

PARTNER

## Scott C. Altonian

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DIRECT

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### PRACTICE AREAS

Banking & Commercial Finance

Acquisition Financing

Asset-Based Loans

Commercial & Industrial Lending

Commercial Loan Modifications

Commercial Real Estate Finance

Leveraged Loans

Participations & Syndications

Subordination & Intercreditor Arrangements

Bankruptcy & Creditors Rights

Restructuring & Workout

Business & Corporate Law

Entity Formation

Mergers & Acquisitions

Commercial Real Estate

Condominium Law

Land Use & Zoning

Leasing

Purchase & Sale

### OVERVIEW

Scott C. Altonian is a business attorney with over twenty years of experience helping individuals, businesses and financial institutions structure, negotiate and document debt, equity, and other business transactions.

Scott applies his broad depth of experience and focus on attention to detail to advise clients and close transactions in a timely manner.

He represents individuals, businesses, banks, financial institutions, investors, borrowers, and lenders, in connection with a variety of matters, including:

- Debt Finance:
  - Revolving credit facilities and term loans
  - Asset-based lending
  - Leveraged lending and cash flow loans
  - Syndicated credit facilities
  - Commercial real estate finance, including construction lending (affordable housing, retail, hotels, corporate headquarters, manufacturing)
  - Forbearance and workouts of distressed and defaulted loans
  - Mezzanine loans and intercreditor arrangements
  - Tax credit and affordable housing
- Commercial Real Estate:
  - Development

Litigation & Dispute  
Resolution

Business Litigation

## EDUCATION

J.D., *magna cum laude*,  
Suffolk University Law  
School, 1996

B.A., *magna cum laude*,  
Rhode Island College, 1993

## ADMISSIONS

Massachusetts

## AFFILIATIONS

Member, Boston Bar  
Association

- Sales and acquisitions
- Ground leases
- Joint ventures
- Leasing
- Business and Corporate Law:
  - General corporate
  - Joint ventures and entity formation, including partnership, shareholder and limited liability company operating agreements
  - Sales and acquisitions of businesses
  - Commercial transactions and business to business contracts
  - Private placement of debt and equity
  - Employment matters

Scott has experience with all manner of secured lending transactions, with collateral ranging from commercial real estate, accounts receivable, inventory, equipment, vehicles and intellectual property to all business assets. Scott is also experienced with advising and representing clients in connection with equity investments, formation of new entities, joint venture transactions, and private placements of debt and equity.

Prior to joining Hackett Feinberg, Scott worked with several prominent national law firms in Boston, Massachusetts and Providence, Rhode Island, where he represented clients in big-ticket equipment finance transactions involving aircraft, railcars, vessels and other heavy equipment, complex structured finance transactions, including collateralized loan obligations and ABS CDO transactions, triple net lease finance deals, and the origination and securitization of CMBS loans.

## EXPERIENCE

- Represent Massachusetts-based cannabis delivery and transport company in connection with initial formation transaction, which was a business combination between separate entities, and ongoing strategic advice regarding general corporate, governance, finance, employment, and contractual matters.
- Represent Massachusetts based public company and certain affiliates as borrowers in connection with a revolving credit facility with borrowing base, term loan and capex facility provided by a major bank in the aggregate amount of \$49 million, including mortgaged properties in Minnesota and Ohio.

- Represent national bank in connection with a \$15 million revolving line of credit and \$18.5 million mortgage loan to a Maine-based lumber and hardware company to finance the acquisition of a New Hampshire company, refinance of multiple commercial real estate properties located in Maine, and acquisition of commercial real estate in New Hampshire.
- Represent national bank in connection with \$51 million construction loan financing for the construction and development of a 16 story residential apartment building and attached retail unit and parking garage in Madison, Wisconsin using a condominium structure.
- Represent clients in connection with the formation of a Massachusetts benefit corporation.
- Represent bank in connection with \$6 million revolving line of credit to security alarm company based in Chicago, Illinois, based on recurring monthly revenue.
- Represent bank in connection with revolving credit facility with borrowing base and term loans in the aggregate amount of \$17.5 million to Massachusetts-based distributor of office furniture.

## Publications

- “Why Do We Care About Payment Blockage, Standstills and Other Remedies in Subordination & Intercreditor Agreement” posted to Hackett Feinberg’s website (2021)
- “Why Do We Care About Payoff Letters” posted to Hackett Feinberg’s website (2020)

## Presentations

- “Negotiating, Structuring and Drafting SNDAs”, Boston Bar Association Presentation (2018)

## Clerkships

- Law Clerk to Chief Justice Robert J. Callahan, Supreme Court of Connecticut, 1996-1997