

PARTNER

Seth Merewitz

seth.merewitz@bbklaw.com (213) 787-2567

Los Angeles / Sacramento

Seth Merewitz provides advisory and transactional services to public agencies, developers, landowners and other private entities. He is a partner in the Municipal Law practice group and heads the Public-Private Partnership group at Best Best & Krieger LLP.

Seth has nearly 30 years of experience working on the structuring, risk identification and transfer, and legal matters on public-private partnership transactions. He has extensive experience in convention, sports and leisure facilities and infrastructure projects, as well as military base reuse, master-planned communities, shopping centers, industrial and hospitality projects. He advises both municipalities and private equity funds, investors and landowners on all aspects of public-private transactions, from due diligence through procurement, documentation, approval and implementation. He has led and facilitated teams to successful outcomes. Seth is a frequent speaker at local, state and national conferences on P3 topics and has written extensively on the topic for state and national publications.

Seth has been instrumental on several P3 efforts including the Chula Vista Bayfront Master Plan, Hotel and Convention Center for the San Diego Unified Port District. This hybrid infrastructure/real estate P3 project became the Gaylord Pacific, featuring 1,600 rooms and 500,000 square feet of convention space, which opened in 2025. In 2018, the *Daily Journal* recognized him as a Top 100 Attorney in California for his critical role on the impactful project.

Seth was the lead attorney representing the developer on the complex structuring and land use entitlements for the new corporate headquarters and training facility for the Los Angeles Chargers on a 14-acre, 150,000 sq. ft. site in El Segundo, CA., which opened in 2024.

Previously, Seth was involved with the Three Rivers Levee Improvement Authority's $400 million jointly funded (state, local and private) P3 levee improvement project. In this effort, Seth represented the joint landowners group comprising developers and more than a dozen national homebuilders. The resulting P3 financing structure included state grants, revenue bonds and other debt supported by special taxes. This innovative financing has received several national awards and is highly regarded as delivering not just the needed public safety improvements, but also extensive environmental benefits.

Professional and Community Involvement

CORE PRACTICES

Business

Data Centers & AI Infrastructure

Housing, Economic Development and Real Estate

Land Use, Planning & Zoning

Municipal Law

Public Infrastructure

Public-Private Partnerships

EDUCATION & ADMISSIONS

Education

University of California, Davis School of Law, J.D.

University of California, Davis, B.A.

Bar Admissions

California

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Seth is a member of the Urban Land Institute. He is part of the leadership of the Los Angeles District Council and served on the national ULI Residential Neighborhood Development Product Council.

Prior to joining the firm in 2010, he was a shareholder with McDonough Holland & Allen in Sacramento. He served as contract city attorney for the City of Marysville, and was appointed Planning Commissioner in Yolo County.

Accolades

- Lawdragon 500 Leading Real Estate Lawyers, 2026
- The Best Lawyers in America®, Land Use and Zoning Law, 2025–2027
- The Best Lawyers in America®, Municipal Law, 2025–2026
- *Southern California Super Lawyers,* Land Use and Zoning, 2020–2025
- Top 100 Attorney in California, *Daily Journal*, 2018

Thought Leadership

Publications

- “Trillion Dollar Infrastructure Investment Watch: “Parameters,” But Not Full Plan to be Released this Month,” *BBKnowledge*, May 23, 2017
- “Riverside County Issues RFP for Broadband Infrastructure,” *BBKnowledge*, April 5, 2017
- “Can “Big Brother” Bring Big Improvements to Provision of Local Government Services?,” *BBKnowledge*, Aug. 12, 2016
- “Wastewater Treatment Becomes Another Area for Public-Private Partnership,” *BBKnowledge*, July 27, 2016
- “Scholarship Available for Public Officials to Attend ULI’s Fall Meeting in Dallas,” *BBKnowledge*, July 25, 2016
- “Major P3 DBFOM Procurement Planned for LAX Modernization," *PublicCEO,* Dec. 4, 2015
- “SB 107 Brings Significant Changes to Redevelopment Dissolution Law," *BB&K Legal Alert,* Oct. 8, 2015
- “Redevelopment 2.0... This Time for Real!” *BBK Legal Alert*, Sept. 25, 2015
- “Despite Delays, California Cities Moving Forward on Selling Redevelopment Properties," *BBKnowledge,* Aug. 21, 2015
- “New Law Promotes Social Infrastructure P3 in a California City,” *BBKnowledge,* Aug. 17, 2015
- “More Than $200 Million Available to Support California Businesses,” *BBKnowledge*, July 22, 2015
- “Community-Based P3 Programs for Integrated Green Stormwater Infrastructure," *BBKnowledge,* July 21, 2015
- “Housing and Sustainability Projects in California Awarded Millions,” *BBKnowledge*, July 7, 2015
- “An Air of Cooperation: The Residential Zero Net Energy Action Plan and its Implications for Local Governments and Agencies,” *BBKnowledge*, June 29, 2015
- “CityLinkLA: Broadband Access for All,” *BBKnowledge*, June 24, 2015
- “Recent Conference Highlights Risks and Opportunities in an Evolving P3 Market,” *BBKnowledge*, June 24, 2015
- “Understanding the 4 "P's" Before the P3 (Public-Private Partnership)” *California Special District Magazine,* June 12, 2015
- “Santa Paula’s Water Recycling Facility Purchase Caps Successful Public-Private Partnership,” *BBKnowledge*, May 19, 2015

