Gregory A. Gorospe

Partner

greg.gorospe@icemiller.com
614 462 1042

Greg Gorospe is a partner in Ice Miller's Real Estate, Environmental & Energy Law (REEL) Group. He helps clients obtain zoning approvals and other entitlements; assemble joint ventures; obtain or issue loans; acquire and dispose of assets and portfolios; negotiate construction contracts, development agreements and leases; and navigate workouts and distressed asset transactions. Greg has extensive experience in the multifamily housing, cannabis, telecommunications, health care and retail sectors and with public/private partnerships.

Greg counsels clients on all sizes of transactions, including some that are very complex. Greg counseled a hospitality-centered investment firm with respect to the development of and obtaining substantial incentives for its 32-story, mixed use project in Columbus known as the Merchant Building. He represented Verizon in its $5 billion lease–leaseback of over 11,000 U.S. cell towers and has counseled most of the other U.S. carriers and some foreign carriers in similar transactions. Greg has negotiated multiple, compatible debt facilities for clients like Sprint and Nextel, helping them to create solid financial structures out of a web of facilities including credit lines, revolvers, high–yield and investment grade debt issues, export facilities and inventory and receivables financings. Greg has helped legalized cannabis businesses in Ohio and other states with their land use and other real estate needs.

Greg negotiates leases for tenants and landlords in malls, strip centers, office parks, hospital campuses and warehouses. During his time as the Executive Vice President and General Counsel for WP Glimcher, he helped develop strategies to renovate, lease, acquire and dispose of Glimcher's mall, life–style center and strip center properties. He also gained an appreciation for the complexities faced by executives, boards of directors, general counsels, and in–house legal teams, an experience which informs his service to such clients today.

Education

- The Ohio State University (B.S., 1989)
  - Marketing
- The Ohio State University Moritz College of Law (J.D., 1993)

Services & Industries

- Housing Affordability
- Banking & Financial Services
- Cannabis
- Construction
- Data Centers
- Finance
- Leasing
- Mergers & Acquisitions
- Outside General Counsel
- Real Estate
- Real Estate Financing

Admissions

- Ohio

Professional Affiliations

- International Council of Shopping Centers
- Ohio State Bar Association
- Columbus Bar Association

Awards & Honors

- *The Best Lawyers in America*®, Real Estate Law, 2024-2026

Community Involvement

- Board Member, Asian Pacific American Bar Association of Central Ohio, 2009-present
- Advisory Board Member, Buckeye Leadership Fellows Program, 2014-present

Key Matters

Representative Transactions

- Represented Greystar Residential, Mill Creek Residential, Trammell Crow Residential, Westwood Residential and other multifamily developers in billions of dollars worth of transactions for the development or disposition of multifamily apartment and condominium communities in widespread locations across the continental U.S.
- Represented Mill Creek Residential with respect to obtaining funding from industrial development authorities in New York and New Jersey, including tax increment financing.
- Represented Mill Creek Residential in the formation of a build-to-core development fund to develop and hold multifamily residential projects.
- Represented Trammell Crow Residential in the disposition of dozens of its apartment communities.
- Represented Verizon in its $5 billion lease-leaseback of over 11,000 cell towers in its U.S. cell tower portfolio.
- Represented Materion in the negotiation of a gold-denominated loan and a variety of precious metals and copper facilities.
- Represented the owner of a New Jersey mega-mall in the lease-out of 4.8 million square feet of retail, dining, sports and entertainment space.
- Represented a national bank in the development of a data center and the protection of the data center under the U.S. Department of Homeland Security’s National Infrastructure Protection Plan.
- Represented The Ohio State University with respect to its $483 million long-term lease and concession agreement for the university’s parking operations.
- Represented developers or banks in the work-out of various loan facilities.
- Represented non-profit and for-profit hospital systems with respect to the development, leasing, acquisition or disposition of a variety of hospitals, ambulatory care facilities, surgical facilities and medical office buildings.
- Represented a retailer in the disposition of one of its brands, including over 100 retail locations.
- Represented a retailer in the sale-leaseback of a dozen of its retail facilities and its warehouse facility.
- Represented Sprint, Nextel and other issuers in dozens of transactions for the issuance of over $40 billion of high-yield and investment grade corporate bonds.

- Represented Nextel in the spin-off of its international business into NII, Inc.
- Represented a national bank in the work-out of a distressed loan and the taking of an equity position in the borrower.

Success Stories

Ice Miller Represents Korean Client in Financing $540M Solar Project in Texas
Ice Miller represented the Korea Overseas Infrastructure & Urban Development Corporation (KIND), in connection with financing of the LUCY Solar Project, a 455 MWdc (350 MWac) utility-scale solar facility located in Concho County, Texas, with the "Team Korea" consortium. KIND is an organization established by the government of the Republic of Korea to proactively support Korean companies in investing in global infrastructure development and investment projects through public-private partnership (P3) models.

