

Volunteer Attorney Accomplishment for Internal and External News

Date: February 28, 2019
Names of Attorneys: Jonathan Jacobs, Ramsay Randall*, and Richard Stempler
Name of Firm: Dentons US LLP
Client Served: Greater Jamaica Development Corporation

Accomplishment: Guided Greater Jamaica Development Corporation (GJDC) through extensive contract negotiations and ultimate closing for sale of real estate property, securing funds to further GJDC's mission and enhancing the neighborhood for all.

Specific Case Highlights: Since its founding in 1967, GJDC has been transforming downtown Jamaica, Queens, into a dynamic center of commerce with business and government services and cultural and higher education opportunities. GJDC serves the half a million people who use the Jamaica Center and those who own and operate its facilities and provides technical and financial assistance that fosters the growth of local commercial and industrial interests and encourages residential investment.

In 2016, GJDC issued a Request for Proposals (RFP) relating to the sale of property for development into a mixed-use project intended to attract visitor, residential, and commercial activity to the 168th Street corridor. GJDC requested legal assistance in the negotiations of the purchase, sale, and any further ancillary agreements with the selected developer.

Dentons US LLP attorneys **Jonathan Jacobs, Ramsay Randall***, and **Richard Stempler** volunteered to assist GJDC with these negotiations. The Dentons team, expertly led by Richard Stempler, advised GJDC over a period of more than 18 months through the process of selecting the purchaser, subsequent contract negotiations, and ultimately closing the sale by GJDC. The Dentons team also advised on a seller-financed element to the transaction, coordination with the release of the property from liens attributable to GJDC's general revenue bonds, and interim continuing parking management arrangements. The new 500,000-square-foot project on a parking lot at 168th Street and 90th Avenue is expected to include about 50,000 square feet of commercial space on the ground floor and at least 350 mixed-income units with a percentage reserved for local artists.

Justin Rodgers, GJDC Managing Director of Real Estate & Economic Development, said that "Jonathan Jacobs and Ramsay Randall work[ed] with us for over a year, [during which] the terms of the deal changed twice." Justin further emphasized that "they always looked out for our best interests and what was beneficial to us...They were just terrific" and even worked remotely while visiting family over the holidays. GJDC President Hope Knight expressed further optimism about this project, stating, "This site presents a tremendous opportunity to create a transformative project that will be key in Jamaica's resurgence."

About Lawyers Alliance: [Lawyers Alliance for New York](http://lawyersalliance.org) is the leading provider of business and transactional legal services for nonprofit organizations and social enterprises that are improving the quality of life in New York City neighborhoods. By connecting lawyers, nonprofits, and communities, Lawyers Alliance for New York helps organizations to develop affordable housing, stimulate economic development, promote community arts, strengthen urban health, and operate and advocate for vital programs for children and young people, the elderly, and other low-income New Yorkers. During the past year, staff attorneys at Lawyers Alliance worked with more than 1,900 volunteer attorneys to represent approximately 660 nonprofit clients on 1,200 matters.

Inquiries: Please contact Marketing and Communications Director Emily Crossan at 212-219-1800 ext. 233 or ecrossan@lawyersalliance.org.