

## People



### Ty J. Brennan

Special Counsel, Real Estate

New York

T: +1 212 259 6442

ty.brennan@akerman.com

vCard

Ty Brennan focuses his practice in real estate development, affordable housing, and construction. Ty represents clients in the acquisition, construction, and financing of residential and mixed-use real estate developments.

Ty counsels clients through all stages of a transaction, including drafting and negotiating construction contracts, architect agreements, commercial and community facility space leases, purchase and sale agreements, loan documents, operating agreements, and various corporate documents, as well as reviewing title reports and performing due diligence. He has substantial experience with developments funded in part by the sale of tax credits and issuance of tax-exempt bonds.

Ty has represented developers closing transactions with participation from various municipal agencies, including the New York City Department of Housing Preservation and Development (HPD), the New York City Housing Authority (NYCHA), the New York City Housing Development Corporation (HDC), the New York State Homes & Community Renewal (HCR), and the Supportive Housing Network of New York (SHNNY).

## Notable Work

### Affordable Housing Financing:

- Represented a developer in connection with the acquisition and construction financing of a scattered-site residential and commercial development in Bronx, New York
- Represented a developer in connection with the construction financing of a newly constructed residential and commercial building
- Represented a developer in connection with the acquisition and construction financing of a scattered-site multifamily residential development

## Areas of Experience

Real Estate  
Affordable and Workforce Housing  
Commercial Leasing and Development  
Construction  
Real Estate Acquisitions and Sales  
Real Estate Financing

## Education

J.D., New York Law School, 2013  
B.A., Gwynedd-Mercy College, 2010, magna cum laude

## Admissions

### Bars

New York

- Represented the owner of an apartment building in connection with the conversion of construction financing to permanent sources of financing
- Represented a developer in connection with the acquisition and construction financing of a 51-unit apartment building with a commercial condominium

#### **Affordable Housing Construction:**

- Represented a developer in connection with the construction and rehabilitation of a scattered-site multifamily residential development in Binghamton, New York

#### **Affordable Housing Acquisition:**

- Represented a developer in connection with the acquisition of a development site in Brooklyn, New York

#### **Leases/Subleases:**

- Negotiated a sublease on behalf of the sublandlord of a commercial building located in Brooklyn, New York
- Negotiated a lease for office space on behalf of the owner of a mixed-use development in Bronx, New York
- Negotiated a lease for cell tower space on behalf of the owner of an apartment complex

#### **Architect Agreements:**

- Negotiated an architect agreement on behalf of the developer of a residential apartment complex
- Negotiated an architect agreement on behalf of the architect designing an apartment complex

#### **Joint Ventures:**

- Negotiated a joint venture agreement between two development partners in connection with the construction and rehabilitation of a 554-unit project
- Negotiated a construction contract and joint venture agreement on behalf of a developer in connection with the development of a residential apartment complex