

Cassie B. Stinson



Partner

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Cassie focuses her practice on business transactions and commercial real estate development and finance involving corporate, industrial and manufacturing, health care, governmental, and mixed use projects and facilities, in connection with which she handles acquisitions and dispositions, project development, commercial and construction lending and workouts, corporate and industrial facilities management and leasing. Cassie works extensively on joint public/private development projects, representing private entities, governmental agencies, and financial institutions. Cassie has substantial experience with condominium projects, inner-city redevelopment, affordable housing, special-purpose districts, land use matters, condemnation, transactional environmental matters, layered public/private financing, tax increment financing, tax abatements and tax credit transactions, and federal acquisition regulations.

REPRESENTATIVE EXPERIENCE

- Created and represented non-profit organization in transaction with City of Houston structuring the acquisition and development of a major downtown central park.
- In connection with the redevelopment of a regional shopping center, represented Wells Fargo Bank in two tax increment financing loans to a local redevelopment authority secured by a pledge of tax increment revenues from a tax increment reinvestment zone, and in three conventional real estate and construction loans to the private developer entity.
- Created Houston Zoo Development Corporation (HZDC), a local government corporation, and Houston Zoo, Inc. (HZI), a private non-profit corporation; negotiated and documented 50-yr lease between City and HZDC, and 50-yr operating agreement between HZDC and HZI; representation of HZI in on-going general corporate matters, business contracts and facilities management issues.
- Represented an international chemical company in the development of two cogeneration facilities and a synthetic gas plant in two different states.
- Represented a petrochemical refining company in the development of a cogeneration facility in the Houston Ship Channel area, in connection with secured corporate financings, development of a cogeneration plant and in on-going facilities management issues.

INDUSTRIES

Banking/Finance
Construction
Energy
Real Estate

PRACTICE AREAS

Banking/Finance
Public Law
Real Estate

EDUCATION

JD, 1978, honors,
University of Texas
School of Law
Omicron
Delta Kappa Phi
Delta Phi
BA, 1974, honors,
University of Texas

ADMITTED

Texas 1978
California 1982

LANGUAGES

Italian (Conversational)

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- Representation of a community college district in connection with development of college campuses and educational, research and technology facilities, including land acquisitions, architectural and construction contracts, and build to suit leases.
- Representation of Metropolitan Transit Authority of Harris County, Texas (METRO) in joint public/private development of transit oriented facilities, including several mixed-use retail/commercial projects and a multimodal transit station, including rail, commuter and local bus routes and pedestrian tunnels in a high rise office building in Houston's Central Business District.
- Representation of METRO in the acquisition of a 58-mile long, 100-ft. wide rail corridor from Southern Pacific Transportation Company; established METRO's rail crossing licensing program; negotiated and documented Rails to Trails agreement for corridor with Union Pacific (successor to Southern Pacific) with Surface Transportation Board approval; negotiated and documented a series of sales of a 50-ft. wide, 11.5 mile long segment of corridor and related easements to Harris County Toll Road Authority; negotiated and documented sale of a 50-ft. wide, 5.8 mile long segment of corridor and related easements to Fort Bend County Toll Road Authority.
- Represented international manufacturer of oilfield equipment in the creation of domestic corporate subsidiary, acquisition of domestic manufacturing facility, and on-going counseling on general business contracts.
- Represented international investor in property management and environmental matters and in disposition of inventory of large raw land holdings.
- Represented international investment firm in all aspects of acquisition, management, leasing and disposition of portfolio of high-rise office buildings.
- Represented international steel manufacturing company in the creation of domestic corporate subsidiary, acquisition of domestic steel manufacturing facility, counseling on general business contracts, and ultimate liquidation of business and disposition of facilities.

PROFESSIONAL/CIVIC AFFILIATIONS

Member

- American Bar Association
 - Real Property and Probate Section
 - Affordable Housing Forum
- State Bar of Texas
 - Real Property and Trust Law Section
- California Bar Association
 - Real Property Section
- Houston Bar Association
 - Chair, Real Property Section (1996-97)
- Commercial Real Estate Women, Houston Chapter
 - Charter Member (1998 to present)
- Leadership Texas, Class of 2006
- Urban Land Institute
 - Chair, Program Committee (1996-2000)
 - Houston District Council Steering Committee (1993 to 2001)
 - Vice Chair (1997-2000)
- Hermann Park Conservancy, Board Member
- Botanic Garden of Houston, Inc., Board Member

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Former Board Member

- Houston Area Women's Center