

**James A. Manzi**  
Partner/Retired



James A. Manzi, Jr. is a retired partner and business lawyer with Foley & Lardner LLP. James has more than 30 years of experience helping a broad spectrum of clients with complex corporate, finance and real estate and corporate transactions. He was a member of the firm's Transactional & Securities Practice. Prior to joining Foley & Lardner, he was a partner at Epstein Becker & Green, P.C.

James's clients have included two publicly traded multinational forest products companies; office building developers; residential project owners; banks and insurance companies making loans and doing workouts; individual entrepreneurs; corporations making multi-state acquisitions of facilities; individuals forming partnerships or limited liability companies to own and operate real estate; and landlords and tenants leasing office or retail space.

### **Representative Experience**

James has completed transactions including:

- \$600 million purchase of a pulp and paper mill in Alabama for a Canadian forest products company
- Closing of a \$300 million secured financing with a syndicate of international banks
- Closing of a \$300 million sale of timberlands in Alabama and Georgia
- Closing of a \$100 million structured finance transaction involving various manufacturing facilities
- Ground lease and sale/leaseback transactions
- The creation, permitting and sale of multifamily dwellings, including senior housing communities, in the cooperative and condominium form of ownership
- Representation of lenders and borrowers in numerous real estate and corporate financing transactions, including construction and acquisition loans
- Workouts and restructurings of numerous loans on behalf of lenders and borrowers
- Rezoning and regulatory permitting of numerous real estate developments

- The drafting and negotiation of numerous construction, engineering and architectural contracts representing both owners and service professionals

James has served as: vice president and general counsel of Collins Development Corporation, a Stamford, Connecticut real estate development company; a partner at the law firm of Cuddy, Lynch, Manzi & Bixby in Boston; and a partner in the Boston office of Milgrim Tomajan and Lee, P.C.

### **Awards and Recognition**

James has been Peer Review Rated as AV® Preeminent™, the highest performance rating in Martindale-Hubbell's peer review rating system and was named to the list of *Massachusetts Super Lawyers* in 2004 and 2005, an honor received by only 5% of Massachusetts attorneys.

### **Community Involvement**

In 2013, James contributed more than 100 pro bono hours to the Bay Area Legal Services Volunteer Lawyers Program and was recognized by the Thirteenth Judicial Circuit Pro Bono Committee with a Gold Award.

James is also a recipient of the 2005 Lynford Lardner Community Service Award in recognition of his volunteer work and civic involvement. James also is a pro bono volunteer for the Lawyer's Clearinghouse on Affordable Housing, and the Boston Medical Legal Partnership.

### **Education**

- Georgetown University Law Center (J.D., 1974)
- Georgetown University School of Foreign Service (B.S., with honors, 1971)
  - Phi Beta Kappa

### **Admissions**

- Massachusetts
- Connecticut
- Michigan
- Florida