

MATTHEW J. ROSSMAN
3130 WOODBURY ROAD
SHAKER HEIGHTS, OH 44120
(216) 333-8525
mjr35@case.edu

EMPLOYMENT

Case Western Reserve University School of Law, Cleveland, OH *2004 – Present*
Supervising Attorney, Milton A. Kramer Law Clinic Center (2004-Present)

Supervise third year law students performing transactional and corporate counsel legal work in the Center's Community Development Clinic. Provide legal representation to between 10 and 15 nonprofit, social enterprise, and small business clients per year on a wide range of matters including:

- Entity selection and formation, and corporate structuring
- Corporate governance and functioning of board of directors
- Preparation, review, and negotiation of contracts
- Tax, especially acquisition of and compliance with Section 501(c)(3) status
- Real estate acquisition and sale, development, zoning, and leasing
- Compliance with federal, state, and local laws and regulations
- Employee handbooks, policies, and contracts
- Intellectual property
- Risk management strategies

Professor of Law, with tenure (2019-Present)

Professor of Law (2008-2019)

Associate Professor of Law (2004-2008)

Courses: Community Development Clinic, LLEAP 4 (Legal Writing, Leadership, Experiential Learning, Advocacy and Professionalism), Urban Development Lab, Urban Development Topics, General Counsel Externship, S.J.D. Thesis Advisor

Created Urban Development Lab, in which law faculty and students research and identify legal strategies for overcoming barriers to property development and community revitalization in post-industrial cities like Cleveland. Recent research topics include place-based economic development incentives, tax increment financing, land banks, vacant property bond ordinances, and tangled title.

Currently serve as Chair of School's Buildings and Facilities Committee and as a University Faculty Senator. Chaired School's Appeals & Rules, Budget, and Moot Court Study Committees. Served on school's Admissions, Appointments, Assistant Dean for Finance Search, Buildings, Curriculum, and Promotion & Tenure Committees. Appointed to University-wide committees on Degree Programs in Nonprofit Leadership and Management, Carnegie Classification, and Community Partnerships. Served on University's Budget, Nominations, and Faculty Senate Finance Committees.

Co-Director, Milton A. Kramer Law Clinic Center (2011-2015)

Managed school's public interest law firm through which third year law students are certified to practice under the supervision of licensed attorneys. Oversaw day-to-day operation of the firm, which consisted of ten full-time and adjunct attorneys, three administrative staff, and approximately eighty legal interns. Led strategic planning, curricular, fundraising, and marketing initiatives.

Strategic Community Solutions, LLC, Shaker Heights, OH *2024 – Present*

Principal and Founder. Provide research and consulting services to municipalities, communities, and neighborhood-based organizations on housing markets, economic challenges, and development opportunities in the places they serve. Serve as expert witness in litigation matters related to these topics.

University of Pennsylvania Law School, Philadelphia, PA *2001 – 2004*

Lecturer & Clinical Supervisor. Taught and supervised law students enrolled in semester-long, in-house Small Business Clinic, which provides transactional and corporate counsel legal representation to entrepreneurs, small businesses, and nonprofit organizations.

University of Baltimore School of Law, Baltimore, MD *2000 – 2001*

Clinical Fellow. Taught and supervised law students enrolled in year-long, in-house Community Development Clinic, which provides general counsel legal representation to community-based non-profit organizations, small businesses, and public housing tenant councils.

Christy & Viener, New York, NY *1998 – 2000*

Associate. Practiced in corporate and securities department of New York law firm. Represented clients ranging from large financial institutions and publicly-traded companies to small businesses and entrepreneurs on wide range of matters. Transactions included venture capital investments, mergers and acquisitions, dispositions of accounts receivables, stock purchase agreements, and creation of limited partnerships and limited liability companies as investment vehicles. Assisted in general counsel representation of two publicly-traded companies and privately-held graphic design company.

Latham & Watkins, New York, NY *1996 – 1998*

Associate. Practiced in corporate, finance, and real estate departments of international law firm. Projects included corporate and securities representation of publicly-traded company in bankruptcy proceedings, debt and equity offerings, purchases and mortgages of real estate portfolios, corporate restructuring of international non-profit organization, and formation of property development joint venture.

