JORDAN RAMIS

Agriculture

OVERVIEW

The Pacific Northwest has a rich history around its land and natural resources. We recognize our clients' land and water is their livelihood. Our long-standing presence in the region enables us to effectively partner with our nursery, farm, ranch, dairy, and aquaculture clients to support them in all aspects of their businesses, including serving as both specialty counsel and outside general counsel.

Agribusiness transactions are often based on deep personal relationships with industry professionals and regulators. Having worked in the agribusiness industry for decades, we understand these relationships and how the law and practical aspects of the agriculture industry intersect. Equally comfortable in the field or in the courtroom, our experience allows us to see things from our clients' perspective and we use that knowledge to identify roadblocks and opportunities. Our resulting advice is rooted in a practical understanding of how to help our clients achieve their larger business goals.

Running Business Operations

As our clients work to maintain, grow, or transition their operations, we help protect their interests. We advise our clients throughout the entire lifecycle of their businesses, including:

- Business planning, formation, and structure
- Credit workouts and reorganizations
- Creditors' rights and bankruptcy
- Employment matters, including wage and hour compliance, I-9 compliance, supervisory training and workplace investigations, employee discipline, protected leave compliance, and disability accommodations
- Equipment lease and purchase transactions, including finance
- Estate planning
- Mergers and acquisitions
- Producer, supplier, crop, and nurseryman liens
- Succession planning and ownership transfer

Property Use and Regulations

When it comes to our clients' land and water, we provide advice to help our clients grow, leverage, and protect these critical assets. We accomplish this by working with our clients to understand how their land and water integrate into their overall business operations and developing strategies that consider the big picture.

Our property-related services include:

- Agricultural leases and operating agreements
- Easements and rights-of-way
- Concentrated Animal Feeding Operation permitting
- Condemnation
- Drainage
- Endangered species compliance
- Environmental permitting and regulatory response
- Grazing permits

- Land use permitting, compliance, and advocacy
- Real estate transactions and finance
- Timber-trespass prosecution and defense
- Water rights acquisitions, sales, transfers, defense, and appraisals
- Water quality and wetlands compliance

Dispute Resolution and Litigation

Disputes have the potential to slow or stop our clients' businesses. That's why we act with a sense of urgency to solve those problems as soon as they come to our attention. We seek out early avenues for solving disputes through conventional and creative means. That may involve anything from building coalitions to pursuing regulatory reform to advocating for our clients in mediation or arbitration. Sometimes though, litigation is both a necessary and appropriate means to solve a dispute. When it's needed, we draw on our decades of litigation experience to zealously represent our clients. We have significant experience successfully representing our clients in disputes that include issues such as:

- Bankruptcy
- Collections
- Condemnation
- Easement, boundary, and other property disputes
- Employment and labor law
- Endangered species
- Environmental contamination
- Federal lands water rights
- Land use
- Lease disputes
- Water quality and wetlands
- Water rights