



Stephen Intihar

Partner



Steve Intihar has a practice emphasizing commercial real estate law, including representation of financial institutions in connection with construction loans, permanent loans, letter of credit facilities, loan restructuring and loan participations, and syndications. He also provides representation in connection with acquisitions and sales of office, industrial, retail and multi-family projects, and in negotiating and drafting of leases on behalf of commercial landlords and tenants, and other general real estate matters.

Bar Admissions & Activities

- Member, Columbus Bar Association
- Member, American Bar Association
- Member, Ohio State Bar Association Real Property Law Section Council and Legislative Review Committee

Education

- The Ohio State University (J.D., 1993); Order of the Coif; Articles Editor, *Ohio State University Law Journal*
- Brown University (Sc.B., 1988)

Awards & Recognition

- Listed, *Best Lawyers in America* (Real Estate Law), 2006–2023
- Recognized, *ChambersUSA*, Real Estate - Band 3, 2023
- Columbus Lawyer of the Year, *Best Lawyers in America* (Real Estate Law), 2021
- Listed, *Ohio Super Lawyers* (Real Estate: Business), 2008–2014
- Rated, BV Distinguished, Martindale-Hubbell

Presentations & Published Works

- Speaker, "Developing Property for Economic Growth," Bricker & Eckler Webinar, September 9, 2020

CONTACT INFORMATION

614.227.2376
sintihar@bricker.com

COLUMBUS OFFICE

Bricker & Eckler LLP
100 South Third Street
Columbus, OH 43215-4291

614.227.2300 main
614.227.2390 fax

INDUSTRIES & PRACTICES

Banking & Financial Services
Manufacturing
Creditors' Rights, Restructuring
& Bankruptcy
Real Estate

He gets things done, no matter how convoluted the transaction is.

Bricker client as quoted in Chambers USA, 2021



Stephen Intihar

Partner

Experience

First greenfield project in the United States

Represented an international paper products manufacturer in connection with the establishment of the first greenfield project in the United States. This Project involved the creation of a public-private partnership to finance the necessary infrastructure, including a 12-mile gas line. The Bricker team included construction, environmental, public finance and real estate attorneys.

Construction financing for a student housing project

Represented an agent bank in connection with \$49+ million construction financing for a student housing project located on a brownfield redevelopment site located in Lansing, Michigan.

Large scale solar energy facility

Represented a construction lender as Ohio counsel on a large scale solar energy facility in Brown County, Ohio.

\$50+ million shopping center financing

Represented an agent bank in \$50+ million syndicated interim financing for a 600,000 square foot regional shopping center in Papillion, Nebraska.

\$35+ million construction financing of mixed-use development project

Represented an agent bank in a \$35+ million syndicated construction loan facility for a mixed-use development located in downtown Columbus, Ohio.

\$60+ million mixed-use development financing

Represented an agent bank in a \$60+ million syndicated interim loan facility for a mixed-use development project located in the Franklinton neighborhood of Columbus, Ohio.

\$100+ million mixed-use development project

Represented a regional multi-family developer in the acquisition, development and financing of a \$100+ million mixed-use development in Charleston, South Carolina.



Stephen Intihar

Partner

International manufacturing facility in central Ohio

Retained by an Italian-based company to provide all legal services in the construction and development of a 1.4 million-square-foot manufacturing facility in central Ohio. One of the main aspects of the site selection involved the environmental conditions of the site and environmental permitting issues in the project's development. In this engagement, the firm assisted with various real estate, environmental and tax matters, including the negotiation of a variety of easements. The PUCO has approved energy efficiency rebates for the company's combined heat and power systems which will result in significant cost savings and operational benefits.

\$29 million construction financing of mixed-use development

Represented a lender in connection with \$29 million construction financing of 132 apartments plus 6,587 square feet of retail and office space, including 253 parking spaces with structured parking in the new building. The debt transaction was syndicated and included mezzanine financing and a ground lease.

\$51 million mixed-use development financing

Represented a lender in connection with a \$51 million loan involving a credit facility for the acquisition of a pool of retail properties located in Ohio and Indiana.

Mixed-use project financing

Represented a lender in connection with a \$40 million secured revolving line of credit together with a \$10 million accordion feature (non-committed) for a real estate investment company.

National hotel financing

Represented a national bank in connection with \$27+ million financing of a national hotel.

Retail shopping center redevelopment

Represented a national bank in connection with \$17.5+ million refinancing of existing debt and financing for the redevelopment of a retail shopping center.

Outparcel portfolio financing

Represented a national bank in connection with \$25+ million financing of a portfolio of outparcels.



Stephen Intihar

Partner

\$860 million Oregon Clean Energy Center

Successfully assisted Oregon Clean Energy LLC in the acquisition of a certificate from the Ohio Power Siting Board in May 2013 to begin construction on the 799-megawatt Oregon Clean Energy Center, a natural gas-fired combined-cycle generating facility located in Oregon, Ohio. Our firm continues to provide significant tax, real estate and construction counsel on the project. Additionally, we are representing the project before the OPSB to amend its certificate to reflect changes in facility design.

Multifamily project financing

Represented a national bank in connection with \$30+ million financing of a multifamily project.

Revolving line of credit loan

Represented a national bank in connection with \$50 million revolving line of credit loan for new development, acquisition, redevelopment and working capital purposes.

Retail shopping center financing

Represented a national bank in connection with the \$17.9 million financing of a retail shopping center.

Retail shopping center redevelopment

Represented a national bank in connection with the \$15 million refinancing of existing debt for the redevelopment of a retail shopping center.

Electric generation plant

Assisted in closing in excess of \$500 million of debt and equity financing for the construction of an Ohio-based 800 MW electric generation plant on behalf of an energy company. This transaction involved dozens of parties including lenders, equity investors, land sellers, railroads, gas pipeline companies, governmental entities, a title insurer and others.