



## JAMES ETELSON

SENIOR COUNSEL

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### BIOGRAPHY

James Ettelson focuses his practice on real estate, commercial financing, and land use and zoning. He previously served as Counsel to the Urban Redevelopment Authority of the City of Pittsburgh for the creation of transportation revitalization investment districts. Jim brings a diverse background in management gained in both the public and private sector, concentrating his practice in the fields of transactional corporate, business and real estate law. His extensive legal experience ranges from business organization and counseling, equity and debt finance negotiation, lease/sale negotiation and agreement preparation to land use and zoning issues. His practice includes representing developers, builders, health care and educational institutions, assisted living facilities, real estate investors and corporations in both the profit and nonprofit sectors.

### Client Experience

- Prominent educational institution in a significant land development expansion of its campus
- National commercial real estate developer in the sale of a Center City high-rise parking facility
- One of the world's leading producers of consumer products in the relocation, site acquisition, and development of a major manufacturing facility
- Nation's largest shopping center, REIT, in the redevelopment of one of their major assets
- Major regional developer of multi-family residential and mixed-use commercial projects

### HONORS

Martindale-Hubbell, AV Preeminent  
The Legal Intelligencer, Top Ranking Lawyers  
The Philadelphia Inquirer, Philadelphia Legal Leader

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### EDUCATION

J.D., Temple University School of Law  
B.S., Pennsylvania State University, Management

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### ADMISSIONS

Pennsylvania  
Supreme Court of the United States  
U.S. Court of Appeals for the Third Circuit  
U.S. District Court for the Eastern District of Pennsylvania

- Leading health care organization in the formation and development of an entity to manage and develop its real estate assets, which involved all phases of documentation, business counseling, land development, and zoning
- Borrower in the negotiation and closing of a multi-million dollar commercial loan transaction for the redevelopment and expansion of a leading shopping center
- World-leading Canadian construction engineering public company in the negotiation and purchase of several U.S. entities

### **COMMUNITY & PROFESSIONAL**

- American Bar Association, Member
- Pennsylvania Bar Association, Member
- Philadelphia Bar Association, Member
- Philadelphia Court of Common Pleas, Arbitrator
- Monument Village Corporation, Chairman, Board of Directors
- St. Joseph's University, Adjunct Professor of Law
- Methodist Home for Children, Board of Directors, Member
- Merion Foundation, Chairman of the Board
- Lower Merion Township, Past President, Board of Commissioners
- Lower Merion Township, Building and Planning and Economic Development Committees, Chairman
- Merion Civic Association, Board Member and Past President
- Merion Community Association, Inc., President
- Ardmore 2000, Board of Directors, Past Member
- Lawyers' Club of Philadelphia, Member
- City Avenue Special Services District, Founder and Director
- Lower Merion Library Foundation, Board Member
- New Horizons Senior Center, Board of Directors, Member
- Urban Land Institute, Land Use and Policy Council, Member
- Lower Merion Historical Society, Solicitor
- Montgomery County Economic Development Board, Member

### **REPRESENTATIVE MATTERS**

- Represented a major regional developer in gaining approvals for the development of a \$50+ million dollar mixed-use project.
- Represented an international energy company headquartered in Italy in the negotiation of real estate agreements for local facilities.

- Represented an out-of-state lender in the foreclosure process regarding local commercial real estate holdings.
- Counseling and representing a national bank in its collection process.

## **NEWS**

Best Lawyers in America Recognizes Six Practices in New York and Pennsylvania in its "Best Law Firms" Report for 2024

Firm News, *Best Lawyers*®, November 2, 2023

RCCB is pleased to sponsor "State Of City Ave" Event

Sponsorship, May 10, 2023

## **PUBLICATIONS**

James Ettelson To Present At NBI Seminar, Land Use and Zoning in Pennsylvania: From Application to Appeal

Speaking Engagement, April 5, 2023