

Charles F. Rogers

Partner

Providence

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Chip offers clients strategic insights gained from his tenure as general counsel of a major real estate development company, extensive work on high-stakes projects, and experience in complex transactions across multiple sectors.

OVERVIEW

Chip represents national, regional, and local developers, investors, and lenders with respect to retail, residential, office, and industrial projects throughout the U.S. This representation involves all facets of project activity, including acquisition, development, financing, leasing, and disposition. He also assists developers and investors with respect to capital formation and joint venture agreements.

Chip has extensive experience in negotiating development agreements, ground leases, and air rights agreements, as well as commercial and residential condominium documentation.

Chip also represents lenders in connection with first mortgage construction, permanent, and mezzanine debt, as well as bulk sales and purchase of real estate assets and debt restructuring.

More recently, Chip represented a Rhode Island lender that financed the Deepwater Wind project off the Rhode Island coast, the first project of its kind in the U.S., as well as a Massachusetts lender for the proposed Cape Wind project. He also represents a wind project developer in connection with negotiations to lease an on-shore staging facility for a new offshore project.

Chip represents a Rhode Island quasi-public entity that owns land that was the site of a now-relocated interstate highway and is charged with disposing of that land to foster the “knowledge economy.” In that capacity, he negotiates numerous disposition and development agreements.

From 2005 to 2008, Chip was managing director and general counsel of a major integrated real estate development company headquartered in Providence. In that capacity, he was responsible for all legal activities of that company and its affiliates, including negotiating its joint venture agreements, relations with the company's investors, and all aspects of the company's retail, industrial, residential, and recreational projects in the U.S. and UK. Chip was also involved in the strategic, operational, and other nonlegal activities of the company.

REPRESENTATIVE MATTERS

- Represented an owner/developer in the acquisition, development, and subsequent \$400 million sale of retail

properties across multiple states.

- Negotiated and formed successive joint ventures for a developer client, securing \$250 million in private equity to acquire and develop properties nationwide.
- Negotiated a three-party development agreement in Pasadena, CA, facilitating the construction of underground parking and a \$100 million residential project.
- Represented developers in assembling parcels and acquiring transferable development rights in West Palm Beach, FL, for a \$200 million residential project, emphasizing strategic land use and development.
- Managed the acquisition of fee and leasehold parcels and marina slips in Newport Beach, CA, for a proposed \$150 million mixed-use project.
- Negotiated agreements for the purchase, financing, development, and operation of a £100 million luxury membership club in St. Andrews, Scotland.
- Represented an international fast food restaurant operator in the sale of its restaurants in Connecticut, Rhode Island, and Massachusetts.
- Represented a *Fortune* 500 tenant in its negotiations to lease and rehabilitate a 150,000-square foot office building.
- Represented a major national bank in connection with the receivership of a Florida shopping center and subsequent sale.

AWARDS

- *Rhode Island Monthly*, Professional Excellence in the Law, Real Estate (2023)
- *Chambers USA*, Real Estate, Rhode Island (2017-2025)

TOP AREAS OF FOCUS

- Corporate
- Debt Finance
- Real Estate
- Renewable Energy

PROFESSIONAL/COMMUNITY INVOLVEMENT

- Member, Rhode Island Bar Association
- Member, Real Estate Finance Association

PROFESSIONAL EXPERIENCE

- Managing director and general counsel, major integrated real estate development company, 2005-2008

EDUCATION AND CERTIFICATIONS

EDUCATION

- Boston College Law School, J.D.
- College of the Holy Cross, B.A.

BAR ADMISSIONS

- Rhode Island
- Massachusetts