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- “Understanding the 4 "P's" Before the P3 (Public-Private Partnership),” *PublicCEO,* Feb. 18, 2015
- “California Public Utilities Commission to Approval Grant Program to Promote Broadband Internet for Public Housing,” *BBK Legal Alert,* Dec. 05, 2014
- “Legislation Broadening Infrastructure Financing Districts Signed by Gov. Brown,” *BBK Legal Alert,* Oct. 6, 2014
- “GO-Biz Announces $150 Million in Tax Credits Available for FY 2014-15,” *BBKnowledge*, Sept. 18, 2014
- “How to Land Projects in California,” *Site Selection*, Sept. 12, 2014
- “Highlights from the Build America P3 Infrastructure Investment Summit,” *BBKnowledge*, Sept. 10, 2014
- “U.S. is Potentially the Largest Market for P3’s in the World,” *BBKnowledge*, Sept. 10, 2014
- “Legislature Approves Enhanced Infrastructure Financing Districts; Awaiting Governor Signature,” *BBKnowledge*, Aug. 31, 2014
- “President Announces Public-Private Partnership Initiative for Infrastructure Development,” *BBKnowledge*, July 18, 2014
- “Secondary Real Estate Markets are Worth a Second Look,” *BBKnowledge*, June 24, 2014
- “Post-Redevelopment Creativity: Public Benefit Incentive Zoning,” *BBKnowledge*, May 27, 2014
- “USDA Announces Economic Development Grants to Rural Communities,” *BBK Legal Alert*, May 9, 2014
- “Post-Redevelopment, Lawyers Navigate Labyrinth of Subsidies for Affordable Housing,” *The Daily Journal*, April 8, 2014
- “Investing In California’s Water Conference Convenes Industry Thought Leaders,” *BBKnowledge*, Feb.19, 2014
- “ULI Report “After Redevelopment” Proposes Tools to Promote Local Economic Development,” *BBKnowledge*, Jan. 3, 2014
- “California Authorizes Alternative Procurement Method for Public Construction Projects,” *BBK Legal Alert*, April 7, 2014
- “Proposal May Help Cities Finance Projects,” *The Daily Journal*, March 24, 2014
- “Developers in California Should Be Aware of Changes in the Regulatory Landscape,” *Riverside Press-Enterprise*, May 20, 2013
- “Redevelopment in California After the Demise of RDAs,” *Los Angeles Lawyer*, Feb. 22, 2013
- “Exactions and Impact Fees in California Published by Solano Press Books," *Solano Press Books,* May 1, 2012

Presentations

- "Top Ten Things to Consider When Procuring Professional or Vendor Services - These Tips Will Save You Time and Money," Convention Sports & Entertainment Facilities Conference, Sept. 10, 2026
- "P3 and Alternative Project Deliver 201 (not 101!): What In-House Counsel Needs to Know," County Counsels’ Association of California Fall Public Works & Contracts Study Section Meeting, Sept. 18, 2025
- “Mayors on the Frontline of Housing,” California Housing Community Development Conference & Expo, Dec. 4, 2024
- “Innovative Strategies to Deliver Workforce Housing,” California Housing Community Development Conference & Expo, Dec. 3, 2024
- “Tour of LA Chargers Headquarters & Practice Facility,” Los Angeles County Bar Association, Real Property Section, May 4, 2023
- “Project Finance: Creative Funding Opportunities, Including Public/Private Partnerships; Tips for Structuring Project Funding Proposals To Maximize Chances of Success; Project Readiness Considerations,” Law Seminars International Seminar, Water Infrastructure Development Funding, Groundwater Sustainability Implementation in California, July 29, 2022
- Co-Chair, “Homelessness Summit,” Urban Land Institute, Los Angeles Chapter, June 8, 2022

