



Michael J. Caccavelli

Michael J. Caccavelli joined the law firm of Zipp Tannenbaum & Caccavelli, LLC in June 2011. Zipp Tannenbaum & Caccavelli, LLC is a boutique law firm specializing in real property taxation, real estate redevelopment law and other real estate valuation litigation. Mr. Caccavelli's practice encompasses all aspects of local property taxation and he has extensive experience litigating complex real estate tax appeal cases involving office complexes, hotels, manufacturing facilities, general industrial and warehouse properties, power generation plants, regional malls, retail centers, warehouses, apartment complexes, data centers, condominiums and golf courses.

A significant part of Mr. Caccavelli's practice is dedicated to representing and advising clients on all aspects of redevelopment projects. In that regard, Mr. Caccavelli has guided clients through redevelopment processes from preliminary investigations to redevelopment area designations. Additionally, he has been an integral part in the preparation and passage of redevelopment plans and the negotiation and drafting of redevelopment agreements. Also, he has secured long and short term tax abatement agreements (also known as payment in lieu of tax or "PILOT" agreements) for such redevelopment projects and assisted clients with urban enterprise zone qualification issues. Mr. Caccavelli is actively involved in this developing area of the law and has assisted in drafting legislation amending the Long Term Tax Exemption Law and the Redevelopment Area Bond Law.

Mr. Caccavelli also has particular expertise with respect to casino property tax appeals, having served as lead trial counsel for the municipality of Atlantic City in a real estate tax appeal filed by the Sands Casino Hotel, which was the first published case in the nation to comprehensively address casino valuation.

Mr. Caccavelli regularly counsels and advises clients, including developers, institutional owners and lenders, on the real property tax implications of the purchase and sale of real estate, which includes providing real property tax projections as part of deal due diligence. Mr. Caccavelli and the firm have also handled a multitude of property tax exemption matters involving religious, educational, charitable, hospital, assisted living and nursing home exemption issues as well as farmland assessment and farmland roll-back tax issues. Mr. Caccavelli's redevelopment practice is complemented by his experience in eminent domain and condemnation matters; he has represented both private and public clients in all phases of condemnation proceedings from the initial project planning stage through trial and appeal. Of note, Mr. Caccavelli coordinated a right-of-way acquisition for the New Jersey Turnpike Authority's Interchanges 6-9 Widening Program in which the Authority acquired more than 320 properties to facilitate expansion of the roadway for a distance of 35 miles.



Education

Boston University, B.A.
Washington College of Law at the American University, J.D.

Bar Admission

New Jersey (1997)
United States District Court for the District of New Jersey (1997)

Memberships & Affiliations

New Jersey Supreme Court Committee on the Tax Court
New Jersey State Bar Association

Representative Cases

City of Atlantic City v. Ace Gaming, LLC, 23 N.J. Tax 70 (Tax 2006).
Center for Molecular Medicine and Immunology v. Township of Belleville, 357 N.J. Super. 41 (App. Div. 2003).
AHS Hosp. Corp. v. Town of Morristown, 25 N.J. Tax 374 (Tax 2010)
Mesivta Ohr Torah of Lakewood v. Township of Lakewood, 24 N.J. Tax 314 (Tax 2008).
County of Essex v. Rubin, 2011 WL 2496222 (App. Div. 2011).
New Jersey Turnpike Authority v. Witt, 2010 WL 2795077 (App. Div. 2010).
Vision Mortg. Corp., Inc. v. Patricia J. Chiapperini, Inc., 156 N.J. 580 (1999).
1145 Towbin Ave., LLC v. Lakewood Tp., 2012 WL 4465371 (N.J. Tax 2012)
ARE-279 Princeton Rd. v. Twp. of E. Windsor, 2016 WL 2604839 (Tax Ct. 2016)

Representative Transactional Matters

Obtained Long Term Tax Exemption for 655 MW gas-fired power plant developed in Newark, NJ
Secured Redevelopment Agreement and PILOT for 206,500 SF warehouse in Carteret, NJ
Negotiated Long Term Tax Exemption for 539,000 distribution warehouse in Elizabeth, NJ
Procured a 30 year PILOT for a construction of a new 540 MW power plant in Sewaren section of Woodbridge, NJ
Re-negotiated PILOT to reduce annual payment to municipality by nearly 50% on 285,000 SF retail center
Reduced annual PILOT on 225 MW coal-fired power plant from \$1.96M to \$650,000
Served as lead counsel to the NY Red Bulls in the negotiation and implementation of a settlement transaction resolving litigation pending in the New Jersey Supreme Court concerning the tax exempt status of Red Bull Stadium in Harrison, New Jersey. The transaction facilitated prospective property tax exemption for the stadium and implementation of a PILOT via the use of the County Improvement Authorities Law enabling the client to achieve substantial prospective annual property tax savings



Representative Clients

EIF Group/Ares Management, LLC, Prologis, Lennar Corporation, General Growth Properties, Marathon Oil, NY Red Bulls, GLP Properties, Mack-Cali Realty Corporation, Bridge Development Partners, The Hampshire Real Estate Companies, Normandy Real Estate Partners, Federal Business Centers and Inland Real Estate Group of Companies