EDUCATION

New York University School of Law, J.D., May 1996

Miami University, B.A., *magna cum laude*, May 1992 (Phi Beta Kappa)

PUBLICATIONS

Law Review Articles

Neighborhood Revitalization Without Displacement in Slower Growth Cities (work in progress, 2025).

Assessing the Performance of Place-Based Economic Development Incentives: What's the Word on the Street?, 63 WASHBURN LAW JOURNAL 325 (Spring 2024)

Opportunity Knocking! Are Opportunity Zones a Model for a Smarter Homeowner Subsidy?, 81 UNIVERSITY OF PITTSBURGH LAW REVIEW 103 (2019)

In Search of Smarter Homeowner Subsidies, 40 UNIVERSITY OF HAWAII LAW REVIEW 203 (2017)

Tribute to Ken Margolis - Renaissance Man, 67 CASE WESTERN RESERVE UNIVERSITY LAW REVIEW 9 (2017)

Counting Casualties in Communities Hit Hardest by the Foreclosure Crisis, 2016 UTAH LAW REVIEW 245 (2016)

Evaluating Trickle Down Charity, 79 BROOKLYN LAW REVIEW 1455 (2014). Republished, by invitation, in 24 JOURNAL OF AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT LAW 59 (2015)

The Descendants of Fassihi: A Comparative Analysis of Recent Cases Addressing the Fiduciary Claims of Disgruntled Constituents Against Attorneys Representing Closely-Held Entities, 38 INDIANA LAW REVIEW 177 (2005)

Neighborhood Legal Services as House Counsel to Community-Based Efforts to Achieve Economic Justice, 23 NEW YORK UNIVERSITY REVIEW OF LAW AND SOCIAL CHANGE 105 (1997) (co-author)

Other Publications and Amicus Curiae

Cultivating the Skills of In-House Counsel in a Law School Clinic, CLEVELAND METROPOLITAN BAR JOURNAL (February 2023)

Cutback of State and Local Tax Deductions in GOP Tax Bill Would Harm Ohio's Legacy Cities, THE PLAIN DEALER (December 15, 2017) (Op-Ed)

Homeowners Hardest Hit by Foreclosure Crisis Deserve 'Disaster' Relief, THE PLAIN DEALER (April 13, 2016) (Op-Ed)

Economic Development Organizations, Trickle Down Charity and the Private Benefit Doctrine, ABA NONPROFIT ORGANIZATIONS COMMITTEE NEWSLETTER (First Quarter 2015)

Economic Development Organizations and the Private Benefit Doctrine, PERSPECTIVES (September 2014)

Tax Increment Financing in Cleveland, DEVELOPMENT FINANCE REVIEW WEEKLY (Jan. 27, 2011) (available online at <https://www.cdfa.net/cdfa/cdfaweb.nsf/newsletter.html?open&id=E963291EAD5DCA372CE547A3E3579030>) (co-author)

Pooling Tax Increment Financing for Redevelopment in Cleveland: The Las Vegas Model, DEVELOPMENT FINANCE REVIEW WEEKLY (Jan. 27, 2011) (available online at <https://www.cdfa.net/cdfa/cdfaweb.nsf/newsletter.html?open&id=E963291EAD5DCA372CE547A3E3579030>) (co-author). This paper was also featured in the Spring 2011 edition of the Ohio Financing Roundtable quarterly newsletter, published by the Council of Development Finance Agencies.

A Community Legal Guide to the Cuyahoga County Land Bank (2010) (available online at <https://sites.google.com/site/clevelandroundtable/resources-1>) (co-editor)

The Past, Present and Future of Euclid Avenue, CLEVELAND METROPOLITAN BAR JOURNAL, Vol. 2, No. 3 (October 2009)

Amicus Curiae Brief, Ohio Supreme Court, *Lima v. State*, 122 Ohio St.3d 155 (2009) (co-author)

SELECTED EXPERT TESTIMONY, MEDIA APPEARANCES, AND PRESENTATIONS

EXPERT WITNESS, Testified on highest and best use analysis, whether contiguous cleared properties constituted blight, and the impact that demolishing homes on adjoining blocks would have on property values and neighborhood fabric, City of Brook Park v. City of Cleveland, Cuyahoga County Court of Common Pleas, CV-17-890610 (deposition and testifying expert, 2024-25)

