

## Paul Momnie

*Associate*

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Paul Momnie is a real estate development, permitting and land use attorney. His work focuses on transactions, zoning, historic and environmental impact reviews, regulatory compliance and other public approvals and entitlements for complex, mixed-use, urban projects.

He has extensive experience in permitting projects throughout the Commonwealth of Massachusetts through Article 80 of the Boston Zoning Code, Mass. General Laws Chapters 40A, 40B and 40R (Smart Growth), Chapter 91 (Waterways) and the Massachusetts Environmental Protection Act (MEPA).

Paul also advises real estate developers in the formation of complex commercial condominiums, master associations and real estate development joint ventures.

In addition, he maintains a national transactional real estate practice, regularly advising real estate investment trusts, capital management firms, financial institutions and non-profits in connection with the acquisition, disposition, and financing of a range of multifamily, office and mixed-use projects.

Before joining Goulston & Storrs, Paul clerked for the Honorable Alexander H. Sands, III of the Massachusetts Land Court and was a Real Estate Associate at a top Am Law 100 law firm.

During law school, Paul worked at the Boston Redevelopment Authority, the predecessor to the Boston Planning and Development Agency, and served as Senior Editor to the Boston College Law Review.

### **Accolades**

- Massachusetts Super Lawyers Rising Stars, 2016-2021
- Best Lawyers in America® Ones to Watch (2021 and 2022): Real Estate Law – Land Use and Zoning Law

### **Affiliations**

- Developing Leader, NAIOP Massachusetts Government Affairs Committee
- Co-Chair, Boston Bar Association Real Estate Section Law School Outreach Program

### **Admissions**

- Massachusetts

### **Education**

- Boston College Law School (J.D., 2013)
  - Senior Editor, Boston College Law Review
- Boston College (B.A., 2010)

## **Representative Matters**

### **Millennium Tower \$775M Construction Loan**

Represented Cale Street Partners, a London based real estate investment firm, in the \$775M construction loan for the Millennium Tower in Boston, MA. Our team conducted a risk assessment on the construction and design documents and provided permitting advice.

### **Private Real Estate Developer Permitting to Build a Mixed-Use Property**

Representation of a private real estate developer to obtain all related permits to build a 650-unit, 750,000 square foot mixed-use property with multifamily and retail components. The permitting process involved representation before the Boston Planning & Development Agency, Boston Zoning Commission Boston Landmarks Commission, Boston Civic Design Commission, Boston Air Pollution Control Commission and Public Improvements Commission, as well as other state and local entities.

### **Real Estate Investment Company Joint Venture Formation to Develop a Multifamily Rental Project**

Representation of a real estate investment company in the formation of a joint venture to develop a 300-unit multifamily rental project. Counsel included entity formation, permitting and due diligence work.

### **Real Estate Investment Trust Acquisition and Permitting for a Multifamily, Affordable Housing Project.**

Representation of a real estate investment trust in the acquisition of land, as well as all related permitting for a 190-unit multifamily, affordable housing project.

**Real Estate Investment Firm Acquisition of Multifamily Housing Projects Nationwide**

Representation of a real estate investment firm in the acquisition of several multifamily housing projects nationwide. Ongoing counsel responsibilities include due diligence, negotiations and other general advice related to these housing developments.

**Real Estate Investment Trust Acquisition and Permitting for Mixed-Use Affordable Development**

Representation of a real estate investment trust in the acquisition of land, as well as all related permitting for a mixed-use affordable development including approximately 280 units of housing and 24,000 square feet of retail space.

**Real Estate Investment and Management Firm Permitting for Commercial Office Space**

Representation of a real estate investment and management firm in connection with local permitting for the acquisition and redevelopment of several commercial office spaces. Successfully counseled the client for appearance before all necessary zoning and entitlement agencies.

## Pro Bono

For several years Paul has worked with the Greater Boston Legal Services Housing Clinic to provide counsel to low-income tenants facing eviction.

## Publications

August 2016

**Massachusetts Department of Housing and Community Development Approves Urban Renewal Plan Extensions**

April 2016

**Boston City Council Approves Urban Renewal Plan Extensions**

April 2016

**MassDEP Proposes Revisions to Facilities of Public Accommodation Regulations**