# Anita Girdhari

Partner

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New York



Anita Girdhari is a partner in the New York office of Gibson Dunn. She is a member of Gibson Dunn's Energy and Infrastructure, Datacenter and Digital Infrastructure, Projects, Capital Markets, Finance, and Latin America Practice Groups.

Anita's practice focuses on infrastructure projects across all asset classes including significant experience in transportation (including roads, bridges, airports, ports, rail and others), digital (including data center development, construction and financing, satellite technologies , broadband and fiber transactions), water (including desalination plants, water pipelines m water divergence, water supply and water metering deals), social (including various school transactions) and waste / energy (including biogas, landfills and waste-to-energy work). Ms. Girdhari has considerable expertise in public-private partnerships across asset classes. When involved in a project development and financing transaction, Anita is involved in all portions of the transaction, from negotiating the related concessions or leases with the governmental or private entity; to drafting and negotiating construction, design, operating and interface arrangements; to all forms of financing including project bonds, corporate bonds, private placements, private lending arrangements, governmental loans, equity contribution arrangements and others; to ongoing representation of portfolio companies with refinancing matters, secondary market acquisitions and divestiture transactions, corporate governance questions, FOIA and similar requests, construction disputes, terminations by governmental grantors, and distressed scenarios. Most recently, she has been working as a "quarterback" on datacenter transactions for developer clients, overseeing all workstreams to ensure that clients have a one-stop-shop for a coherent transaction. She serves a similar role on other infrastructure transactions as well. She also has significant regional experience working on project-related financing transactions in Latin America.

Ms. Girdhari is currently ranked Band 1 USA and Globally by Chambers for Project PPP (public-private partnerships). Chambers USA: America's Leading Lawyers for Business, recognizes Ms. Girdhari nationally as a leading lawyer in Projects: PPP and describes her as a “committed and hard-working attorney who is on top of all of the details” and as an “experienced advisors who has excellent commercial awareness and client service." She is recommended by Legal 500 USA 2025 for Infrastructure and PPP. She is also included for the second consecutive year in the 33rd edition of the The Best Lawyers in America for her expertise in energy law. She has been named a Law360 "Rising Star" in the areas of Project Finance and Transportation. She is a member of the Cambridge Forums Steering Committee for U.S. Infrastructure Law at which she has co-led various discussion sessions on recent changes in infrastructure law, dispute processes and related topics. Ms. Girdhari has spoken on numerous infrastructure panels including, recently, the P3 conference in Dallas and the ARTBA conference in Washington DC.

She graduated from New York University School of Law in 2005 and from Macalester College in 2002. She is fluent in Spanish. Ms. Girdhari sits on the Board of Directors of Parallel Exit and is also a member of the Board of Trustees of Village Community School

## Capabilities

Projects
Capital Markets
Data Centers and Digital Infrastructure
Energy and Infrastructure
Infrastructure
Oil and Gas
Power and Renewables

## Credentials

### Education

New York University - 2005 Juris Doctor
Macalester College - 2002 Bachelor of Arts

### Admissions

New York Bar

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GIBSON DUNN

(VCS) in New York City.

**Recent Transactions*:**

***Data Centers and Other Digital Assets***

- Representation of the ACS Group on its joint venture with Global Infrastructure Partners to develop and operate a portfolio of data centers worldwide. The data center development platform consists of ACS's existing 1.7 GW portfolio of data center assets under development in Europe, the U.S., and Australia.
- Representation of portfolio companies formed as part of the ACS Group and Global Infrastructure Partners joint venture in their development of data center projects in the U.S.
- Representation of Edged U.S. in connection with its development and financing of certain of its U.S. datacenters.
- Review of various Asian data center projects documentation for financiability.
- Review of various construction and long-lead equipment purchase arrangements for data center lenders.
- Negotiation of water supply and chilled water technology agreements for data center developers.
- Representation of Bolt Data & Energy, Inc., in connection with its development and financing of large-scale data center campuses and supporting infrastructure across the U.S.
- Representation of Meridiam Infrastructure in connection with its development and financing of a fiber network in Memphis, Central Indiana and Central Alabama.
- Representation of a developer in connection with its development and financing of a Distributed Antenna System.

