

**Teresa Metcalf  
Beasley**

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**TERESA'S** practice focuses on public finance, real estate development and financing, new markets tax credits, economic development incentives and tax incremental financing. She also counsels clients regarding government relations and legislation and public private partnerships.

Teresa has represented private entities and local and county governmental agencies, including municipalities, school boards, port authorities and library systems on law and real estate matters. She is experienced in bond transactions, joint economic development zones and joint economic development districts, project labor agreements and diversity plans.

Recent transactions include:

- > Underwriter's counsel for \$25 million student housing facility in Augusta, Georgia.
- > Underwriter's counsel for \$40 million student housing facility in Jackson, Mississippi.
- > Placement Agent's counsel for \$103 million parking facility, including construction, real estate and private placement in Tempe, Arizona.
- > Represent governmental lender in connection with a Housing and Urban Development 108 Loan and Tax Incremental Financing in a leveraged New Markets Tax Credit and Historic Tax Credit transaction related to the redevelopment of the AmeriTrust building, now known as "the 9," a \$250 million project with multiple financing sources.
- > Represent municipal lender in connection with a Housing and Urban Development 108 Loan, Tax Incremental Financing and other conventional lending sources in a leveraged New Markets Tax Credit and Historic Tax Credit transaction related to the redevelopment of the East Ohio Gas Company building into a mixed-used commercial development project consisting of housing, retail and parking. This is a \$65 million project with multiple public and private lending sources.
- > Issuer's counsel for \$3.8 million senior housing facility in Trumbull County, Ohio.
- > Represent Cuyahoga County Public Library in the sale and purchase of various real property for construction of new library branches.
- > Represent local housing authority in the master lease of its former headquarters as well as other transactional and real estate matters.



**Partner**

**Principal Practices**

- > Public Law and Finance
- > Real Estate
- > Government Relations

**Education**

- > Cleveland-Marshall College of Law, J.D., Dean's List, 1992  
- *Law Review* editor
- > University of Alabama, B.A., Communications, 1987

**Admissions**

- > State of Ohio
- > U.S. District Court (Northern District of Ohio)

- > Represent lender in \$45 million loan to New York's Metropolitan Transit Authority.
- > Representation of the City of Warrensville Heights, Ohio, as its Director of Law.
- > Serves as general counsel to a 501(c)(3) District Energy Company, which includes but is not limited to corporate governance, construction, financing, and labor and employment matters.
- > Represents small business owners on various legal matters including but not limited to contracts, employment matters, intellectual property matters, litigation and construction matters.

In 2012, Teresa's work was included in an MIT case study on University Hospitals' Vision 2010 Program, which included a groundbreaking Project Labor Agreement regarding minority participation in University Hospital's major construction project, which included the construction of two new hospitals, a \$1 billion project. The Project Labor Agreement has become a model for many other such projects in and outside of Ohio. The Cleveland Foundation later commissioned the MIT School of Architecture & Planning to conduct the case study. The presentation is titled "Leveraging the Power of Anchor Institutions to Build Community Wealth: A Community Forum."

Teresa is a member of the National Association of Bond Lawyers and Women In Public Finance.

Her experience also includes serving as Director of Law for the City of Cleveland under Mayor Jane Campbell's administration from 2003 to 2004. Teresa served as a member of Cleveland Mayor Frank G. Jackson's three-person Special Commission on Missing Persons and Sex Crime Investigations, which developed 26 recommendations that were accepted by the Mayor in 2011.

Teresa also has been recognized by a number of regional organizations. She was named a YWCA Woman of Professional Excellence in 2011, earned the CREW Cleveland Deborah R. Klausner Leadership Award in 2008, and is a graduate of the 2007 Class of Leadership Cleveland. In addition, she was in the 2006 class of the YWCA Women's Leadership Boot Camp and *Kaleidoscope Magazine's* 40-40 Club and was a member of the 2004 Class of Cleveland Bridge Builders.

Teresa is very active in the community. She is a member of the Cleveland Foundation's board of directors, serves on the board of trustees, as co-chair of the Equity Inclusion Committee and is a member of the governance, finance and executive committees for Laurel School for Girls. She is also on the board of trustees and is the chair of the Committee on Governance for the Cleveland Botanical Garden.

She is active in The Links, Incorporated (Western Reserve Chapter), Delta Sigma Theta Sorority, Inc. (Greater Cleveland Alumnae Chapter) and Jack and Jill of American Foundation (Cleveland Chapter). Teresa has also been involved with the Sing Out! for Cleveland Rape Crisis Center (CRCC), among other volunteer efforts at the CRCC. She is a member of Bluecoats Inc.

Teresa was a participant in the 2011 Universal Sisters: Live Younger Longer program and has served on the boards of the Village Capital Corporation, the Cleveland Metropolitan Bar Association, Black Professionals Association Charitable Foundation, A Cultural Exchange and The Cleveland Foundation, where she served as African-American Philanthropy Committee Chair from 1999 to 2012.

She was the keynote speaker at the Case Western Reserve University Black Law Students Association "Black Ties" event in 2014 and also was the featured speaker at a celebration of International Women's Day 2014 at URS Cleveland.

Teresa joined Calfee in 2011. She was named a partner in 2014 and serves as co-chair of the firm's Diversity Committee.