Timothy B. Anderson

Partner

Harrisburg

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Tim helps clients understand and navigate the many moving parts of real estate transactions and complex litigation. He has particular experience in natural resources and environmental matters.

OVERVIEW

Tim represents a variety of clients in real estate conveyancing, leasing, financing, foreclosures, and litigation. He also advises special-purpose governmental entities in issues including organizational, grant, financing, and legal compliance matters.

Tim's clients, which include private equity funds, heavy equipment manufacturers, commercial banks, and energy and natural resources companies, rely on him for his ability to focus on their short and long-term goals.

REPRESENTATIVE MATTERS

- Advised a private equity fund in the acquisition and financing of anthracite coal mines and coal breakers.
- Counseled manufacturers of stone products in acquisition, financing, and disposition of surface mines and quarries, deep mines, and industrial plants.
- Represented an infrastructure and power constructor in the development of natural gas-fired power plants on former coal-fired utility and rail sites.
- Counseled an agricultural processor in land acquisition and development of a new barley malt plant.
- Represented a natural gas processor in the acquisition of coal mining rights to protect gas facilities from mine subsidence damage.
- Advised a heavy equipment dealer in the acquisition and repurposing of former industrial and commercial facilities.
- Represented a coal company in the acquisition, leasing, and reclamation of coal mines.
- Advised a wood products manufacturer in the expansion, development, and disposition of industrial plants, including a plant on a former military installation.
- Represented a paper manufacturer in the acquisition of a paper recycling plant on an urban "brownfield" site.
- Advised a timber company in the leasing of land for natural gas exploration and drilling.
- Represented private investor groups in acquisitions of operating units of large chemical plants.

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- Advised an oil company in leasing land in a refinery to a chemical company for a hydrogen plant.
- Represented a hardware company in the acquisition of garden tool manufacturing and distribution facilities.
- Counseled a philanthropic trust in the acquisition and disposition of investment properties; acquisition and repurposing of a golf course; and creation of a land condominium for a large mixed-use “town builder” development, a Keystone Innovation Zone, and a shared parking zoning ordinance.
- Advised a municipal parking authority in legal compliance matters and in the lease and concession of its parking facilities in a public-private partnership transaction.
- Represented a multistate compact, in organizational, public interest litigation and legal compliance matters.
- Represented a multicounty intergovernmental cooperation agreement in organizational, grant, financing, and legal compliance matters.
- Represent mortgagors and mortgagees in foreclosures, workouts, and deeds-in-lieu-of-foreclosure of nursing homes, hotels, office buildings, and shopping centers.

AWARDS

- *Best Lawyers in America®:* Real Estate Law (2022-2027), Commercial Litigation (2024-2027)

TOP AREAS OF FOCUS

- Natural Resources
- Oil + Gas
- Real Estate

ALL AREAS OF FOCUS

- Cannabis
- Emerging Companies + Venture Capital
- Investment, Acquisition + Disposition
- Natural Resources
- Nonprofit Organizations + Foundations
- Oil + Gas
- Real Estate
- Real Estate Joint Ventures + Investments
- Retail

EDUCATION AND CERTIFICATIONS

EDUCATION

- Yale Law School, J.D., 1988
- The Pennsylvania State University, B.Phil., 1981, classics and mathematics

CERTIFICATIONS AND MEMBERSHIPS

- Member of the American Bar Association
- Member of the Pennsylvania Bar Association

- Member of the Dauphin County Bar Association

BAR ADMISSIONS

- Pennsylvania

COURT ADMISSIONS

- U.S. District Court, Middle District of Pennsylvania
- U.S. Court of Appeals, Third Circuit
- Supreme Court of Pennsylvania

LANGUAGES

- Spanish (intermediate)

PUBLICATIONS

- Co-author, "FinCEN's Proposed New Rule to Increase Reporting Requirements in Residential Real Estate," *Troutman Pepper*, February 13, 2024.