***Roads & Toll Roads***

- Representation of a consortium in connection with its pending bid for the I-24 Southeast Choice Lanes in Tennessee, including negotiation of the concession agreement, construction contract and other project development documentation; conducting all necessary all project diligence; and negotiation of financing commitments.
- Representation of a consortium in connection with its pending bid for the I-285 East Express Lanes Project in Georgia, including negotiation of the concession agreement, construction contract and other project development documentation; conducting all necessary all project diligence; and negotiation of financing commitments.
- Representation of **Blue Ridge Transportation Group LLC** (BTG) in connection with the termination for convenience by the Texas Department of Transportation of BTG's approximately $4B concession for the SH 288 managed toll lanes in Harris County, Texas. Representation included the winddown of the asset, transition planning and related close-out of contracts with the Texas Department of Transportation.
- Representation of **Abertis Infraestructuras, S.A.** (Abertis) in connection with its winning bid and subsequent $3.3B investment to upgrade, operate and maintain a portfolio of four toll roads in Puerto Rico. Awarded 2023 North America Transport Deal of the Year – Roads by *IJ Global* and 2023 North America PPP Deal of the Year by *Proximo*.
- Following such winning bid, representation included negotiation of the relevant concession agreement and formation of the relevant developer, Puerto Rico Tollroads, LLC.


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- Representation of **Puerto Rico Tollroads LLC** (formerly Autopistas Metropolitanas de Puerto Rico LLC) in various transactions, including:
    - class action litigation defense in respect of tolling practices.
    - its senior secured credit facilities and private placements of senior secured notes.
    - the refinancing of its existing senior secured term loan credit facility with a new $335M term loan credit facility, and concurrent refinancing of its letter of credit facility.
    - a $750M refinancing of outstanding senior debt through a Rule 144A/Regulation S bond offering of $435M in Senior Secured Notes.
    - a $35M amendment to a concession agreement with the Puerto Rico Highways and Transportation Authority, under which Puerto Rico Tollroads, LLC has a concession to operate the PR-22 and PR-5 toll roads, a new escrow agreement, and related consents from its senior lenders.
    - an amendment and extension of its $70M senior secured revolving letter of credit facility, pursuant to a second amended and restated credit agreement.
- Representation of **Ferrovial Agroman US Corp** in connection with their bid for and financing of a design-build project for the I-285 and I-20 East Interchange Project in Georgia.
- Representation of **Ferrovial Construction** in connection with their bids for the I-285 and I-20 West Interchange Project in Georgia as well as other design-build-finance projects in Georgia.
- Representation of **Cintra Developments** in various transactions, including:
    - in connection with the bid for the construction and financing of the SH 183 Toll Road Project in Texas.
    - in connection with the bid for the construction and financing of the Illinois Portion of the Illiana Corridor Project.
    - in connection with the bid for the construction and financing of the Indiana Portion of the Illiana Corridor Project.
- Representation of **Cintra Infraestructuras, S.A.** in various transactions, including:
    - with Meridiam Infrastructure in connection with the private activity bond and TIFIA financing of the North Tarrant Express Managed Lanes Project in Texas.
    - with Meridiam Infrastructure in connection with the negotiation of the West by Northwest Project in Georgia.
    - with Meridiam Infrastructure in connection with the private activity bond and TIFIA financing of the LBJ Managed Lanes Project in Texas.
    - with John Laing Limited and Macquarie Infrastructure Developments LLC, in connection with the development, design, construction, financing, operation, maintenance, and tolling of three new tolled, access controlled express lanes.
    - in connection with the financing of the I-77 Hot Lanes Project in North Carolina.
- Representation of **Cintra Concesiones de Infraestructuras de Transporte, S.A.** and the JPMorgan consortium in respect of the financing for the SH 121 Toll Road in Texas.
- Representation of **NTE Mobility Partners, LLC** in connection with its debt financing to, among other things, finance certain capital expenditures required under North Tarrant Express project in Texas. Representation in respect of subsequent refinancing, change order and related matters.


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- Representation of **NTE Mobility Partners Segments 3 LLC** in connection with the concession to design and construct Segment 3A and operate, maintain and collect tolls from Segments 3A and 3B of the North Tarrant County Express Managed Lanes Facility in Texas, and in connection with the issuance of $274 million private activity bonds by the Texas Private Activity Bond Surface Transportation Corporation and with a loan of $531 million from the United States Department of Transportation for the financing of such project. Representation in respect of subsequent refinancing, change order and related matters.
- Representation of **I-77 Mobility Partners LLC** in connection with its bid and financing of the I-77 Hot Lanes Project in North Carolina. The transaction included the issuance of $100 million private activity bonds and a $189 million loan from the United States Department of Transportation.
- Representation of **I-66 Express Mobility Partners LLC** in connection with its bid for the concession awarded by the Virginia Department of Transportation to develop, design, construct, finance, operate and maintain express lanes and associated facilities and services along the I-66 corridor in Virginia. The transaction included the issuance of $737M senior lien private activity bonds by the Virginia Small Business Financing Authority and a $1.25B subordinated TIFIA loan from the U.S. Department of Transportation.
- Representation of **US 460 Mobility Partners**, a joint venture indirectly owned by Ferrovial Agromán S.A. and American Infrastructure, Inc., in connection with its negotiation of project documents related to and its bid to be the design build contractor for the U.S. Route 460 Corridor Improvements Project in Virginia and in connection with the US$293 million municipal bond offering by the Route 460 Funding Corporation of Virginia for the financing of such project. Representation in connection with the subsequent termination of the project and repayment of the debt.
- Representation of a **consortium** in connection with its bid for the US 36 Managed Lanes Project in Colorado.
- Representation of a **consortium** in connection with its bid for the I-4 Project in Florida.
- Representation of a **bidding team** in connection with the I-70 East Project in Colorado.

