

Seeking Fair Compensation For the Loss of Parking



"I knew I couldn't fight the eminent domain. I've been around long enough to know that was worthless. What I could fight for was fair compensation to offset the loss of the parking spaces. I needed experts for that."

- George Kontogiannis, owner, Americana office and apartments

Our Client

The owner and pioneer of the Americana office and apartment complex in downtown Columbus, George Kontogiannis, turned to Goldman & Braunstein after the Ohio Department of Transportation (ODOT) initiated eminent domain proceedings as part of the Interstates 70/71 reconstruction plan.

The Threat

ODOT filed suit for the acquisition of approximately four tenths of an acre of the Americana's property. The "take" would cost them approximately 50 parking spaces designated for the 119 apartments and 27,000 square feet of Americana office space. Even before a mediation settlement was reached, the building lost its largest tenant as a result of the parking situation. "Goldman & Braunstein recognized the negative impact of losing a substantial number of parking spaces at an urban location."

How We Helped

Kontogiannis retained eminent domain attorneys Goldman & Braunstein to represent his interests in mediation proceedings. "Our attorneys focused on obtaining the compensation necessary to allow us to build a parking garage if we chose to in order to replace the lost spaces."

The Results

A settlement was reached between the Americana's owner and ODOT after mediation.

ODOT originally deposited \$988,000 in the Americana eminent domain lawsuit for the land they were acquiring. The final settlement was \$2.1 million dollars. Goldman & Braunstein secured \$1,111,180 more for their client than the initial ODOT offer.

"I'm absolutely satisfied with the outcome. You need to retain legal experts to ensure you get a fair resolution with an issue like this."