DarrowEverett LLP



Thomas E. Carlotto - Partner

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Bio

Thomas E. Carlotto is a Practice Leader for DarrowEverett's Restructuring Practice Group. He focuses primarily on business disputes, commercial real estate, and public sector representation including complex commercial disputes, loan workouts, and restructuring. Tom represents clients in both federal and state court insolvency and bankruptcy matters, serves as counsel to federal and state court receivers, and advises governmental corporations and private clients regarding general corporate affairs as well as transactional and real estate matters. He has represented, among others, the United States acting through the SBA, quasi-governmental corporations, various institutional lenders and other creditors, trustees, and receivers in all manner of insolvency proceedings in courts throughout the United States as well as numerous private businesses in litigation, arbitration, mediations, and before regulatory agencies.

Serving public sector clients, Tom provides a full range of legal services, inclusive of state and federal law issues, bond issues and other financing transactions, open meetings, access to public records, purchasing compliance, and other general corporate matters. Tom serves as special counsel to the Rhode Island Commerce Corporation, the state's lead economic development agency, and is principally involved in the firm's services in municipal bond transactions.

Practice Areas

- Banking & Finance
- Commercial Real Estate
- Bankruptcy, Restructuring & Workouts
- Energy & Infrastructure
- Regulatory & Compliance
- Business Litigation & Alternative Dispute Resolution

Prior Experience

After graduating law school, Tom was employed as an associate at a well known Rhode Island law firm, where he initially specialized in insolvency and creditor's rights. After becoming a partner with that firm, Tom continued to diversify his practice areas to include commercial real estate, government services and public finance, among others. He joined DarrowEverett in February 2020.

Representative Matters

- Represented the buyer in connection with the acquisition of substantial commercial real estate in New York City. Handled all aspects of the transaction, including negotiation of the purchase and sale agreement and amendments, due diligence with respect to title, survey, existing tenant leases, cross-easement declarations, and all pre-closing and closing matters.
- Represented a prominent South Florida-based real estate investment group in connection with the acquisition of a commercial real estate portfolio consisting of 27 properties located in 11 states, occupied by 17 different regional and national commercial retail tenants. Our work involved negotiation and documentation of a line of credit collateralized by the portfolios. We undertook complex due diligence matters and drafted customary real estate acquisition documents.
- Represented a joint venture of real estate investment groups in connection with the acquisition of two commercial real estate portfolios consisting, in aggregate, of 45 properties located in 12 states, occupied by regional and national commercial tenants. Our work involved negotiation and documentation of a loan collateralized by both portfolios and coordination of like-kind exchanges. We undertook complex due diligence matters and drafted customary real estate acquisition and lease documents.

Insights

- Release Me? Supreme Court to Resolve Contentious Bankruptcy Issue - via JD Supra, September, 2023
- Does Involvement in the Cannabis Industry Preclude Your Business From Bankruptcy Protection? - via JD Supra, July, 2022

Bar Admissions

- Massachusetts
- Rhode Island
- United States Court of Appeals for the First Circuit
- United States District Court for the District of Massachusetts
- United States District Court for the District of Rhode Island

Education

- Boston University School of Law, J.D.
- University of Rhode Island, B.A., History and Political Science

Accolades

- **Professional Excellence in Law** award from Rhode Island Monthly