- “How to P3 for Small to Mid-Sized Projects and Communities: Lessons Learned in Delivering Local Serving Projects under $500M,” Public-Private Partnership Conference & Expo, Sept. 14, 2021
- “Public-Private Partnerships (P3s): How to Deliver Innovative, Local-Serving Projects,” League of California Cities City Attorneys' Conference, May 21, 2021
- “Outpatient Facilities: The Health & Housing Nexus,” 2021 Healthcare Project Delivery Conference, Feb. 25, 2021
- “Preparing Your Project Delivery Checklist,” The Convention, Sports and Entertainment Facilities Conference, P3C, Aug. 13, 2020
- “Expediting Land Use Approval,” Urban Land Institute Los Angeles, March 4, 2020
- “How to P3 for Small to Mid-Sized Projects and Communities: Lessons Learned in Delivering Local Serving Projects under $500M,” P3C Public-Private Partnership Conference, March 3, 2020
- “Public-Private Partnerships (P3s): How to Deliver Innovative, Local-Serving Projects,” League of California Cities City Managers Conference, Feb. 5, 2020
- “Outpatient Facilities: The Health and Housing Nexus,” Healthcare Project Delivery Conference, Feb. 4, 2020
- “Reuse of Antiquated Shopping Centers: Tools for Innovation,” ICSC U.S. Shopping Center Law Conference, International Council of Shopping Centers, Oct. 25, 2019
- “Critical Linkage between P3s and Economic Development for Community Colleges and Specialty Schools,” The P3 Higher Education Summit, Oct. 25, 2019
- “Urban Aviation: Is It True That Flying Cars Are Coming to a City Near You?”, 2019 Public Private Partnership Airport Summit, July 23, 2019
- “Public Agency/Private Sector Partnerships: What Every City Attorney Should Know About P3's,” CAALAC Monthly Luncheon Meeting, City Attorney's Association for Los Angeles County, June 27, 2019
- “The Shifting Sands of Economic Development: Welcome to the “O” Zone,” League of California Cities 2019 Mayors & Council Members Executive Forum, June 19, 2019
- “Structuring a Procurement to Get the Results You Need,” Convention, Sports and Entertainment Facilities Conference, Public-Private Partnership Conference, May 17, 2019
- “Redevelopment 2.0?” City Attorneys Association of Los Angeles County's Biennial Retreat, March 14, 2019
- “P3s for Small and Mid-Sized Public Agencies: Is my Local-Serving, Mid-Size ($3-300M) Project a viable P3?," Public-Private Partnership Conference & Expo, March 4, 2019
- “Development Agreements, Public-Private Partnerships and Redevelopment 2.0," University of California, Davis' Continuing and Professional Education Division Extension Course, Feb. 28, 2019
- “Top 10 Things Landowners and Their Lawyers Need to Know Prior to Seeking Land Use Entitlements for Infill and Greenfield Development Projects,” Land Use Planning & Environmental Law Subsection, Los Angeles County Bar Association, Jan. 30, 2019
- “Changing Face of Economic Development: Land Use, Sustainability, Housing,” League of California Cities Annual Conference and Expo, Sep. 14, 2018
- “P3s for Community Colleges and Specialty Schools,[PDF]” The P3 Higher Education Summit, Sept. 13, 2018
- “Urban Aviation and the Movement of People, Products, and Public Safety ('P3'): Are Drones and Flying Cars Coming to Your City?” P3 Airport Summit, July 23, 2018
- “What Are the Challenges and Barriers and How Can They Be Addressed?” California Economic Summit, Nov. 2, 2017
- “Implementing Public Works Projects Through EIFDs & CRIAs,” League of California Cities' Public Works officers Institute, March 22, 2017
- “What Developers and Their Lawyers Need to Learn About Public-Private Partnerships,” Los Angeles County Bar Association, March 8, 2017

- “Public Agency P3 Preparedness," Public-Private Partnership Conference and Expo, Feb. 27-March 1, 2017
- “Emerging Topics in Local Economic and Infrastructure Development in California,” Lorman Education Services Webinar, Feb. 16, 2017
- “MOUs, LPAs, NDAs, and Other Prenups: Can't We All Just Get Along?” Southern California Association of NonProfit Housing Conference, Sept. 16, 2016
- “New and Improved Funding Tools For Projects,” The Seminar Group’s Tools for Economic Development Conference, Sept. 14, 2016
- “Local Economic Development in California - What Developers and Their Attorneys Need to Know,” Sacramento County Bar Association's Real Property Law Section's September Luncheon, Sept. 12, 2016
- “Post-CRA Legal Tools to Bring Retail Centers into the Modern Age,” Urban Land Institute Public Realm Initiative Council Meeting, Sept. 1, 2016
- “Public-Private Partnerships and Innovations in Placemaking,” Urban Land Institute's June StimULI Breakfast, June 15, 2016
- “Making the Partnership Work: Implementing P3s,” Public-Private Partnership Conference and Expo, March 8, 2016
- “Legal Tools- other than Redevelopment- to Bring Retail Centers into the Modern Age,” Orange County City Attorney’s Association, Feb. 18, 2016
- “Local Economic Development: What’s Left, What’s New and What’s Next?” South San Joaquin Valley Division League of California Cities’ City Managers quarterly meeting, Jan. 20, 2016
- “AB2-A Real Replacement for Redevelopment," ULI StimULI Breakfast, Urban Land Institute, Nov. 12, 2015
- “Urban Economic Development – Effectively Using What’s Left in the Toolbox,” Urban Land Institute, Los Angeles, April 15, 2015
- “Where's the (Public) Money? Securing Public Incentives and Project Gap Funding in a Post-RDA World," Los Angeles County Bar Association, March 18, 2015
- “Reflections on the Keys to a Successful P3,” The P3C Public-Private Partnership Conference & Expo, Feb. 23, 2015
- “Bridging the Gap: Private Equity Financing and Public Private Partnerships (P3s),” CASA 2014 Fall Seminar, Oct. 23, 2014