



Chad Arfons

Member

Cleveland

P: 216.348.5455



Practice Focus

- Colleges and universities
- Commercial finance
- Economic development incentives and project financing
- Energy
- Real estate
- Solar energy development
- Erosion Control and Special Improvement Districts

Chad focuses his practice on real estate and commercial finance. He specializes in community development and project financing using capital campaigns, federal, state and local grants and loans, historic preservation tax credits, renewable energy tax credits, and new markets tax credits. Chad counsels developers, investors, nonprofits, and institutions of higher education in real estate acquisition, financing, leasing, development, construction, management, and disposition. His extensive experience also includes representing financial institutions and borrowers in financing transactions.

Chad earned a J.D. from Tulane University Law School in 1997. He graduated from the University of Akron with a B.A. in 1994.

Representative Cases/Matters

- Represented an institution of higher education in all aspects of its \$35 million rehabilitation and modernization of a historic building, including development agreements, construction documents, commercial debt financing, obtaining and syndicating federal historic rehabilitation tax credits, state historic rehabilitation tax credits and new markets tax credits, applying for and complying with the requirements of state and federal grants and subsidies and assisting with capital campaign activities
- Represented publicly-traded financial institutions in equity investments in, and secured construction loans and bridge loans for, historic rehabilitation projects
Represented owner in the development of a LEED Platinum boutique hotel and conference center, utilizing new markets tax credit financing
- Represented a purchaser in structuring and negotiating a pre-paid power purchase agreement and in all aspects of the 2.2MW solar photovoltaic project, including negotiating and documenting the project site lease, bridge loan financing, security interests, and interconnection agreement and reviewing the EPC

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contract and operation and maintenance contract

- Represented national financial institutions in numerous real estate, asset-based and historic rehabilitation tax credit and new market tax credit loan financing transactions
- Represented a leading private liberal arts college in the redevelopment of a historic theater for use as a modern commercial movie theater and for educational advancement purposes financed in part with federal historic rehabilitation tax credits, state historic rehabilitation tax credits and new markets tax credits
- Represented Ohio universities in the complete rehabilitation of historic dormitories utilizing federal historic rehabilitation tax credits and state historic rehabilitation tax credits to supplement the universities' capital campaigns
- Represented a national banking association in multistate acquisition, leasing and sale and lease-back of bank branch offices
- Represented a financial institution in numerous loans made to a joint venture of a national developer and a publicly traded institutional investor for the acquisition and development of retail, multi-family residential and mixed-use real estate projects throughout the country
- Represented local developer in redevelopment of historic urban office buildings

Admissions - Court

- U.S. Tax Court

Admissions - State

- Ohio

Education

- Tulane University Law School
- The University of Akron

Honors and Awards

- Named one of the *Best Lawyers in America* (2013-2021)
- Selected for inclusion in *Ohio Rising Stars* (2005-2009, 2011)
- AV Peer Review Rated by *Martindale-Hubbell*

Professional Membership

- Ohio State Bar Association
- Cleveland Metropolitan Bar Association
- Case Western Reserve University School of Law (Adjunct Professor)

Public Service and Volunteerism

- Historic Gateway Neighborhood Development Corporation (Board of Directors)

- Cleveland Restoration Society (Board of Directors)

Alerts

- Multistate Tax Update: December 3, 2015
- New export control reforms could impact R&D efforts at your college or university

Blog Posts

- Introducing Chad Arfons of McDonald Hopkins

News

- Lawyer of the Year honorees Riley and Welin among 42 McDonald Hopkins attorneys recognized as 2021 Best Lawyers
- MH serves as counsel in second solar project of the year
- 41 attorneys from McDonald Hopkins recognized as 2020 Best Lawyers®
- McDonald Hopkins holds discussion to examine impact of tariffs on U.S. solar development
- 35 attorneys at McDonald Hopkins selected for inclusion in Best Lawyers® 2018
- Charter Steel to add new mill near Cleveland
- 39 attorneys at McDonald Hopkins selected for inclusion in Best Lawyers 2017
- 41 attorneys at McDonald Hopkins selected for inclusion in Best Lawyers® 2016

Events

- The Aerozone Innovation Hub Opportunity Zone | Tuesday, April 30, 2019
- U.S. Solar Development in a Tariff World | Tuesday, April 24, 2018
- Going Solar in Ohio and Beyond | Tuesday, June 27, 2017
- AIA Akron & Akron-Canton CSI Chapter Meeting | Thursday, January 14, 2016