

Charles “Chip” F. Rogers

Senior Counsel

Charles “Chip” F. Rogers is an experienced real estate attorney who represents national, regional, and local developers, investors, and lenders in connection with retail, residential, office, and industrial projects throughout the United States. His practice encompasses all aspects of real estate development and investment, including acquisitions, development, financing, leasing, and dispositions.

Chip advises developers and investors on capital formation, joint venture agreements, development agreements, ground leases, air rights agreements, and commercial and residential condominium documentation. He also represents lenders in connection with first mortgage construction, permanent, and mezzanine debt, as well as bulk sales and purchases of real estate assets and debt restructuring matters.

In addition, Chip represents a Rhode Island quasi-public entity that owns land formerly used for an interstate highway and is responsible for disposing of that land to support the growth of the “knowledge economy.” In that role, he negotiates disposition and development agreements.

Prior to joining PSH, Chip was a partner at Troutman Pepper Locke. Earlier in his career, he served as managing director and general counsel of a major integrated real estate development company headquartered in Providence, where he was responsible for the company’s legal activities and those of its affiliates, including joint venture agreements, investor relations, and all aspects of the company’s retail, industrial, residential, and recreational projects in the United States and United Kingdom.



CONTACT



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EDUCATION

- Boston College Law School, J.D.
- College of the Holy Cross, B.A.

EXPERIENCE

Representative Cases

- Represented an owner/developer in the acquisition, development, and subsequent \$400 million sale of retail properties across multiple states.
- Negotiated and formed successive joint ventures for a developer client, securing \$250 million in private equity to acquire and develop properties nationwide.
- Negotiated a three-party development agreement in Pasadena, CA, facilitating the construction of underground parking and a \$100 million residential project.
- Represented developers in assembling parcels and acquiring transferable development rights in West Palm Beach, FL, for a \$200 million residential project, emphasizing strategic land use and development.
- Managed the acquisition of fee and leasehold parcels and marina slips in Newport Beach, CA, for a proposed \$150 million mixed-use project.
- Negotiated agreements for the purchase, financing, development, and operation of a £100 million luxury membership club in St. Andrews, Scotland.
- Represented an international fast food restaurant operator in the sale of its restaurants in Connecticut, Rhode Island, and Massachusetts.
- Represented a *Fortune* 500 tenant in its negotiations to lease and rehabilitate a 150,000-square foot office building.
- Represented a major national bank in connection with the receivership of a Florida shopping center and subsequent sale.

INSIGHTS

Honors & Awards

- *Rhode Island Monthly*, Professional Excellence in the Law, Real Estate (2023)
- *Chambers USA*, Real Estate, Rhode Island (2017-2025)

AFFILIATIONS & BOARDS

Professional Affiliations

- Rhode Island Bar Association
- Real Estate Finance Association