MEYER UNKOVIC SCOTT
ATTORNEYS AT LAW

## Andrea Geraghty
*Partner*

412.456.2822
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### *Practice Groups*

- Real Estate & Lending
- Construction
- Corporate & Business Law
- Energy, Utilities & Mineral Rights

### *Education*

- J.D., Duquesne University School of Law, 1983 – *cum laude*
- B.A., Indiana University of Pennsylvania, 1974

### *Bar Admissions*

- Pennsylvania

**Andrea Geraghty** focuses her practice in real estate law. With over 30 years of experience, she has developed her career on the accumulation of knowledge from advising clients through land acquisition, development, construction, access and rights of way, and management of a variety of real estate endeavors. She has significant litigation experience in diverse real estate-related matters such as eminent domain, property tax assessment appeals, title and boundary disputes, real estate broker's commissions, and leasing. Andrea's wide-ranging experience allows her to understand her clients' business operations and goals and to identify risk, thus allowing her to effectively serve as both strategist and counselor. Ms. Geraghty became a partner of Meyer, Unkovic & Scott LLP in March of 2012, when the boutique real estate firm, Geraghty + Associates, merged into Meyer, Unkovic & Scott LLP.

**Representative Matters**

- Advises senior housing market on expansion into Pennsylvania involving multiple projects, each valued between 15 and 20 million dollars.
- Served as land use counsel to riverfront hotel developer.
- Developed standard lease terms and negotiating points for office, office/warehouse, and industrial facilities for regional developer.
- Counsels regulated public utility on real estate acquisition, management, development, and related litigation issues.
- Assisted shopping mall developer from land acquisition through development and construction – advising on title issues, municipal and state approvals, and reciprocal agreements.
- Serves frequently as land use and title counsel for new development and urban redevelopment projects, including office and industrial facilities, retail and mixed use developments, and residential projects.
- Acts as claims counsel and coverage counsel for international title insurers.
- Counsels national nonprofit, establishing and maintaining consistent real estate practice in the acquisition of properties, obtaining tax exemption status, and advocating for occupancy rights across Pennsylvania.
- Advises residential developer in connection with land acquisition, entitlements, restrictive covenants, development financing, brokers' agreements, and sales.
- Developed residential lease agreements, policies and procedures, and rules and regulations for diversified commercial property development and management entity.
- Successfully argued before the Pennsylvania Supreme Court on the applicability of Institutions of Public Charity Act.

**Awards/Honors**

- AV Preeminent® Rating from the Martindale-Hubbell® Peer Review Rating Program
- Inducted as a Fellow of the American College of Real Estate Lawyers ("ACREL") in 2005

- Included in the *Best Lawyers*® list for 18 years in the categories of Eminent Domain & Condemnation Law, Litigation – Real Estate Law and Real Estate
    - *Best Lawyers*® 2018 "Lawyer of the Year" for Litigation – Real Estate in Pittsburgh
    - *Best Lawyers*® 2015 "Lawyer of the Year" for Eminent Domain and Condemnation Law in Pittsburgh
- Selected to the 2005-Present *Pennsylvania Super Lawyers*® List
- Selected as one of the Top 50 Women Lawyers in Pennsylvania and Top 50 Lawyers in Pittsburgh
- Appointed by the Pennsylvania General Assembly to the Advisory Committees of the Joint State Government Commission Legislative Task Forces on Real Property Law, 2004; on the Kilbuck Township Landslide, 2007; and on Developments of Regional Significance and Impact, 2010
- Received the *President's Award of Merit* from the Pennsylvania Bar Association, 2006
- Tenth Anniversary Honoree of Community Options of Pittsburgh, a non-profit corporation developing housing, working, and recreational options for people with disabilities, 2004

**Professional/Community Involvement**

- ACREL, Committee on Professional Responsibility - Vice Chair; Land Use/Environmental; Public-Private and Title Insurance Committees
- Allegheny County Bar Association, Real Property Section (Chair 1998-1999), Professional Ethics Committee (Chair 2014-2015)
- Allegheny County Bar Foundation
- Allegheny County Energy & Environment Vision Team 2012, Chair
- Allegheny County Government Review Commission, 2015-2016
- American Bar Association, Real Property, Probate and Trust Law Section
- Boy Scouts of America, Laurel Highlands Council, Board of Directors - VP Membership
- Builders Association of Metropolitan Pittsburgh
- Duquesne University's Law Alumni Scholarship Fund, Board
- Duquesne University School of Law Alumni Association
- Executive Women's Council
- Georgetown Advanced Commercial Leasing Institute, Advisory Board
- MLM Insurance Company, Board, Audit and Compensation Committees
- Pennsylvania Bar Association, Real Property, Probate and Trust Law Section (Chair 1999-2001)
- Pennsylvania Bar Institute, 1997-2000
- Pittsburgh Downtown Partnership
- Pittsburgh Water & Sewer Authority, Board and Audit Committee – Chair, 2014-2017
- ULI - Women's Leadership Initiative, Core Leadership Team – Chair, 2017-2018
- Women's Bar Association of Western Pennsylvania

**Articles/Speaking Engagements**

- "2017 Advancing Leaders Series: Advancing Leaders...Negotiate," Panelist, ULI Women's Leadership Initiative, March 16, 2017.
- "Miracle Grow or Weed Whacker: Issues and Concerns for Retailers and Landlords When Leasing to Cannabis Businesses -Concurrent Sessions," Panelist, ICSC OKIMP Retail Development & Law Symposium, March 3, 2017.
- "Medical Marijuana in Pennsylvania; Real Estate and Land Use Primer," Presenter, Pennsylvania Bar Institute's *A Day on Real Estate*, March 1, 2017.
- 2016 National Conversation on Board Diversity, Table Facilitator, November 2016.
- "Managing Marcellus: Land Use and Impact Regulations after Act 13 Supreme Court Case, Where are we Now?" Panel Discussion/Webinar, Local Government Academy, June 22, 2016.
- "Annual Real Estate Institute," Pennsylvania Bar Institute and PBA Real Property, Probate and Trust Law Section Course Planner, 1996-2016.
- "A Day on Real Estate," Course Planner, Pennsylvania Bar Institute, 2000-2017.

## Andrea Geraghty

- “Managing Marcellus: Land Use, Zoning, & Addressing Impacts of Shale Gas Development after Pennsylvania Appellate Court Rulings on Act 13,” Moderator and Lecturer, Washington & Jefferson College, June 2015.

- “The Effect of the Energy Industry on the Western Pennsylvania Region,” Panel Moderator, Commercial Real Estate Women, April 2015.
- “Understanding Different Paths to Board Membership:  A Panel Discussion,” Executive Women’s Council, April 2015.