

# LAWYERS ALLIANCE FOR NEW YORK

## INDIVIDUAL HONOREE



**JOHN B. DODSON & JOSEPH B. ROTHENBERG**, *DLA Piper LLP (US)*

### ***Quality Teamwork for Sale-Leaseback Transaction Helps Preserve Community-Based Services***

John B. Dodson is an associate at DLA Piper LLP (US) whose practice focuses on real estate litigation and complex commercial litigation. He received a B.A. from The University of Texas in 2004, an M.A. from Georgetown University in 2006, and his J.D. from Georgetown Law in 2009.

Joseph B. Rothenberg is an associate at DLA Piper with a practice focusing on the representation of lenders. He received a B.A. from Tufts University in 2001 and a J.D. from Northwestern University School of Law in 2005.



In order to strengthen its finances, **Discipleship Outreach Ministries, Inc. d/b/a Turning Point** sought to sell its office space in Brooklyn and simultaneously enter into a lease for the premises from the new owner. Turning Point provides holistic support to individuals and families in need through education, health, and social services programs. A team from DLA Piper, including Mr. Dodson, Mr. Rothenberg, partner and supervising attorney Joseph Philip Forte, and associate David M. Szeker, assisted Turning Point on the transaction.

Mr. Rothenberg negotiated the lease with the buyer, ensuring that the lease and purchase and sale agreement were in conformity with the client's interests. For example, because the buyer was going to become the landlord, certain charges under the lease were going to remain obligations of Turning Point. Carlton Mitchell, Turning Point's Executive Director at the time, said, "As a result of Joe's negotiation, we got the best deal possible from the landlord. We were thrilled with the level of competency and attention."

Says Mr. Rothenberg, "It has been a truly rewarding experience working with Lawyers Alliance, as well as all of the great people at Turning Point. I'm delighted that our team at DLA Piper was able to help move the transaction through to its successful conclusion. I sincerely thank the Lawyers Alliance for their support and for making the opportunity available to us."

Mr. Dodson handled the petition for review by the Charities Bureau of the NYS Attorney General's Office, and approval by the Kings County Supreme Court for transfer of "substantially all of the assets" of Turning Point. Because the property was going to be leased back to Turning Point, the Attorney General's Office raised more questions than for a routine transaction. The Kings County Court referred the Petition to the New York City Law Department for review and Mr. Dodson handled the questions with an acute understanding.

Says Mr. Dodson, "It was a pleasure to help a great not-for-profit organization with its legal needs so that it could continue its mission. I would strongly recommend to lawyers wanting to broaden their practice and make a positive impact for their community to reach out to Lawyers Alliance."