



## Robert F. Messinger

Partner

Orange County

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### PRACTICES

Environmental Land Use and  
Natural Resources

Public Law

Real Estate and Business Law

### EDUCATION

J.D., University of Illinois

M.P.A., University of Southern  
California

B.A., The American University

### ADMISSION

State Bar of California

State Bar of Colorado

Robert Messinger practices in the areas of public agency [real estate](#), [land use](#), community and economic development, and [general municipal](#) law. He has represented a variety of municipalities, housing authorities, special purpose public agencies, and developers in a broad range of complex multi-party real estate transactions, land entitlement, Subdivision Map Act, and planning matters. Robert has extensive experience with real property transactions involving real property acquisition and disposition transactions, commercial leasing, ground leasing, options, easements, and licenses. Robert previously served for thirteen years with San Bernardino County Counsel, where he advised and represented the County's Real Estate Services Department on all aspects of real property acquisition and disposition.

Robert also has extensive experience assisting public agencies with airport matters, special purpose entity formation and governance, advising Local Agency Formation Commissions on reorganization matters, advising Countywide Oversight Boards in interpreting and implementing the redevelopment dissolution statutes, and the interpretation of and compliance with the Surplus Land Act.

Robert is known for his commitment to helping his clients achieve their goals by providing pragmatic strategies and his ability to pursue a collaborative approach in order to achieve resolution. His commitment to delivering superior work product, exceeding client expectations through exceptional service, integrity, and results are the personal values that form Robert's client relationships.

### REPRESENTATIVE MATTERS

- Counsel to the San Bernardino County Transportation Authority in negotiations with the City of Colton, Union Pacific, and BNSF to finance and construct a \$202 million 2.2-km east-west flyover of the Union Pacific tracks over the north-south BNSF tracks, and installation and construction of quiet zone improvements and other grade separation work on city roadways, thereby resolving a rail congestion problem that had existed since 1883.

- Counsel to San Bernardino County in the implementation and negotiations relating to the County's Land Plan Prop-70 Transformation, providing for the disposition of up to approximately 366.55 acres of County-owned dairy property and the acquisition of approximately 322.06 acres for agricultural preservation to include community gardens, agricultural heritage projects, agricultural and wildlife education or wildlife habitat, or for open space, conservation and park purposes, all within the Chino Agricultural Preserve in the cities of Ontario and Chino.
- Counsel to San Bernardino County in negotiations with The High Desert 'Partnership in Academic Excellence' Foundation, Inc. ("Foundation"), Real Estate Development Associates, and the City of San Bernardino to resolve a lease default by the Foundation on 14 acres of County-City jointly owned property by exchanging the 14 acres for 18 acres owned by Real Estate Development Associates and the Foundation financing and constructing a new preschool facility for the County on 2.25 acres to cure the default and to apply as prepaid rent to a ground lease of the remaining 15.75 acres on which it would construct a K-12 charter school facility.