The project, which broke ground this July, marks a significant milestone for KIND and the broader Team Korea consortium as one of the largest Korean-led renewable energy investments in the United States to date at $540 million. The Team Korea consortium includes KIND, Hyundai Engineering & Construction Co. Ltd., Korea Midland Power Co., Ltd. (KOMIPO), Hyundai Electric & Energy Systems, Export-Import Bank of Korea (KEXIM), Korea Trade Insurance Corporation (K-SURE), and Korea Development bank (KDB).

The LUCY project is expected to generate approximately 926 GWh annually, supplying clean energy to an equivalent of 260,000 households. The financing secured by KIND and other investors is an excellent example of how public-private collaboration can play a leading role in the global expansion of the domestic renewable energy industry.

Ice Miller Business partner Sean Kim and Real Estate, Environmental & Energy Law (REEL) partner Greg Gorospe represented KIND in securing the financing critical to funding this project.

Thought Leadership

December 22, 2020
PPP 2.0: What You Need to Know

October 6, 2020
SBA Issues Guidance to Paycheck Protection Program Lenders with Procedures for Changes of Entity Ownership Transactions Involving PPP Borrowers

August 11, 2020
The SBA Opens Its Loan Forgiveness Portal

June 19, 2020
PPP Loan Forgiveness: SBA Releases Revised Application and “EZ” Application

June 16, 2020
Main Street Lending Program Goes Live

June 12, 2020
SBA Releases Revisions to PPP Loan First Interim Final Rule

June 4, 2020
Paycheck Protection Program Flexibility Act of 2020

May 17, 2020
SBA Releases Paycheck Protection Program Loan Forgiveness Application

May 14, 2020
UPDATE: SBA Further Extends PPP Repayment Safe Harbor Date from May 14, 2020 to May 18, 2020

May 13, 2020
SBA Issues Guidance on Borrowers' Good Faith Certification of Need for PPP Loans

May 6, 2020
SBA Extends May 7 Safe Harbor Date to May 14, Will Issue New Guidance

May 6, 2020
The Federal Reserve Updates Its Main Street Lending Program

May 3, 2020
One Week Brings Big Changes to the Paycheck Protection Program

May 1, 2020
The SBA Places $20 Million Aggregate Limit on PPP Loans to Corporate Groups

April 28, 2020
SBA Issues "Good Faith" Certification Guidance and Treasury Announces PPP Loan Audits

April 16, 2020
UPDATED: COVID-19 - Summary of Federal Loan Programs

April 14, 2020
Summary of the Main Street Lending Program

April 10, 2020
Comparison of the Main Street Lending Program and the Paycheck Protection Program

April 10, 2020
Main Street Business Lending Program

April 9, 2020
Independent Contractors – Paycheck Protection Program

April 1, 2020
SBA Issues Additional Guidance on Paycheck Protection Program

Speaking Engagements

- "Applying for Paycheck Protection Program Forgiveness," Indiana Chamber of Commerce, June 2020
- "PPP: Practice Perspectives and Pointers," Maloney + Novotny, May 2020
- "PPP Loan Forgiveness," Ice Miller LLP, May 2020
- "So I have a PPP Loan – Now What?," Assurex Global, May 2020
- "Maximizing Loan Forgiveness under PPP," Katz Sapper & Miller webinar, May 2020

- “The CARES Act: The Legal and Tax Implications of the Nation's Largest Ever Economic Stimulus Package,” Indiana Housing Conference, April 2020
- “Coronavirus Relief Package Update,” Indiana Senate Webinar, April 2020
- “CARES Act – Forgivable Loan Program, Explained,” Katz Sapper & Miller Webinar, April 2020
- “CARES Act Relief Package,” Ohio Senate Webinar, April 2020
- “Applying for PPP Loans,” Ice Miller LLP Webinar, April 2020
- “Paycheck Protection Program,” Ice Miller LLP Webinar, April 2020
- “CARES Act Loan Programs,” Ice Miller LLP Webinar, April 2020
- “Business Ethics,” Buckeye Leadership Fellows, January 2019
- “Improving your Business with Bias Interrupters,” Ice Miller LLP, December 2018
- “Real Estate Leasing,” Ice Miller LLP, December 2018
- “Networking and Cocktail Party Etiquette,” Black Law Students Association, September 2018
- “Unconscious Bias,” Ice Miller LLP, October 2017
- “Service and the APA Attorney,” Asian Pacific American Law Student Association, April 2017
- Moderator, “General Counsel Perspectives on Diversity & Inclusion,” Asian Pacific Bar Association, April 2016