

# OVB LAW & CONSULTING, S.C.

Your Legal Nook!



## NEWSLETTER

### Firm Update

#### What's in this Issue?

Page 1

Firm Update

Page 2

Empowering Minority Businesses in Wisconsin

Page 3

What is a Wrongful Death Lawsuit, and How Can an Attorney Help?

Page 4

The Role of an Attorney in Facilitating a Commercial Real Estate Purchase



The OVB Team explored Milwaukee's legal history during the Milwaukee Bar Association's inaugural scavenger hunt!

From the stunning sculptures by the river, to the historic Pabst Theater, we learned so much about the rich legal heritage of our great city!

#### *Tune in to the latest episode of the Bottom Up Podcast!*

The "Bottom-Up" podcast aims to provide valuable insights and information on legal matters to attorneys and legal professionals. It features interviews with experts in different areas of law, discussing current issues, trends, and developments in the legal field.

Each episode of the "Bottom-Up" podcast delves into specific legal topics and offers practical advice and guidance for attorneys. The discussions are informative and engaging, providing listeners with valuable knowledge and perspectives from experienced professionals in the legal industry.





## EMPOWERING MINORITY BUSINESSES IN WISCONSIN

Minority entrepreneurs are instrumental in driving economic growth and community development. By creating jobs and providing goods and services that meet the unique needs of their communities, these businesses contribute to the overall prosperity of Wisconsin. They play a pivotal role in fostering diversity, innovation, and inclusivity within the state's business landscape.

While minority-owned businesses make significant contributions to Wisconsin's economy, they often face unique challenges like access to capital, limited resources, navigating legal complexities, and more. An attorney with expertise in supporting minority-owned businesses can provide invaluable assistance throughout their entrepreneurial journey. An attorney can guide minority entrepreneurs through the process of business formation, ensuring compliance with legal requirements, and helping them choose the most suitable legal structure.

An attorney can counsel and advise a business regarding protecting their Intellectual Property rights through trademark registration, copyright protection, and trade secret agreements. IP represents the unique ideas, inventions, and creations that set a small business apart from its competitors. By protecting IP, small businesses can maintain their distinctiveness and prevent others from copying or imitating their innovations.

The legal work does not stop, however, once a business is organized and operational. Seeking the advice of an attorney when drafting, reviewing, and negotiating contracts will aid in protecting your business from undue liability. Once the documents are prepared, an attorney may also be able to assist with business strategy, especially for minority-owned businesses where there are plenty of opportunities to become certified as a minority-owned business at the local, state, and federal level. Businesses who are certified may have a greater chance of securing contract work with government agencies – work that promotes sustainable businesses. Minority-owned businesses are essential drivers of economic growth, diversity, and community development in Wisconsin. They face unique challenges that require expert legal guidance to overcome successfully. At OVB Law & Consulting S.C., we understand the importance of empowering minority entrepreneurs, and support their endeavors because we too are minority owned. If you have any questions or need assistance with your business legal needs, please do not hesitate to reach out to us.



## WHAT IS A WRONGFUL DEATH LAWSUIT, AND HOW CAN AN ATTORNEY HELP?

A wrongful death lawsuit is a personal injury action that seeks compensation when a person's death is caused by the negligent, intentional, or criminal act of another person. It provides a legal remedy for surviving family members or estate representatives. Losing a loved one due to the negligence or wrongful act of another party can be a devastating experience. In Wisconsin, the legal system provides a means for families to seek justice and compensation for their losses through a personal injury wrongful death lawsuit. However, navigating the complexities of the legal system can be overwhelming without the help of an experienced attorney.

An attorney can help gather evidence to support the claim, including medical records, witness statements, and other relevant documents. They can also help to preserve evidence that may be crucial to the case, such as the scene of the accident or the defendant's vehicle. It is important to determine who is liable for the wrongful death, whether it be an individual, a company, or a government entity. Determining fault in a personal injury case involves a thorough investigation of the details and circumstances surrounding the incident. Identifying any potential defendants to assess their degree of fault is crucial to a case. Attorneys and insurers will collect evidence, interview involved parties and witnesses, and even hire and consult with experts to make an informed and legally sound liability decision.

Calculating damages that the family is entitled to receive, including medical expenses, funeral expenses, lost wages, and pain and suffering is another important piece to the puzzle. This aspect can help to negotiate a fair settlement with the defendant or their insurance company. An attorney will always advise the family on whether a settlement is in their best interest and ensure that the settlement is fair and reasonable.

In conclusion, an attorney can provide invaluable assistance to families who have lost a loved one due to the negligence or wrongful act of another party. From gathering evidence to negotiating a settlement, an attorney can help ensure that the family receives the justice and compensation they deserve. Each personal injury case is unique, and determining fault requires careful analysis of the specific facts and applicable laws. It's important to consult with an experienced attorney who specializes in personal injury cases to evaluate your situation and guide you through the legal process. Our team of attorneys at OVB Law & Consulting, S.C., are dedicated advocates for victims and their families. We pride ourselves on our unwavering commitment to ensuring our clients are justly compensated when they are wronged.



# THE ROLE OF AN ATTORNEY IN FACILITATING A COMMERCIAL REAL ESTATE PURCHASE

Buying, selling, financing, and developing commercial property can be daunting if not properly managed. There are numerous steps that must be completed before any transaction is finalized. Additionally, there are dozens of laws and regulations that must be followed for the process to be valid. A commercial real estate attorney can guide you through these steps and ensure compliance with legal requirements.

An attorney's counsel and advice during the following phases of any transaction will set you up for success at closing:

- 1. Negotiating the Sale:** An attorney can help you negotiate the terms of the sale to ensure you get what you want and fight back on what you don't. They have a trained eye for recognizing suspicious contract terms or identifying potential pitfalls.
- 2. Analyzing Contracts:** Attorneys possess the expertise to analyze complex contracts associated with commercial real estate purchases. They can explain the purchase agreement in detail, ensuring that you understand all aspects of the transaction and recommend additional provisions that will further safeguard your interests.
- 3. Facilitating Closing:** An attorney can facilitate the closing process by handling legal documentation, ensuring compliance with title insurance matters, and overseeing the transfer of funds.
- 4. Navigating Pre and Post-Closing Due Diligence:** Attorneys consult with you regarding construction, financing, environmental issues, zoning regulations, taxes, and other legal aspects related to land use and development.

## The Importance of Legal Guidance

Engaging an attorney throughout the buying process can significantly reduce stress and minimize potential risks while giving peace of mind. Attorneys provide invaluable support by answering questions, making recommendations, and advocating for your interests. By involving an attorney, you gain access to their extensive knowledge and experience in commercial real estate law. They can help you navigate legal complexities and ensure that your transaction is conducted smoothly and efficiently.

At OVB Law & Consulting, S.C., we understand the intricacies involved in commercial real estate purchases. Our team of experienced attorneys provides comprehensive legal solutions tailored to your specific needs.

