



Courtney Merriman

She | Her | Hers

Partner

Syracuse

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Education

- Albany Law School, *Albany Law Review*, Executive Editor for Lead Articles, JD
- Le Moyne College, *Magna Cum Laude*, BA

Practices & Industries

- Financial Institutions & Lending
- Real Estate

Admitted to Practice

- New York

Biography

Courtney is Barclay Damon's Financial Services Practice Group leader. With New York City-based training and experience representing institutional lenders in both real estate-secured and non-real estate-secured commercial-financing transactions, Courtney primarily concentrates on matters involving conventional mortgage loans, commercial mortgage-backed securities, and construction loans. Her clients include individuals, small businesses, national corporations, and both not-for-profit and for-profit entities.

Courtney assists clients in the acquisition, development, and financing of commercial properties and has an extensive background representing landlords and tenants in commercial-leasing negotiations for retail, office, manufacturing, and shopping-center transactions. She also provides real estate and finance counsel to clients on the sale, acquisition, and financing of big-box shopping centers throughout the East Coast. Courtney routinely provides substantive support in connection with real estate matters involving easements and rights of way, leasing, riparian rights, adverse possession, eminent domain, foreclosures, and title examination.

As examining counsel to several title-insurance companies, Courtney analyzes and examines real estate titles. Additionally, as counsel to energy-industry clients, Courtney provides guidance on land-use matters and establishing environmental easements and deed restrictions.

Bar Associations

- American Bar Association
- Central New York Women's Bar Association
- New York State Bar Association
- Onondaga County Bar Association

Selected Memberships & Affiliations

- Barclay Damon's Women's Forum
- Diocese of Syracuse Catholic Lawyers Guild
- International Council of Shopping Centers

Representative Experience

- Acted as lead real estate and financing attorney for a client's purchase of four commercial shopping centers located in four states outside of New York State. The purchase was financed with a \$21 million conduit loan and was secured by four mortgages.
- Acted as lead real estate and finance attorney in the \$30 million refinance of four commercial shopping centers located in four states outside of New York State. The loan was secured by four mortgages. This financing included the defeasance of two existing loans simultaneous with the \$30 million closing.
- Acted as lead real estate and finance attorney for a client's purchase of a shopping center. The client assumed a loan from the seller and worked extensively with the lender's counsel on the loan-assumption documents.
- Acted as lead real estate and finance attorney in connection with several dozen multi-million shopping-center acquisitions and refinances, totaling over \$875 million in Alabama, Florida, Georgia, Illinois, Louisiana, Maryland, Minnesota, Mississippi, New York, North Carolina, Pennsylvania, South Carolina, Tennessee, Virginia, and West Virginia, many of which contained a 1031 like-kind exchange component and the assignment of an existing mortgage.
- Provided an extensive lease examination for a client's multi-million utility-company asset acquisition.
- Represented a utility company in establishing deed restrictions and environmental easements on dozens of former manufactured-gas plant sites, as required by the NYS Department of Environmental Conservation.
- Represented a seller in a \$20.5 million sale of a retail shopping center in Myrtle Beach, South Carolina, that was a relinquished property in a 1031 exchange.
- Represented a company in its financing and acquisition of a major pasta company.

Prior Experience

- Hiscock & Barclay, LLP, Counsel
- Windels Marx Lane & Mittendorf, LLP, Associate
- Archdiocese of New York Office of General Counsel, Summer Associate

Selected Community Activities

- United Way of Central New York, Board of Directors Member
- Catholic Charities of Onondaga County, Board of Directors Member, House of Providence Awards Dinner Chair
- Onondaga County Bar Association Volunteer Lawyers Project, Family Court Clinic Volunteer
- Baltimore Woods Nature Center, Inc., Board of Directors Vice President
- Samaritan Center, Weekly Volunteer

Selected Honors

- *Central New York Business Journal*, 40 Under 40, 2020

Selected Media

- Law360, "Barclay Damon Starts AI Committee, Taps New Practice Chiefs"

Selected Alerts & Blog Posts

- The Facts on FATCA (Foreign Account Tax Compliance Act)