



## ANDREA M. GERVAIS

Senior Associate

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Andrea is a member of the Real Estate and Finance Practice, where she represents clients in various commercial and real estate matters. Her work focuses on banking and finance transactions, public-private partnerships, real estate development, real estate leasing, and large-scale renewable energy projects.

Her experience in commercial real estate includes representing clients in purchase and sale transactions, commercial leasing, industrial development agency projects and financing, as well as representing both borrowers and lenders in commercial real estate financing matters. She also has experience in due diligence for large-scale renewable energy projects, including all aspects of title and survey review and negotiation of site control documentation. Additionally, Andrea has represented a local land conservancy with its conservation initiatives, including conservation easements and purchase transactions.

In the finance area, Andrea represents borrowers and lenders in asset-based, mortgage-based, bond, construction and acquisition transactions. She is also experienced with transfer tax and mortgage tax issues.

Prior to becoming a lawyer, Andrea taught science to middle and high school students in both New York City and Buffalo. She also served as a research assistant in a medical lab in New York City and was the co-author on several national publications.

### Honors

- Listed, *Best Lawyers in America* Ones to Watch (Banking and Finance Law, Real Estate Law) 2024
- Listed, *Upstate New York Super Lawyers* Rising Stars, (Real Estate) 2021
- Harry A. Rachlin Prize in Real Property Law and Real Estate Transactions, 2016
- Advanced legal writing and research fellow, University at Buffalo School of Law

The Guaranty Building  
140 Pearl Street  
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### Practices & Industries

Banking & Finance  
Financial Services  
Public-Private Partnerships  
Real Estate Development  
Real Estate Leasing  
Renewable Energy

### Admissions

New York

### Education

Union College, B.S.  
Canisius College, M.S.  
University at Buffalo School of Law,  
J.D., summa cum laude

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## Experience

In 2019, Hodgson Russ attorneys represented a manufacturer of highly engineered products with international operations in connection with the amendment and restatement of its syndicated secured revolving credit facility. The revolving credit facility is in the initial amount of \$1.1 billion and includes letters of credit and foreign currency advances.

Hodgson Russ represented a client in the hardwood and lumber industry in connection with the amendment and restatement of its senior secured revolving credit facility. The facility is in the initial amount of \$225 million and includes letters of credit and asset based loan components.

Hodgson Russ attorneys represented a manufacturer of highly engineered products with international operations, as issuer, in connection with a \$500 million senior notes offering to qualified institution buyers under Rule 144A and non-US persons under Regulation S. The net proceeds from the offering were used to effect a redemption of the company's previously outstanding senior notes.

Hodgson Russ assisted a client with the purchase of a 52,500 square foot shipping hub carrying a purchase price of \$2.4 million. This acquisition allows the client, a full-service supplier of architectural windows, doors and other architectural aluminum products for residential, commercial and institutional buildings, to continue its multiyear expansion of their manufacturing complex.

Our firm serves as key outside counsel to a California-based energy company regarding their solar development projects. The Hodgson Russ team including Elizabeth Holden, Andrea Gervais, Betsy Mills and Jennifer Anthony provide advice, review and guidance on real-estate based development issues in a time-sensitive and consistent manner for the client's development team across four states. Dan Spitzer, Ryan Cummings, Chuck Malcomb, Mila Buckner and Jennifer Schlumberger provide permitting, PILOT Agreement, contract assistance and litigation support, including a successful Public Service Commission petition on their behalf.

## In the News

Thought Leaders: Banking Leaders Adapt Quickly to Changing World  
*Buffalo Business First*, June 25, 2021

Largest Buffalo commercial real estate law firms 2020  
*Buffalo Business First*, September 11, 2020

## Press Releases

83 Hodgson Russ LLP Attorneys Ranked in 2024 Edition of *Best Lawyers in America*  
August 17, 2023

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Fifty-Four Hodgson Russ Attorneys Ranked in 2021 Edition of Upstate New York Super Lawyers  
*Hodgson Russ Press Release*, August 20, 2021

## **Publications**

New York Public Service Commission Commences Grid of the Future Proceeding  
*Hodgson Russ Renewable Energy Alert*, April 23, 2024

Appellate Court Clarifies Scope of Required CLCPA Compliance and Confirms Ripeness Under SAPA for Challenges to Agency Declaratory Rulings  
*Hodgson Russ Renewable Energy Alert*, April 3, 2024

EPA Finalizes Standards Impacting Hazardous Air Pollution Emissions at Gasoline Distribution Facilities  
*Hodgson Russ Environment & Energy Alert*, March 29, 2024

**Inter-Agency Fire Safety Working Group Releases Proposed Revisions to NYS Fire Code Related to Battery Energy Storage Systems**

*Hodgson Russ Renewable Energy Alert*, February 22, 2024

**Applicant's Partial Loss of Site Control Results in First ORES Denial of Section 94-c Permit Application**

*Hodgson Russ Renewable Energy Alert*, February 20, 2024

FY 2025 Executive Budget: Governor Hochul Proposes to Expedite and Consolidate Environmental Review and Permitting for Major Renewable Electric Generation and Transmission Facilities

*Hodgson Russ Renewable Energy Alert*, January 23, 2024

National Grid Petition Seeks Retroactive Cost Increases From Multiple Solar Projects, Ability to Increase Costs on Future Projects

*Hodgson Russ Renewable Energy Alert*, January 16, 2024

NYSERDA Reports on the Impacts of the Inflation Reduction Act and Submits Proposal Stretching Funding for Additional Solar Capacity

*Hodgson Russ Renewable Energy Alert*, January 11, 2024

2024 Draft Solar and Wind Valuation Model Under Real Property Tax Law § 575-b Released for Public Comment

*Hodgson Russ Renewable Energy & Municipal Alert*, January 3, 2024

NYISO Report Identifies a Reliability Need Beginning in 2025

*Hodgson Russ Renewable Energy Alert*, August 8, 2023