***Bridges***

- Representation of **Bridging Pennsylvania Constructors**, an unincorporated Joint Venture of Shikun & Binui – America Inc. and FCC Construction, Inc. on the Design-Build Contract entered into with Bridging Pennsylvania Developer I, LLC in respect of the first package of the Major Bridge P3 program of the Pennsylvania Department of Transportation to replace six bridges across the Commonwealth of Pennsylvania and its financing. Awarded 2022 North America Transport Deal of the Year – Roads by *IJ Global*.
- Representation of **Cintra Holdings US Corp**, **Meridiam Infrastructure North America** and **VINCI Highways S.A.S.**, collectively the Sponsors, in connection with their bid for the State of Louisiana I-10 Calcasieu River Bridge P3, including negotiation of the concession agreement, construction contract and other project development documentation; conducting all necessary all project diligence; and negotiation of financing commitments.
- Representation of **Cintra Developments** in connection with the bid process to become the developer of the Portsmouth Bridge replacement project in Ohio, including negotiation of the concession agreement, construction contract and other project development documentation; conducting all necessary all project diligence; and negotiation of financing commitments.
- Representation of a **consortium** in connection with the bid process to become the developer of the Rapid Bridge Replacement Project in Pennsylvania,


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including negotiation of the concession agreement, construction contract and other project development documentation; conducting all necessary all project diligence; and negotiation of financing commitments.

***Airports***

- Representation of **Fly Long Island** in connection with the development of the Long Island MacArthur Airport project.
- Representation of **JFK NTO LLC**, the developer of the New Terminal One at John F. Kennedy International Airport (JFK), in its $2B municipal bonds issuance. The proceeds were used to finance and refinance a portion of the costs relating to Phase A of the Project. Awarded 2023 North America Transport Deal of the Year – Airport by *IJ Global*. Ongoing representation in a variety of subsequent municipal bond issuances of $1.367 billion in July 2025 and $2.55 billion in June 2024.
- Representation of **Ferrovial Airports** in its acquisition of 96% of The Carlyle Global Infrastructure Fund's 51% stake in the New Terminal One consortium, which will design, build and operate the new Terminal One at JFK International Airport in New York, a $9.5 billion project being developed under a lease with the Port Authority of New and New Jersey running until the end of 2060. The project was awarded 2022 PPP Deal of the Year by *Infrastructure Investor*, 2022 Transportation Deal of the Year by *Project Finance International (PFI)* and 2022 North America Transport Deal of the Year – Overall Winner by *IJ Global*.
- Representation of a **bidding team** in connection with the Great Hall Project at Denver International Airport in Colorado including the negotiation of the concession agreement and design and construction contracts. Subsequent representation of **Great Hall Partners** in its issuance of $189 million of private activity bonds.
- Representation of **Great Hall Partners** in connection with the termination of the $1.8 billion public-private partnership for the modernization of the Jeppesen Terminal.
- Representation of **The Related Companies** in an investment in a $500 million consolidated rental car facility at Newark International Airport, including an innovative private-equity and debt model financing. The project was awarded 2019 P3 Deal of the Year for the Americas by *Project Finance International* and 2019 North America Public-Private Partnership Deal of the Year by *Proximo*.
- Representation of **Macquarie** and **JPMorgan** in connection with the bid process for the privatization of the Chicago Midway International Airport in Illinois.

***Ports***

- Representation of International Transportation Service, LLC (ITS), operator of a container terminal in the Port of Long Beach, in connection with its senior secured credit facilities.
- Representation of Husky Terminal and Stevedoring LLC (HTS), operator of a container terminal in the Port of Tacoma, Washington, in respect of its senior secured revolving letter of credit facility.

