

## Attorney Profile



### Bar & Court Admissions

- New Jersey State and federal Courts
- Pennsylvania State and Federal Courts

### Professional Memberships

- Pennsylvania State Bar Association
- New Jersey State Bar Association
- American Bar Association (Vice Chair, Committee Division)
- National Association of Dealer Counsel

### Education

- Villanova University, School of Law, J.D.
- University of Notre Dame, B.B.A., cum laude

Leo M. Garonski represents Pennsylvania and New Jersey entrepreneurs and business entities regionally and internationally in a wide scope of commercial real estate business and transactions, including acquisitions, financing, and property business and development. He also assists clients with entity formation, contract negotiations, succession planning and the related field of estate planning.

In the real estate field, Mr. Garonski has provided legal services for acquisitions and multimillion dollar renovations such as historic Philadelphia Navy Yard building projects. He was involved in all phases of the project, including the selection of design and construction professionals, securing low-interest financing, as well tax abatement and federal tax credits approval. Leo's experience includes coordinating a client's management team, architects, construction management firms and other parties. Negotiating construction loan documents and related

contracts, and serving as primary liaison with governmental authorities, are also services he offers clients.

He has managed and developed a family-owned property, converting eight acres from industrial to retail use for development of Home Depot and Target stores.

Leo handles significant contract and intellectual property matters, including license and service agreement negotiations, national distribution contracts, and joint ventures. Another example of Leo's work in the area of business transactions is assisting a client in a \$70 million stock sale transaction and the preparation and review of related documentation.

Prior to opening his own firm, Leo was associated with Blank Rome Comisky & McCauley, a national law firm based in Philadelphia. Representing primarily financial institutions, his work involved business and commercial real estate transactions, and appearances before local planning and zoning boards.

Leo worked for Holiday Corp./Harrah's Hotels and Casinos before entering private practice, where he handled regulatory matters and real estate development projects in Atlantic City as well as special legal issues affecting Holiday Inns, Inc., Harrah's Marina and Trump Plaza hotel casinos.

For several years, Leo served as pro bono counsel and Board member for the non-profit Greater Philadelphia Cultural Alliance, which is comprised of 180 cultural nonprofit organizations in metropolitan area. Leo is a member of the Mercy Catholic Medical Center Board of Trustees, including oversight of Mercy Philadelphia Hospital and Mercy Fitzgerald Hospital. Leo also serves the Kimmel Center as part-time legal counsel on a pro bono basis.

### **Publications, Presentations and Recommendations**

[Planning for the Future of Family-Owned Businesses-Counseling the Founder](#) , March, 2015 the Defender, newsletter of the National Association of Dealer Counsel

*Counseling Clients in the Entertainment Industry* (Practicing Law Institute 1987)

Alexander Lindey's "Lindey on Entertainment. Publishing and the Arts" (Clark Boardman, 1988).

*Immigration Act of 1990 Encourages Entrepreneurs to Create Jobs in U.S.*, published as feature article in the American Bar Association's Immigration Journal (April-June, 1991 edition).

Speaker, "Economic Development Programs; Myths and Realities," Holy Family University MBA Program, Spring, 2005.

Current Vice Chair, Business Law Committee, American Bar Association Division of Small and Solo Firms.

Visit [AVVO.com](http://AVVO.com) to read Leo's attorney endorsements and client recommendations.