



NADENE E. ZEIGLER

Partner

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Nadene concentrates in municipal finance, including industrial development bond transactions, revenue bonds, and tax-exempt leasing.

Honors

- Phi Delta Phi
- Former associate editor, *Ohio Northern University Law Review*

Experience

Nadene concentrates her practice in municipal finance, including industrial development bond transactions, revenue bonds, and various types of lease transactions (equipment only, lease/leaseback, and sale/leaseback). She has extensive experience in documenting both bond and lease transactions, and she works closely with clients and interacts with other parties involved in transactions to facilitate the client's desired time frame for closing.

Below are examples of the type of work Nadene performs:

Following the expiration of the provisions of the New York State General Municipal Law authorizing industrial development agencies to issue bonds to assist nonprofit corporations in financing capital projects, attorneys at Hodgson Russ developed a financing structure using locally created local development corporations (LDCs) to fill the void. As part of the LDC structure developed by the Hodgson Russ attorneys, we were successful in obtaining a private letter ruling from the Internal Revenue Service confirming our structure and providing that bonds issued by the LDCs would be eligible for exemption from federal income taxation.

Hodgson Russ attorneys represented an industrial development agency in all aspects of a financing transaction for the development of a major renewable energy facility in northern New York State. The scope of this more than \$490 million project included three wind farm projects involving more than 100 sites scattered over 5,000

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Practices & Industries

College & University

Municipal

Municipal Finance & Special
Districts

Public Authority

Admissions

New York

Connecticut

Education

George Mason University, B.S.

Ohio Northern University, J.D.

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acres of land. The project was named North American Renewables Deal of the Year by *Project Finance* magazine, Renewables Deal of the Year by *Infrastructure Journal*, and Environmental Deal of the Year in the Americas by *Project Finance International*.

Hodgson Russ represents an industrial development agency in a significant development involving a major hospital in the financing of a \$60 million office tower that will be occupied by nonprofit tenants and for-profit tenants. The project presents a number of issues, including the allocation of tax-exempt financing for the project and the use of a payment in lieu of taxes (PILOT) agreement relating to the for-profit portions of the office tower

Hodgson Russ represented an industrial development agency relating to the issuance of more than \$7 million worth of payment in lieu of taxes (PILOT) revenue bonds to finance the development of a technology park for the siting of high-tech industries. The proceeds of the revenue bonds were used to finance roads, water and sewer lines, drainage improvements, and lighting infrastructure. This financing is an example of a private-public partnership in the development of a technology park.

In the News

Area law practice helps revitalize buildings and grounds at Yaddo
The Saratogian, October 13, 2020

Law firm volunteers to spiff up Yaddo
Times-Union, October 9, 2020

Publications

Updates to State Building Codes will Require Local Revisions: Given the Added Workload on Code Enforcement, Municipalities May Wish to Evaluate the Sufficiency of Local Permit Fees
Hodgson Russ Municipal Alert, November 28, 2022

Mandating Low Carbon Concrete to Achieve Embodied Carbon Reductions in the Building Sector
Hodgson Russ Municipal Alert, May 16, 2022

Budget Bill Amends Assessment Challenges to Renewable Energy Projects Under Real Property Tax Law § 575-b
Hodgson Russ Renewable Energy & Municipal Alert, May 3, 2022

New York State Legislature Amends Open Meetings Law to Allow for Videoconferencing
Hodgson Russ Municipal and Education Alert, April 19, 2022

Open Meetings Law Amendment Requires Making Materials Available At Least 24 Hours before Meetings
Hodgson Russ Municipal Alert, October 29, 2021

Governor Cuomo Extends Executive Order Permitting Remote Public Meetings Another 30 Days
Hodgson Russ Municipal and Education Alert, August 7, 2020

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Update on CARES Act Emergency Financial Aid Grants to Higher Education Students

Hodgson Russ College & University Alert, July 31, 2020

Municipalities Hit with Deluge of FOIL Requests After Repeal of Section 50-a of the Civil Rights Law

Hodgson Russ Municipal Alert, June 22, 2020

COVID-19 Response Update for Industrial Development Agencies

Hodgson Russ Public Authority Alert, June 9, 2020

New York Executive Order Modifies Real Property Tax Deadlines

Hodgson Russ Municipal Alert, May 5, 2020

Presentations & Events

Capital Region Chamber Annual Dinner 2024

Capital Region Chamber, Albany Capital Center, Albany, NY, March 14, 2024

Professional Affiliations

- National Association of Bond Lawyers
- New York State Economic Development Council
- New York State Bar Association