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Barbara Shaheen Alesi, Esq. Partner

Forchelli, Curto, Schwartz, Mineo, Carlino & Cohn, LLP

Attorney Barbara Shaheen Alesi, partner at the real estate law firm Forchelli, Curto, Schwartz, Mineo, Carlino and Cohn, LLP (FCSMC&C) with offices in Mineola and Melville, NY, concentrates her practice in the area of corporate / commercial transactions including commercial real estate matters. Over the course of her career, she has been front and center during a number of newsworthy transactions, which, most recently included Swezey's Department Stores, a Long Island family-owned company since the 1800's that closed its retail operations throughout Nassau and Suffolk Counties in 2003. The termination of the Swezey Family business required Alesi to arrange the termination of various leases on commercial rental properties, the sale and leasing owned by certain commercial buildings and the lease of a major real estate holding.

During 2003 and into 2004, Alesi has concerned herself with one property in particular — a commercial building at 225 Main St. in Patchogue, NY. On behalf of her client, Swezey Real Estate Development, LLC, she negotiated, drafted and arranged the execution of a lease with incoming tenant, Briarcliffe College.

By January of this year, 65,000 s/f of the 100,000 s/f



building has been successfully leased to Briarcliffe at a 15-year term with two five-year options. The terms of the lease included various security components for tenant's improvements, escrow deposits, letters of credit, and the retention of construction consultants. Provisions included obtaining zoning approvals for tenant's usage and the coordination of the approval process with zoning counsel, also from the firm of Forchelli, Curto.

Today, Alesi's ongoing legal work includes guiding her client through the construction process, ensuring that procedures for construction reviews and approvals are followed, and that the appropriate insurance and security measures are maintained.

To effect the lease, a number of steps were required to complete the transaction, in-

cluding:

- Negotiation of the Brokerage Agreement for the offering and leasing of Swezey's Patchogue, NY, location;

- Secured necessary lender approvals to permit third party tenancy.

- Negotiation, draft, review, and execution of the necessary modifications to the existing loan documentation.

- Obtain necessary approval from the Town of Brookhaven Industrial Development Agency (IDA) and modifications to the existing loan documentation with the IDA.

- Negotiate, draft and arrange execution of a letter of intent, outlining all of the salient business and legal terms to be incorporated in a lease document.

Alesi is one of two women partners at FCSMC&C, the 13th largest law firm on Long Island and recently recognized with an Award of Excellence from the Huntington Chamber of Commerce. She earned her J.D. at St. John's University School of Law and was a founding member of the firm Curto, Barton & Alesi, P.C. which merged with Forchelli, Schwartz in 1999.

Professional Recognition

Alesi's professional expertise has been sought by the media, broadcast and print, and most recently on the topic of corporate scandals. Most

recently, she appeared on News 12 Long Island's "At Issue" for a discussion on economic consequences to corporate and fiduciary scandals. She was a guest speaker on "Forming and Advising Business Entities", sponsored by the Bar Association of the State of New York, and is a member of the Nassau County Bar Association. In 2001, she earned her first *Long Island Business News* recognition as one of Long Island's Top 50 Women.

Community Involvement

Barbara is active in civic and not-for-profit organizations, serving as chair of the North Shore Animal League President's Advisory Board, secretary and Board member of the National Association of Women Business Owners/LI, a member of the Executive Women's Golf Association, a member of the Cablevision Community Gardens Committee and most recently invited to join the Advisory Board of Chicago Title Insurance Company.

FCSMC&C is an active supporter of several charitable organizations; research institutes, and in the aftermath of 9-11, established its own fund for giving relief to families of the victims.

Barbara Alesi can be contacted at: balesi@fcsmmc.com or at (516) 248-1700.