***Water***

- Representation of **Channelside Water Resources LP**, a private water project developer, on its US$328.5M debt refinancing for ongoing matters at Claude "Bud" Lewis Carlsbad Desalination Plant, its reverse osmosis seawater desalination plant supplying potable water to the San Diego County Water Authority in California. Awarded 2023 North America Water Deal of the Year – Desalination by *IJ Global*.
- Ongoing representation of Channelside Water Resources LP in connection with its operation of the Claude "Bud" Lewis Carlsbad Desalination Plant.


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- Representation of a power company in connection with its creek intake water project and the related design and construction documentation.
- Representation of a water and wastewater treatment provider in connection with its design, build, own, operate and maintain services agreement for a water and wastewater treatment facility.

***Social***

- Representation of **Fortress Investment Group** in the $163 million acquisition and tax-exempt bond financing of the Marriott Frenchman's Reef on St. Thomas, the U.S. Virgin Islands' largest hotel which includes the 478-room Frenchman's Reef Marriott Resort & Spa and Noni Beach, Autograph Collection project. Subsequent representation in connection with an unrated, triple-tax-exempt municipal bond deal issued through the Virgin Islands Hotel Development Financing Corporation to sell the Frenchman's Reef resorts on St. Thomas to an affiliate of the Community Finance Corp.
- Representation of **Manhattan Country School** in a senior secured construction loan facility comprised of a hybrid tax-exempt bond issuance and multi-draw term loan to refinance an existing bridge loan and finance the expansion and renovation of the school's campus.

***Rail***

- Representation of **Purple Line Transit Partners LLC**, the concessionaire in respect of the Purple Line Light Rail Project in Maryland, in connection with the issuance of approximately $643.5 aggregate principal amount of private activity revenue bonds by the Maryland Economic Development Corporation as conduit issuer and with a subordinated TIFIA loan of up to approximately $1.760 billion (excluding capitalized interest) from the U.S. Department of Transportation. Awarded 2023 North America Restructure Deal of the Year by IJ Investor and 2022 North America Transport Deal of the Year – Restructure by *IJ Global*.

***Waste-to-Energy / Renewable Energy***

- Representation of **Meridiam** in connection with its entrance into an agreement to develop a biodigester project, located in the State of Idaho and related shareholder and other arrangements. The project consisted of the acquisition of an existing biogas facility as well as the upgrade of the same to produce RNG that is marketed under the renewable fuel standard programs in the federal and CA markets.
- Representation of the **Sacry Rooney Recovery Team** in connection with its proposed waste-to-energy transaction in Connecticut for a Material Innovation and Recycling Authority facility.
- Representation of a lender in connection with its oversight of a borrower's project bonds for a landfill project in Alabama.
- Representation of a sponsor in connection with this development of a municipal water metering transaction.

***Representative Latin America Transactions:****

- Representation of **Tarjeta Naranja S.A.**, one of the largest credit card issuers in Argentina in various transactions, including:
    - in connection with a US$200 million bond issuance.
    - in connection with a Regulation S bond offering.
- Representation of **Abertis Infraestructuras**, **Ullico** and **Axiom** in connection with the procurement of several new toll roads in Puerto Rico.


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- Representation of affiliate of **Gramercy Funds Management LLC**, as lender, in a credit facility with MNJ Capital, S.A. de C.V., SOFOM, E.N.R, as borrower for development and construction agreements secured by assets in Mexico.
- Representation of **Autopistas Metropolitanas**, Puerto Rico's largest private toll road concessionaire, in the refinancing of US$750 million of outstanding senior debt through a Rule 144A/Regulation S offering of US$435 million in Senior Secured Notes.
- Representation of **Banco de Galicia y Buenos Aires, S.A.** in connection with a Rule 144A/Regulation S bond issuance.
- Representation of **Citigroup** and **JPMorgan** in connection with a US$250 million guaranteed note offering issued by Pan American Energy LLC, Argentine Branch, a company engaged in the exploration, development and production of oil and gas.
- Representation of **Grupo Financiero Galicia**, an Argentina private financial group, in various transactions, including:
    - in connection with its ongoing SEC compliance requirements.
    - in connection with its offering of subscription rights (Rights Offering) to holders of American Depositary Shares representing the Company's Class B ordinary shares.
- Representation of **Odebrecht** in respect of the financing for the Autopista del Coral toll road project.
- Representation of **Tarjetas Cuyanas S.A.**, an Argentine credit card company, in connection with a Regulation S bond offering.
- Representation of **initial purchasers** and **dealer managers** on the ~US$356M issuance of 11.000% senior secured notes due 2031 by Generación Mediterránea and Central Térmica Roca of the Albanesi Group, an Argentine energy sector private corporate group.

** Some of these representations occurred prior to affiliation with Gibson Dunn.*


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