corporate governance, construction, financing, and labor and employment matters.
- Represents small business owners on various legal matters including but not limited to contracts, employment matters, intellectual property matters, litigation and construction matters.
- Incremental Financing in a leveraged New Markets Tax Credit and Historic Tax Credit transaction related to the redevelopment of the AmeriTrust building, now known as "the 9," a \$270 million project with multiple financing sources.
- Represented 501(c)(3) senior healthcare entity in connection with the construction and development of a new headquarters and training center using New Markets Tax Credits, a \$12 million project.
- Represented a managed healthcare company headquartered in Long Beach, California, in connection with the acquisition of a 157,000-square-foot building in Columbus, Ohio, to serve as its headquarters for its Ohio operations, a \$8.5 million purchase.
- Represented a healthcare developer in the acquisition, development and construction of a healthcare rehabilitation facility.
- Represented a large 501(c)(3) healthcare provider in connection with the acquisition, construction, development and implementation of its Vision 2010 plan, a \$1 billion investment, which included the construction of five major medical facilities as well as the expansion of a number of existing facilities.

### Economic Development

## **Teresa Metcalf Beasley**

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- Represented the City of Cleveland in a proposed incentive package for the construction of the \$300 million Sherwin-Williams Company world headquarters in downtown Cleveland. The \$30 million plus economic development incentive financing package included TIF financing, a construction grant of up to \$13.5 million and a job creation grant up to \$11.5 million. For its investment, the city retained more than 3,100 Sherwin-Williams employees on its income tax rolls, plus the possible creation of 140 jobs. The Cleveland public school district also benefits from new property tax revenues, estimated at \$4 million a year.
- Represents developers with respect to tax increment financings (TIFs) and other economic development matters.
- Represented the City of Cleveland as lender in a combined New Markets Tax Credit and Historic Tax Credit transaction for the buildout of commercial office space, a \$7 million transaction.
- Represented developer in connection with the State of Ohio Energy Loan secured by Special Assessment to be levied by the local municipality in the event of a default.

### **Admissions - Court**

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

### **Admissions - State**

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- Ohio

### **Education**

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- Cleveland-Marshall College of Law
- University of Alabama

### **Honors and Awards**

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- Selected for inclusion in *Ohio Super Lawyers* (2022)
- Selected for inclusion in Best Lawyers in America (2020-2022)
- Cleveland-Marshall College of Law- Alumni of the Year (2019)
- Cleveland-Marshall College of Law - Hall of Fame Inductee (2018)
- Crain's Cleveland Business – Notable Women in Finance (2018)
- Savoy Magazine - Most Influential Black Lawyer (2018)
- Ohio's Top 15 Business Women for 2018 by the National Diversity Council
- YWCA Woman of Achievement (2017), YWCA Woman of Professional Excellence (2011)
- Villa Angela-St. Joseph High School Hall of Fame – Inductee (2016)
- Who's Who in Black Cleveland – Honoree (2018, 2016)
- Crain's Cleveland Business – Woman of Note (2014)
- CREW Cleveland Deborah R. Klausner Leadership Award (2008)
- CBC (Cleveland Business Connects) Cover Feature Article (October 2007)
- Kaleidoscope Magazine's 40-40 Club

### **Professional Membership**

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- University Hospitals of Cleveland Medical Center – Board of Trustees
- DigitalC Board of Trustees (June 2020) -- Chair, Advocacy Committee
- Rock & Roll Hall of Fame – Board of Trustees; Member of Expansion Committee
- Cleveland Neighborhood Progress, Inc. – Vice Chair, and Advocacy Committee (June 2018 - Present)
- Downtown Cleveland Alliance – Board of Directors and Executive Committee (2017-Present); Vice-Chair
- In Counsel With Women – Board Member, Secretary and Member of the Executive Committee (2016-Present), Chair, Membership Selection Committee
- National Association of Bond Lawyers – Member; Model Trust Indenture, Letter of Disclosure Counsel, and Model Bond Opinion Committees
- Commercial Real Estate Women (CREW) – Member; Past Presidents Committee
- Women In Public Finance – Member
- Executive Women’s Leadership Forum – Member (2016-Present)
- Bluecoats, Inc. – Member (2015-Present)
- Karamu House – Board of Directors, Chair of Governance Committee and member of Executive Committee (2017 – 2021)
- 5805 Euclid, Inc. (a.k.a. University Hospitals Women’s and Children’s Center) - Board of Directors – Member (2017-2021)
- Leadership Cleveland – Class of 2007
- American Bar Association – Member
- National Bar Association – Member

