

Ned Abelson

Of Counsel

nabelson@goulstonstorrs.com

Boston: +1 617 574 4082



Ned Abelson is a nationally recognized environmental lawyer who is known for his expertise in Brownfields redevelopment, transactional work (including lab leasing), and environmental insurance. He has received praise from clients for his strong business sense, and his extensive knowledge with respect to environmental issues that affect real estate projects. Ned helps developers, investors, tenants and lenders maximize the value of and successfully manage potential risks associated with contaminated properties.

Ned was named "Lawyer of the Year" in Environmental Law by Best Lawyers® for 2020. He is recognized by *Chambers USA* as "an expert in his field.... According to peers, 'he is the Mr. Brownfields attorney of Massachusetts,' while clients describe him as 'the premier environmental attorney in Boston; he is very creative, knowledgeable and smart.'"

As the former Co-Chair of NAIOP's Brownfields Redevelopment Subcommittee, Ned frequently worked with the Massachusetts Department of Environmental Protection (MADEP) to shape its environmental policies so that they are protective while maximizing the ability of private sector parties to redevelop contaminated property successfully. Ned also has considerable involvement with vapor intrusion matters, in part based on his previous representation of the commercial real estate industry as a member of the MADEP's Superfund Advisory Committee and its Indoor Air Workgroup. Ned has frequently presented to industry leaders and environmental agency personnel at programs sponsored by organizations such as NAIOP, the ICSC, the USEPA, and the Greater Boston Real Estate Board. He has also been a Visiting Lecturer at the MIT Center for Real Estate since 2010.

Accolades

- Lexology Index Thought Leader 2024
- Lexology Client Choice Award, Environment, USA, 2022, 2024
- NAIOP Massachusetts, Government Affairs Champion Award, 2023
- The Lawdragon Green 500: Leaders in Environmental Law, 2023-2024
- *Business Today*, Top 10 Powerhouse Environmental Lawyers Massachusetts, 2023

- *Boston Magazine* Top Lawyers. Land Use and Zoning, 2021, Land Use Environment 2022, 2023-2024
- *Lawyer of the Year, Best Lawyers in America*® (2012, 2020): Environmental Law
- *Chambers USA*, Environment, Massachusetts, 2003 - 2024 (Band 1 since 2006)
- *Best Lawyers in America*® (2006 - 2025): Environmental Law
- *Who's Who Legal*, International Leading Environmental Lawyer (2012-2022)
- *Who's Who Legal*, Thought Leaders USA 2024-2025
- Massachusetts Super Lawyers, 2004 - 2024
- Martindale Hubbell Peer-Review Rated AV Preeminent™
- Expert Guides | The World's Leading Lawyers | Environment, 2017-2018
- NAIOP Massachusetts, Government Affairs Award, 2011
- Invited to the White House to attend the announcement of Vice President Gore's Brownfields Action Agenda, 1997
- Interviewed by the Wall Street Journal, Boston Globe and National Public Radio concerning Brownfields and environmental insurance issues.

Affiliations

- Co-Chair, Brownfields Redevelopment Subcommittee, NAIOP Massachusetts Chapter
- NAIOP Representative, Massachusetts Department of Environmental Protection (MADEP) Superfund Advisory Committee
- Member, MADEP Indoor Air Workgroup
- Former Member, ULI Redevelopment & Reuse Council
- Founding Member and Former Policy Committee Co-Chair, Massachusetts Chapter, National Brownfields Association
- Former Chair, International Council of Shopping Centers (ICSC) Subcommittee on Environmental Issues
- Pro Bono work for the Lakeview Manor Tenant Association, Inc. from 1983 through 2012
- Former Chairman and Member, Board of Directors, New Ecology, Inc.

Admissions

- Massachusetts

Education

- University of Pennsylvania Law School (J.D., 1983)

- Brown University (B.A., *magna cum laude*, 1978)
 - Phi Beta Kappa

Representative Matters

Major Educational Institution - Environmental Matters in Connection with 14-Acre Parcel of Land in Kendall Square

Representation of a major educational institution regarding environmental matters in connection with its accepted bid of \$750M and its execution of an Exchange Agreement concerning its future acquisition of part of a valuable 14-acre parcel of land located in the Kendall Square area of Cambridge. The land is currently owned and used by the federal government. The educational institution is to construct a significant replacement facility, which will be turned over to the federal government after its completion, then allowing the institution to acquire and redevelop the remaining portion of the 14-acre parcel as a major mixed use project.

Sale of Contaminated Property Located Upgradient of Reservoir

Representation of the seller in the \$24M full price sale of a significantly contaminated commercial property that is located upgradient of a major reservoir.

Environmental Counsel in \$1.725B Sale of Malls to Simon Property Group Joint Venture

Counsel in environmental matters to one of the premier real estate development and management companies in New England concerning its development, financing and subsequent \$1.725B portfolio sale of 14 regional malls to a Simon Property Group joint venture.

Brownfields Developer Representation

Representation of a regional Brownfields developer, including contractual risk allocation, environmental insurance and regulatory guidance work.

Placement of the First Massachusetts Brownfields Pollution Legal Liability Environmental Insurance Policy

Representation of the seller/named insured in connection with the placement of the first Massachusetts Brownfields Redevelopment Access to Capital Program pollution legal liability environmental insurance policy.

Analysis of Impact and Benefits of Enacted Massachusetts Brownfields Bill

Worked closely with leading state legislators to analyze impacts and benefits of the then proposed and now enacted Massachusetts Brownfields bill.

