



PEGGY VANRUMPPE

Partner

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SERVICES

Banking & Financial Services
Commercial Lending
Real Estate
Real Estate Development

EDUCATION

University of Wisconsin-Madison Law School, J.D.
Cum laude
University of Wisconsin-Madison, B.A.

LICENSED TO PRACTICE

Ohio

OVERVIEW

Peggy is an experienced real estate and business attorney with more than two decades of experience advising clients on complex real estate and development transactions. She represents developers, lenders, and public entities in the acquisition, disposition, and leasing of commercial and mixed-use properties, as well as in sophisticated capital lease and bond financing structures.

Peggy brings a practical, collaborative approach to managing transactions, working closely with developers, lenders, financing counsel, and local and state government entities to align construction, loan, bond, lease, and related agreements. Her work includes managing due diligence and coordinating matters related to project scope, funding sources, and the integration of tools such as TIF, PACE, NMTC, and HTC within complex capital stacks, including projects involving port authority participation.

EXPERIENCE

PUBLIC FINANCE

- Counsels issuers and borrowers in taxable and tax-exempt debt financings.
- Serves as bond counsel and issuer's counsel in revenue bond and conduit financing transactions.
- Represents various interests in connection with bond defeasance and refundings.
- Advises on transactions involving tax increment financing (TIF), Property Assessed Clean Energy (PACE) financing, Historic Tax Credits (HTC), New Markets Tax Credits (NMTC), and other economic incentive programs.

ECONOMIC DEVELOPMENT

- Coordinates and implements tax-advantaged financing structures and economic incentives in complex development projects.
- Assists with the creation of TIF districts, including drafting enabling legislation and required declarations.
- Drafts and negotiates development incentive, and compensation agreements on behalf of public and private parties.

FINANCIAL SERVICES & LENDING

- Represents borrowers, lenders and other parties in financings related to the acquisition, expansion, renovation, and construction of industrial, office, and mixed-use projects across multiple jurisdictions.
- Supports financial institutions in the documentation of new loan transactions, amendments, and loan modifications.

REAL ESTATE & BUSINESS

- Advises clients on multi source and layered financing structures for development projects.
- Represents owners, developers, lenders, nonprofit organizations, and other entities in complex commercial real estate transactions.
- Guides clients through the purchase, sale, leasing, financing, and development of real property for retail, industrial, office, and mixed-use purposes.
- Drafts and negotiates easement and land use agreements, including utility, access, and reciprocal easement agreements, and related declarations and covenants.

- Counsels clients on land assemblage, ground up development, and related due diligence matters, including surveys and title review.
- Provides legal guidance on a broad range of business contracts, including supplier and service agreements, licensing, sponsorship, and other commercial arrangements.
- Assists clients with charitable donations of historic conservation easements and development restrictions.

ASSOCIATIONS

- Ohio State Bar Association | Member