### **Public Service and Volunteerism**

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#### **Current Public Service and Volunteerism**

- Ohio Treasurer's Office Northeast Ohio Regional Advisory Board
- Team NEO RightSites Council
- The Links, Incorporated (Western Reserve Chapter)
- Delta Sigma Theta Sorority, Inc. (Greater Cleveland Alumnae Chapter) – Member

#### **Past Public Service and Volunteerism**

- Cleveland Foundation - Social Impact Investment Committee
- The Cleveland Foundation – Board of Directors, Chair of the Social Impact Investment Committee, member of the Audit, Finance and Administration Committees and the Grant Making and Community Engagement Committee (2015-2019)
- Laurel School for Girls – Board of Trustees, member of the Governance and Executive Committees (2009 - 2018)
- Cleveland Business Connects Magazine – Advisory Board Member (2008-2017)
- Cleveland Botanical Garden – Board of Directors, Chair, Committee on Governance (2011 - 2017)
- YWCA Circle of Women Committee
- Jack and Jill of America Foundation (Cleveland Chapter)
- Cleveland Foundation – Board Member

- Village Capital Corporation
- Cleveland Metropolitan Bar Association
- Black Professionals Association Charitable Foundation
- A Cultural Exchange
- Cleveland Housing Network
- Universal Sisters: Live Younger Longer Program – Participant
- Cleveland Rape Crisis Center – Sing-Out! Volunteer
- Cleveland Metropolitan Bar Association – Judicial Selection Committee (April 2018 - 2020)

### Alerts

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- States begin to mandate facial coverings in effort to combat COVID-19
- HEROES Act: House of Representatives pass the largest economic stimulus bill in history
- Congress passes \$484B coronavirus relief bill
- Confusion remains as state attorneys general order businesses to shutdown
- Ohio to extend stay-at-home order until May 1
- CARES Act: An early analysis of the historic Coronavirus Aid, Relief and Economic Security Act
- Ohio non-essential businesses forced to close through April 6

### Blog Posts

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- Congress passes the American Rescue Plan after multiple delays
- Ohio governor signs bill spearheaded by Senator Dolan, allowing "Benefit Corporations"
- House of Representatives passes emergency USPS legislation
- President Trump bypasses Congress and introduces four new executive actions to address COVID-19
- Senate Republicans introduce a new stimulus package: The HEALS Act
- Moving Forward Act passes through the House of Representatives but faces uncertain future
- Digesting the Moving Forward Act's expansive public finance provisions
- House of Representatives Democrats push for complete overhaul of America's infrastructure in new Moving Forward Act
- Ohio Department of Health modifies the Stay Safe Ohio Order: What actually changed?
- Ohio set to expand civil immunity measures: What the healthcare industry and other businesses should watch for
- Ohio businesses move towards a slow and restricted reopening
- Ohio set to begin phased reopening Friday, May 1
- States reopening despite federal guidelines
- A timeline for returning to normal: When will each state reopen?
- Only limited construction projects permissible under Michigan stay-at-home order
- Comparing stay-at-home orders: Permitted activities in one state may be a violation in another
- Available state resources and incentives
- Floridians ordered to stay home with exceptions to perform essential activities through April 30
- New businesses and workers considered essential under updated CISA guidelines
- Ohio elections, taxation, open meetings, water utilities and more: Public entities affected by sweeping state