Redevelopment of Kendall Square Properties

Ongoing representation of significant educational institution in connection with its redevelopment of an assemblage of property located in Kendall Square in Cambridge, MA. The firm assisted in successfully gaining the City's approval for the planned unit development to revitalize this formerly

commercial and industrial land. Ned's environmental work focuses on Massachusetts Contingency Plan matters, contaminated soil management, structuring issues associated with minimizing environmental risk, and planning for a possible Massachusetts Brownfields tax credit application.

Client Testimonials

"I've worked with Ned for 16 years on all environmental matters at our firm. Ned has a keen ability to highlight the risks but advise with a business sense in getting to a feasible solution with the appropriate level of risk mitigation. Ned raises issues and concerns with a 'get to yes' approach." Leslie Cohen, Samuels & Associates

"I have worked with Ned Abelson throughout the 20 years I have worked for my company. His input and advice have been invaluable with respect to all of our environmental matters. I can't speak highly enough... he is not only extremely responsive, but the responses are substantive, on point, and unerring." Kathy Doukas, New England Development

"Ned brings a rare combination of technical savvy, practical wisdom, and human approachability to his work. In my decade's long experience, he quickly comprehends complex situations and is frequently the first to articulate the best solutions for resolving difficult challenges. Ned has been a strong positive contributor on all of our joint projects." Jim Okun, O'Reilly, Talbot & Okun Associates, Inc.

Client Service Distinctions

Ned's clients appreciate his ability to translate complex legal issues and environmental matters into understandable and relevant business information that helps them make solid decisions.

Press Releases

November 25, 2024

Goulston & Storrs Attorneys Named to Boston Magazine's Top Lawyers List

October 25, 2024

40 Goulston & Storrs Attorneys Recognized as 2024 Super Lawyers and Rising Stars

August 20, 2024

Goulston & Storrs Announces 82 Attorneys Selected for Best Lawyers in America® 2025; 29 Attorneys Named "Ones to Watch"

June 6, 2024

Goulston & Storrs Receives Top Chambers USA 2024 Rankings in 11 Categories; Real Estate, Retail, and Leisure & Hospitality Practices Ranked Nationally; 33 Attorneys Recognized

February 12, 2024

Four Goulston & Storrs Attorneys Recognized as Lawdragon Green 500: 2024 Leaders in Environmental Law

December 5, 2023

Seven Goulston & Storrs Attorneys Named to Boston Magazine's Top Lawyers List

November 30, 2023

Goulston & Storrs Director Ned Abelson Receives 2024 Lexology Client Choice Award for Second Consecutive Year

October 23, 2023

Thirty-Seven Goulston & Storrs Attorneys Recognized as 2023 Super Lawyers and Rising Stars

June 1, 2023

Goulston & Storrs Receives Top Chambers USA 2023 Rankings in 11 Categories; Real Estate, Retail, and Leisure & Hospitality Practices Ranked Nationally; 33 Attorneys Recognized

February 15, 2023

Goulston & Storrs Attorneys Ned Abelson, Kate Heller, Jonathan Pearlson, and William Seuch Named to 2023 Lawdragon Green 500: Leaders in Environmental Law

November 22, 2022

Eleven Goulston & Storrs Attorneys Named to Boston Magazine's Top Lawyers List

November 15, 2022

Goulston & Storrs Director Ned Abelson Receives 2022 Lexology Client Choice Award

August 18, 2022

Goulston & Storrs Announces 79 Attorneys Selected for Best Lawyers in America® 2023; 26 Attorneys Named "Ones to Watch"

June 14, 2022

Goulston & Storrs Receives Top Chambers USA 2022 Rankings in 11 Categories; Real Estate, Retail, and Leisure & Hospitality Practices Ranked Nationally; 33 Attorneys Recognized

December 2, 2021

Thirteen Goulston & Storrs Attorneys Named to Boston Magazine's Inaugural Top Lawyers List

August 24, 2021

Goulston & Storrs Announces 46 Attorneys Selected for Best Lawyers in America® 2022; 19 Attorneys Named "Ones to Watch"

November 12, 2020

Goulston & Storrs Tallies 48 Super Lawyers and Rising Stars in 2020

November 1, 2019

Goulston & Storrs Named to the 2020 U.S. News – Best Lawyers® "Best Law Firms" List in 36 Categories

August 26, 2019

Allison C. Prince, Ned Abelson, and Phil T. Feola Named "Lawyer of the Year" by Best Lawyers® for 2020

May 17, 2019

26 Goulston & Storrs Attorneys Receive Top Chambers USA 2019 Rankings

August 15, 2018

Phil T. Feola, Matthew J. Kiefer, and Richard M. Zielinski Named "Lawyer of the Year" by Best Lawyers® for 2019

September 15, 2017

UPDATE: 2017 Chambers Guides Recognize 11 Market-Leading Goulston & Storrs Practices and 33 Leading Individual Lawyers

August 15, 2017

41 Goulston & Storrs Lawyers Recognized by Best Lawyer for 2018

Events

September 8, 2023

Cleaning Up the Commonwealth: Introduction to Redeveloping Brownfields Sites
Virtual

July 14, 2020

Speaker, "Massachusetts Brownfields Tax Credits Update"

August 15, 2018

Panelist, "Killer Queen Contracts (Real Estate & Environmental Committee)," Surplus Property Roundtable

Cleveland, Ohio

December 2016

Speaker, "New MCP Guidance & Its Impact on Development," NAIOP Hot Off the Hill: Government Affairs Roundup

April 2016

Speaker, "EBC Site Remediation & Redevelopment Program: Critical Importance of Risk Communication," Environmental Business Council New England, Inc.