



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's accomplished career in real estate law has allowed her to accumulate a wealth of experience in advising clients through land acquisition, development, construction, 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. Her work on energy issues and right-of-way acquisition and management harkens back to her early experience with the Pennsylvania PUC and has become a growing area of concentration. 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. Andrea's diverse practice and broad spectrum of knowledge in real estate property law issues has enabled her to build a distinguished real estate practice.

Representative Matters

- Developed standard lease terms and negotiating points for office, modular high-tech office/warehouse, and industrial facilities for regional real estate developer/manager.
- Counseled regulated public utility on real estate management, development, and litigation issues.
- Served as counsel to housing development corporation on CDBG loans and conveyance of low-income housing.
- Assisted one of the nation's largest shopping mall developers from land acquisition through development and construction of shopping malls – advising on property title issues, municipal and state approvals, and reciprocal agreements.
- Served 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.
- Assisted national non-profit on property tax exemption issues.
- Advised residential real estate developer in connection with land acquisition, land use and approvals for development, restrictive covenants, development financing, brokers' agreements, sales to builders, and to the ultimate residential owners.
- Developed residential lease agreements, policies and procedures, and rules and regulations for diversified commercial property development and management entity.
- Represented various property owners in eminent domain claims.
- Successfully argued before the Pennsylvania Supreme Court on the applicability of Institutions of Public Charity Act.

Awards/Honors

- Named the *Best Lawyers*® 2015 Eminent Domain and Condemnation Law "Lawyer of the Year" in Pennsylvania

- Included in *The Best Lawyers in America*[®] for Eminent Domain and Condemnation Law
- 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
- Inducted as a Fellow of the American College of Real Estate Lawyers (“ACREL”) in 2005
- Listed in The International *Who’s Who of Real Estate Lawyers*, as well as *Who’s Who in America*, *Who’s Who in American Law*, and *Who’s Who in American Women* by Marquis
- AV Preeminent[®] Rating from the Martindale-Hubbell[®] Peer Review Rating Program
- 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, Past Chair of Land Use/Environmental Committee
- Allegheny County Bar Association, Past Chair Real Property Section
- Allegheny County Energy & Environment Vision Team, Chair
- American Bar Association, Member
- Boy Scouts of America, Laurel Highlands Council, Board of Directors
- Builders Association of Metropolitan Pittsburgh, Member
- Duquesne University’s Law Alumni Scholarship Fund, Board Member
- MLM Insurance Company, Board of Directors
- Pennsylvania Bar Association, Past Chair of Real Property, Probate and Trust Law Section
- Pennsylvania Bar Institute, Past Board Member
- Pittsburgh Water & Sewer Authority, Board Member
- Task Force on Real Property Law, Chair of Land Use Subcommittee
- Women’s Bar Association of Western Pennsylvania, Member

Articles/Speaking Engagements

- Served as a table facilitator for the 2016 National Conversation on Board Diversity, November 2016.
 - “Decisions on Real Estate Ownership and Management Impact the Bottom Line,” University of Pittsburgh, April 2013.
 - “Update on Real Estate Case Law,” Pennsylvania Bar Association, May 2013.
 - “Tips for Leasing Mineral Rights in Large Scale Oil and Gas Operations,” ACREL, October 2012.
 - “Commercial Real Estate in and Around the Pittsburgh CBD,” CREW, September 2012.
 - “Shale Gas Production: Where, When and Who Can Decide,” Pennsylvania Bar Institute, December 2012.
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