## Teresa Metcalf Beasley

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COVID-19 response

- Navigating a stay-at-home order: Is your business non-essential?
- Michigan non-essential businesses forced to close through April 13
- Illinois non-essential businesses forced to close through April 7
- Navigating through economic instability and COVID-19: SBA economic injury disaster loans
- COVID-19: Navigating a state's open meetings act

### News

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- McDonald Hopkins attorneys selected to 2022 Ohio Super Lawyers and Rising Stars Lists
- Teresa Metcalf Beasley selected to transition team for Cleveland Mayor-Elect Bibb
- McDonald Hopkins attorneys play key roles in Urban Land Institute's two-day Technical Assistance Panel
- 50 McDonald Hopkins attorneys recognized in The Best Lawyers
- Teresa Metcalf Beasley named Vice Chair of Downtown Cleveland Alliance Board
- Lawyer of the Year honorees Riley and Welin among 42 McDonald Hopkins attorneys recognized as 2021 Best Lawyers
- Major disaster declaration critical to Ohio governments
- 41 attorneys from McDonald Hopkins recognized as 2020 Best Lawyers®
- Teresa Metcalf Beasley joins McDonald Hopkins as chair of the Public Law Practice Group

### External Publications

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"Inclusive Law Firm," Cleveland Bar Journal, March 2020

### Events

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- Public Law in Practice - Ransomware and Wire Fraud: Everything You Need to Know to Protect Your Organization | Tuesday, August 3, 2021
- The Art of the Deal: Van Aken District | Tuesday, May 11, 2021
- PPP Loan Forgiveness & Going from Brick and Mortar to Virtual | Wednesday, September 16, 2020
- Navigating Troubled Waters For Higher Education : Liquidity Management & Bank Covenants | Thursday, June 25, 2020
- Ohio Treasurer's COVID-19 Community Response Initiative: A Virtual Forum with Robert Sprague | Thursday, June 18, 2020
- Ready to Restart: Employment Law Reopening Readiness, Risks & Responses | Thursday, June 4, 2020
- Special Improvement Districts: Types, Municipal Role, and Financing | Tuesday, March 3, 2020

### Speaking Engagements

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- Women in Leadership Panel, City Club Cleveland, June 21, 2022
- 6th Annual Cleveland Commercial Real Estate Summit, Anchor Cleveland, August 13, 2020
- Courage to Succeed Women's Conference 2019, Federal Reserve Bank Cleveland, October 18, 2019
- A Commercial Real Estate Forum, Accelerate Cleveland, October 17, 2019
- Paul J. Everson Real Estate Center 2018 Conference, Cleveland State University, October 25, 2018
- "Growing Into My Big Girl Shoes," WINCleveland, March 2018

- The Women in Industry – Featuring the female leaders who inspire our industry,” Society for Marketing Professional Services, Cleveland, Ohio, September 2017
- “Expanding Your Business in Today's Political & Economic Climate - The Current State of Affairs & Public Policy That Impacts Your Business,” The Presidents’ Council 2017 Annual Conference, Cleveland, Ohio, August 2017
- “Is Your Financial House in Order? Or Things I Wish I Had Known When...,” Union Club of Cleveland Engaging Women’s Committee Event, Cleveland, Ohio, 2016
- Panelist, Sigma Pi Phi Fraternity Tau Boule Professional Development Series
- International Economic Development Council’s Annual Conference IGNITE Women’s Mentoring Luncheon
- Flourish Cleveland Conference for Women in Leadership
- Cleveland Professional 20/30 Club’s “Ladies Who Lead” Professional Women’s Forum, 2015
- Ohio Diversity Council’s Women in Leadership Symposium, 2015
- Keynote Speaker, Case Western Reserve University’s Black Law Students Association “Black Ties” Event, 2014
- International Women’s Day, URS Cleveland, 2014