



Anatolij Kushnir

Experience

Tony Kushnir builds and fosters innovative, public-private partnerships that encourage private sector investment in public properties and infrastructure.

Mr. Kushnir has served as the director of the Department of Veterans Affairs (VA) asset management program and responsible for the acquisition, management, and disposal of all Department capital assets. Mr. Kushnir helped to push the development and implementation of innovative approaches for the acquisition and management of VA's capital facilities and asset management programs.

Mr. Kushnir along with partner, Michael Simmons, were the architects and authors of the Department's "enhanced-use leasing" program, a unique program in the federal government in terms of its scope and authority. In addition to coining the term "*enhanced-use leasing*," the two partners developed and fully implemented the program at VA. Through this program, VA has secured significant private sector investment onto VA properties for the private development and operation of cogeneration facilities, housing, office buildings, child care centers, medical office and research facilities, parking garages, and retail centers that serve both VA and the local economy.

Since entering the private sector, Mr. Kushnir has played a pivotal role in structuring over \$500 million of private investment in federal facilities and properties. In addition to VA projects, current enhanced lease/public-private venture initiatives include efforts at National Aeronautics and Space Administration facilities, the Argonne National Laboratory, the Brookhaven National Laboratory, and the Department of the Army.

Prior his tenure at the VA, Mr. Kushnir served as an associate counsel to the Naval Facilities Engineering Command, where he provided a complete program of legal advice and services to the Command, the Chief of Naval Operations and constituent commands on all real estate, environmental and construction activities. Mr. Kushnir was also instrumental in securing a variety of public/private ventures for the Department of the Navy.

Previously as an attorney-advisor in the Solicitor's Office of the U.S. Department of the Interior, Mr. Kushnir provided legal counsel to the National Park Service in real property, land use and environmental matters. Before entering the federal sector, Mr. Kushnir practiced law as an assistant city attorney for Iowa City, Iowa.

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Partner

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Practice Areas

Privatization

Enhanced Use Leasing

Real Estate

Education

University of Iowa College of Law

J.D., 1974

University of Illinois

B.A., 1971

Bar Admissions

District of Columbia

Maryland

Iowa

Representative Matters

- Since 1991, he has along with partner, Michael Simmons, been directly involved in over 40 “enhanced-use” or similar transactions involving the military services and federal agencies.
- Current and successfully completed enhanced use, PPP, and alternatively financed, projects include: the redevelopment of a 100-acre parcel at the Snake Creek Army Installation in Miramar, Florida into a multi-phased, mixed-use residential, office and retail complex; a mixed-use development at a VA Medical Center in Salt Lake City, Utah; a multi-phased 93-acre residential, office and commercial development at Ft. Howard, MD; various mixed-use development at federal facilities in Chicago, Illinois, Houston, Texas, and Milwaukee, Wisconsin; as well as several privately financed, developed and operated cogeneration facilities at various VA Medical Centers.
- Served as co-transaction counsel (December 2007) with partner, Michael Simmons, in an enhanced-use like process involving the Department of Energy and the Argonne National Laboratory in the development of a Theory and Computing Science Building at the Argonne National Laboratory and the issuance of \$70 million in taxable revenue bonds by the Illinois Finance Authority.
- Advised DOE, NASA, the Argonne National Laboratory and Brookhaven Laboratory on public/private financing issues and has provided similar assistance to a number of municipalities and not-for-profit entities.
- Serves as co-transaction counsel with partner, Michael Simmons, to various federally associated investment trusts in the development of co-generation facilities, office buildings, parking garages and medical research facilities.
- Served as co-transaction counsel with partner Michael Simmons in the closing of numerous enhanced-leasing transactions and is currently advising a number of developers and lenders in structuring and participating in federal and local privatization initiatives.
- Served as co-transaction counsel with partner, Michael Simmons, in an enhanced-use leasing transaction involving the first enhanced-use lease that included the development of a central utility plant at an Army facility, at Fort Detrick, Maryland. Beneficiaries of this project will include Department of the Army, NIH, and Department of Homeland Security facilities. Total value of the project is in excess of \$128 million.
- Serves with partner, Michael Simmons, as a principal member in an affiliated entity that provides trust management services to the Theory and Computing Sciences Trust. Trust management duties include review of all administrative and commercial activities of the Trust.

Professional Profile

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Honors and Awards

- Presidential Rank Award
- Meritorious Executive, Department of Veterans Affairs (2001)
- Distinguished Service Award (2001)