

November 4, 2013

**Robert W Fagiola of Shearman & Sterling LLP  
Visionary Real Estate Counsel Provides Legal Stability to Arts Organization,  
Its Building, and Neighborhood**

***Accomplishment:*** Recipient of Lawyers Alliance for New York's **2013 Cornerstone Award** honoring outstanding pro bono legal services to nonprofits, to be presented on November 6.

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***Highlights:*** Robert W Fagiola is counsel in Shearman & Sterling LLP's Real Estate Group. He received his B.S. from Cornell University in 1974 and both an M.S. and J.D. from Syracuse University in 1977.

In 2009, Mr. Fagiola began working with the **Clemente Soto Véllez Cultural and Educational Center** ("the Clemente"), a cultural institution on Manhattan's Lower East Side that promotes artists and performance events that reflect the cultural diversity of the neighborhood. The Clemente provides subsidized studio, office, and performance space in a building owned by the City.

Previously, due to a lack of legal infrastructure, there was a decade-long dispute between the building occupants and the Clemente. Mr. Fagiola and a team from Shearman & Sterling crafted licensing agreements with input from new Executive Director Jan Hanvik and tenants. Once the Clemente's Board approved a final version of the agreement, the process began of negotiating agreements with each of the tenants in four theaters, three galleries, 43 artist studios, and 11 performing arts and educational organizations. As a result of this new legal stability, the City began the release of \$19 million for renovations to the building.

In December 2012, Mr. Fagiola assisted the Clemente with leasing its space to cutlog, a French arts company seeking to expand its art fairs to the U.S. Mr. Fagiola and colleagues drafted an agreement that outlined the level of in-kind support, marketing, and promotion the Clemente would provide, as well as how the profits and revenue from ticket sales, admissions, and sponsorship would be shared between the groups. The agreement was executed in time for the May 2013 fair. Jan Hanvik says, "We would have been flying blind without Bob's brilliant, visionary, and patient work. Thanks to his assistance, the Clemente entered into a lease that worked so well for both parties that we are moving ahead with a five-year commitment to host the art fair. This creates great stability for our organization, artists, and community."

Says Mr. Fagiola, "It has been a pleasure working with Jan Hanvik over the past several years on various projects related to the Clemente's facility. This has been both a professionally and personally rewarding experience, and I thank Lawyers Alliance for making the opportunity available and my colleagues at Shearman & Sterling LLP for their support. I am delighted to have played a small role in the positive, real-world impact of our collective efforts for clients such as the Clemente who serve our diverse New York community."

Mr. Fagiola has also assisted the **Northern Manhattan Improvement Corporation** with real estate questions, and he serves as a mentor for other Shearman & Sterling lawyers who are interested in business law pro bono.

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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, strengthen urban health, and operate and advocate for vital programs for children and young people, the elderly, and other low-income New Yorkers. During the past year, 13 staff attorneys and more than 1,300 volunteer attorneys served more than 625 nonprofit clients on more than 1,000 different legal matters.

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