



Lawyers Alliance  
for New York

Connecting lawyers, nonprofits, and communities



November 12, 2012

**David Portal and Joann Moolsintong of Nixon Peabody LLP  
Coordinated Pro Bono Teamwork  
Helps Nonprofits Navigate Leases and License Agreements**

**Accomplishment:** Recipients of Lawyers Alliance for New York's **2012 Cornerstone Award** honoring outstanding pro bono legal services to nonprofits, to be presented on November 13.

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**Highlights:** Two exceptional attorneys in the real estate group of Nixon Peabody LLP are being honored for their collective representation of six nonprofit organizations through Lawyers Alliance.

David Portal is a Nixon Peabody partner who practices in all areas of real estate law. Mr. Portal received a B.A. from the University of New York at Queens College in 1981 and a J.D. from Fordham University School of Law in 1985. He has led multiple pro bono real estate projects and served as a role model for numerous other attorneys at his firm.

Joann Moolsintong is an associate at Nixon Peabody. She received a B.B.A. from the University of Michigan Business School in 2001 and a J.D. from George Washington University Law School in 2007. She has been one of the most active real estate associates on Lawyers Alliance pro bono matters.

Joint Projects

Mr. Portal and Ms. Moolsintong have consistently provided thorough, concise, and thoughtful guidance to nonprofit organizations with questions about leases, venue agreements, and other facilities contracts.

Education nonprofits are among those who have benefitted from this team's services. One such client is **Bedford Stuyvesant New Beginnings Charter School** (the "School"), created in large part to serve the community of students displaced by the closing of a parochial school in Brooklyn. Mr. Portal and Ms. Moolsintong assisted in negotiating and finalizing the term sheet and lease agreement for the School's space with the Diocese. In September 2010, the School opened its doors and now provides a safe, supportive, and rigorous academic environment for approximately 300 students in the Bedford-Stuyvesant. One of the School's Founding Board Members, Victor Rivera Jr., said of the team's efforts, "David and Joann helped turn a dream into a reality and the beneficiaries of their efforts are the students of New Beginnings and the Bedford-Stuyvesant community. I am deeply appreciative of their guidance and assistance." Additionally, Mr. Portal and Ms. Moolsintong helped another school, the **Brooklyn Free School**, with a license agreement for a sports program to use its facilities during the summer months.

Their extraordinary energy and willingness to help is recognized by client **Downtown Community Television Center** ("DCTV"), a nonprofit organization that introduces community members to the electronic media through free and low-cost production courses and access to broadcast-quality production equipment. Pro bono counsel reviewed a venue license agreement for events held on DCTV's premises. The client representative reports, "Our pro bono counsel

was truly amazing. They handled our matter extremely swiftly and helped us to create policies for venue rentals that would properly protect DCTV from unnecessary liabilities.” Similarly, the Nixon team enthusiastically helped review and negotiate a lease sublet in Brooklyn for **Funders Concerned About AIDS**, which seeks to mobilize funders to eradicate the HIV/AIDS pandemic and to address its social and economic consequences.

#### Mr. Portal

Mr. Portal and colleagues from Nixon Peabody represented **Drug Policy Alliance**, a New York-headquartered national nonprofit, in the negotiation of a lease for office space in Washington, D.C. to further its efforts to promote drug policy alternatives. He also assisted **Ali Forney Center**, which provides a continuum of services to homeless LGBT youth, in reviewing a lease for space for its emergency youth shelter. As a result, Ali Forney Center’s lease is better suited for the organization’s resources and needs, including a lower monthly rent and more flexible terms regarding the use of the space for social services. Ali Forney Center’s Director of Development Alexander Roque comments that, “David has been an ardent supporter of our work. Through Ali Forney Center’s partnership with Lawyers Alliance, we have had the opportunity to experience his professionalism, tenacity, and passion. He has offered Ali Forney Center legal representation and support on a myriad of issues; we are grateful and fortunate to have such dynamic a person on our team.”

Of his pro bono experience, Mr. Portal notes that “Pro bono engagements have always been for me incredibly rewarding and worthwhile. Organizations like Ali Forney Center and Bedford-Stuyvesant New Beginning Charter School tangibly and profoundly impact our diverse New York City community by opening the doors to life-changing opportunities, and improving education and quality of life. To be able to play a small part in the furtherance of these missions is truly an honor.”

#### Ms. Moolsintong

Ms. Moolsintong adds that, “These pro bono engagements have afforded the opportunity to really utilize and develop my professional skills, while at the same time working toward larger goals for worthwhile causes. Working with organizations like Bedford-Stuyvesant New Beginning Charter School, the Brooklyn Free School, and DCTV, understanding the invaluable services they provide to our community, and building relationships with the folks within them has been a remarkable experience.”

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**About Lawyers Alliance for New York:** Lawyers Alliance for New York is the leading provider of business and transactional legal services for nonprofit organizations that are improving the quality of life in New York City neighborhoods. Our network of pro bono lawyers from law firms and corporations and staff of experienced attorneys collaborate to deliver expert corporate, tax, real estate, employment, intellectual property, and other legal services to community organizations. By connecting lawyers, nonprofits, and communities, we help nonprofits to develop affordable housing, stimulate economic development, promote community arts, and operate and advocate for vital programs for children and young people, the elderly, and other low-income New Yorkers. During the past year, 12 staff attorneys and 1,428 volunteer attorneys represented 628 clients on 1,026 matters and assisted hundreds of additional groups through educational programs.

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