PRESENTER, “Legal Issues in Minority Business Development Programs,” Greater Cleveland Partnership, SPARK! Series, October 17, 2024 (with Professor Jonathan Entin)

PRESENTER, “Choice of Business Form and Business Formation Basics,” CWRU Entrepreneurship Skills Lab, CWRU Veale Institute for Entrepreneurship and LaunchNET Series, March 27, 2024

GUEST, “Addressing Tangled Title Issues in the Buckeye Woodhill Neighborhood,” Sound of Ideas, Ideastream (Cleveland NPR affiliate), May 16, 2023

PRESENTER, “Charities, Incubators, and Cooperatives: Making These Compatible,” 3rd Biennial Ohio Coop Law Conference: Cooperatives for the Modern Era, January 24, 2023

PRESENTER, “Creating a Pro Bono Partnership for Transactional Attorneys,” Squire, Patton, Boggs, January 12, 2023

PRESENTER, “Which Economic Development Incentives Are Performing Best at Improving Conditions in Distressed Urban Neighborhoods?,” Eighth Annual International and Comparative Urban Law Conference (University of British Columbia), July 2022

PANELIST, “Making Use of Outside Counsel in CED,” Ohio Access to Justice Conference, May 2021

PRESENTER, “Not the Sharpest Tools in the Shed – In Search of Smarter Homeowner Subsidies,” Case Western Reserve University Social Justice Institute, October 2017

PRESENTER, “In Search of Smarter Homeowner Subsidies” (work in progress), New York University School of Law, Clinical Law Review Writers Workshop, September 2017

PRESENTER, “Not the Sharpest Tools in the Shed – In Search of Smarter, Fairer Homeownership Subsidies” (work in progress), University of Kentucky School of Law, Developing Ideas Conference, May 2017

MODERATOR, “Ohio’s Proposed Fast Track Foreclosures Legislation,” Ohio Fair Lending/Vital Communities Coalition, May 2016

PRESENTER, “Is Economic Development Really Charitable?,” City Club of Cleveland, September 2014. Available at: <https://www.youtube.com/watch?v=8-XfNCsawMk>.

PRESENTER, “Evaluating Trickle Down Charity,” Loyola University (Chicago) School of Law, January 2014

MODERATOR, Legal Training Series for Entrepreneurs (sessions on Choice of Entity, Identifying and Protecting Intellectual Property, and Entering into Contracts), Economic and Community Development Institute, September and October 2013

PANELIST, “Before You Seek a Grant: A Checklist for New Nonprofits,” The Foundation Center of Cleveland, 2010 – 2015

PANELIST, “Jumpstarting Change: Building Legal and Regulatory Frameworks that Spur Urban Community Development,” Net Impact Conference hosted by the University of Michigan’s Ross School of Business, October 2010

MODERATOR AND PANELIST, “Legal Issues Faced by Woman and Minority-Owned Construction Companies,” ShoreBank Enterprises, 2007-08 (four-part series)

PANELIST, “Serving on a Board of Directors,” Weatherhead School of Business, Case Western Reserve University, April 2007

AWARDS

Distinguished Teacher Award, Case Western Reserve University School of Law Alumni Association, 2024

Case Western Reserve University Social Justice Institute – Faculty Research Grant, 2016-2018

PROFESSIONAL ASSOCIATIONS AND COMMITTEES

American Association of Law Schools, Community Economic Development Section – Executive Committee (2025 – Present)

American Bar Association Journal of Affordable Housing & Community Development Law – Associate Editor (2019 – Present)

Cleveland Roundtable on Housing & Community Development Law – co-founded, co-directed, and participated in Roundtable, which consisted of practicing lawyers, government officials, law students, and law faculty, who met periodically to discuss important practice related and policy issues in these areas of law (2008 – 2020)

PROFESSIONAL AFFILIATIONS

Previously admitted to practice in New York (1997, inactive) and Maryland (2000, inactive). Currently admitted to practice in Ohio (2006).

Member of Clinical Legal Education Association, American Bar Association, Ohio State Bar Association, and Cleveland Metropolitan Bar Association.