

## Receivership Training

June 7, 2017

3:00p.m. to 6:00 p.m.

3:00 p.m. to 3:15 p.m.	<b>Welcome and Opening Remarks</b> The Honorable Dominic J. Sarno, Mayor of the City of Springfield
3:15 p.m. to 3:40 p.m.	<b>A View from the Bench/Court and the Receivership Application Process</b> <i>The Honorable Dina E. Fein, First Justice, Western Division Housing Court</i> <i>Michael Doherty, First Assistant Clerk Magistrate, Western Div. Housing Court</i>
3:40 p.m. to 4:00 p.m.	<b>Introduction and Overview</b> <i>Associate City Solicitor Caitlin Castillo</i> <ol style="list-style-type: none"><li><b>How Receiverships can help fight blight via Code Enforcement</b></li><li><b>M.G.L c. 111 sect 127I</b></li><li><b>How to petition the Court for a Receiver</b></li><li><b>Municipalities Responsibilities after a Receiver is appointed</b></li></ol>
4:00 p.m. to 4:15 p.m.	<b>My Client has been Appointed Receiver, Now What?</b> <i>Attorney Kate Higgins-Shea</i> <ol style="list-style-type: none"><li><b>Title exam</b></li><li><b>Recording the Order</b></li><li><b>Property Insurance</b></li><li><b>Can Receivers borrow money?</b></li><li><b>Lead Paint</b></li><li><b>Estate/Probate Issues</b></li></ol>
4:15 p.m. to 4:40 p.m.	<b>I've been Appointed Receiver, Now What?</b> <i>Roger J. Roberge II, RR and Company Realty, LLC.</i> <ol style="list-style-type: none"><li><b>Rehabilitation Plan</b></li><li><b>Initial evaluation of property</b></li><li><b>Estimating your costs</b></li><li><b>Management and Maintenance Fees</b></li><li><b>Sample Plan</b></li><li><b>Motion to amend a rehabilitation plan</b></li></ol>
4:40 p.m. to 5:00 p.m.	<b>Reports and Reviews</b> <i>Attorney Paul Payer, Associate City Solicitor, City of Holyoke</i> <ol style="list-style-type: none"><li><b>Best Practices for Submitting Bi-Monthly Reports</b></li><li><b>Interim Orders</b></li><li><b>Reports from the Reviewer's perspective</b></li></ol>
5:00 p.m. to 5:20 p.m.	<b>The End Game</b> <i>Attorney Christopher Johnson</i> <ol style="list-style-type: none"><li><b>Land Court Issues</b></li><li><b>Motion to Foreclose and Establish Lien</b></li><li><b>How to Set-up an Auction and or MLS listing</b></li><li><b>Motion to Approve Sale</b></li><li><b>Motion to Dissolve Receivership</b></li><li><b>What if the owner or bank wants to redeem?</b></li></ol>
5:20 p.m. to 5:40 p.m.	<b>Receiverships through the Mortgagee's Perspective</b> <i>Attorney Kurt McHugh</i>
5:40 p.m. to 6:00 p.m.	<b>Receiverships Outside of the City of Springfield and Holyoke</b> <i>AAG Kara Cunha, Esq.</i> <ol style="list-style-type: none"><li><b>Attorney General's Office Abandoned Housing Initiative</b></li><li><b>Receiver Vetting Process</b></li></ol>
6:00 p.m. to 6:15pm	<b>Questions and Comments</b>

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# About the Presenters



**Mayor Domenic J. Sarno**, a native son of the City of Springfield, has earned a reputation for his commitment to economic development, financial stewardship and community-based programs to address quality-of-life issues, education and public safety. A former four-term City Councilor who served as City Council President and as a member of the Springfield Finance Control Board, Sarno was elected to his first term as Mayor on November 6, 2007 and won reelection in 2009, 2011 and 2015. Now in his fourth term, Sarno continues to focus on quality-of-life issues and maintains a full-time constituent services officer who is responsible for logging and directly responding to citizen complaints.



**The Honorable Dina E. Fein** serves as the First Justice of the Western Division of the Massachusetts Housing Court, which she joined in 1999. In 2009, she was appointed as Special Advisor for Access to Justice Initiatives across the states seven Trial Court departments. She has served as a member of the Supreme Judicial Courts Access to Justice Commission since 2005. Judge Fein was selected to participate in the Judicial Resource Project of the SJC Working Group on Professional Development, serves on the Trial Court's Strategic Leadership Team, chairs the Trial Court Grants Committee and Court Service Center Committee, and serves as a trustee of the Flaschner Judicial Institute. She chairs the statewide Steering Committee of the Tenancy Preservation Program and serves on the Executive Committee of the Massachusetts Judges Conference. She also serves as a fellow of the Massachusetts Bar Foundation and previously served on the MBAs Judicial Administration Section Council and the Judicial Evaluation Standing Committee. Before joining the bench Judge Fein spent 15 years doing civil litigation in private practice in Springfield, Massachusetts, and began her legal career as a staff attorney at the Atlanta Legal Aid Society. She received her juris doctor and bachelor's degrees from Emory University in Atlanta. She is married and has two grown children.



**Caitlin Castillo** is an Associate City Solicitor for the City of Springfield where she concentrates on code enforcement. She has been an attorney since 2008 and has worked for the City of Springfield since 2010. Prior to joining the law department at the City of Springfield, Caitlin worked as an Assistant Clerk at the Hartford, CT Civil Superior Court and as a Law Clerk for the Massachusetts Turnpike Authority. She received her J.D. from New England Law and her B.A. from Syracuse University. Originally from Central MA, Caitlin has called Springfield home since 2010 and is an enthusiastic fan of all things Syracuse Orange as well as her husband and one year old daughter.



**Katharine Higgins-Shea** is a partner at Lyon & Fitzpatrick, LLP in Holyoke. Her practice focuses on civil litigation with a concentration on landlord/tenant and housing law, including representing landlords, property management companies, and property owners in residential and commercial summary process (eviction) actions and civil cases, defending clients in housing discrimination actions, and representing court-appointed receivers. Kate graduated from Suffolk University Law School cum laude in 2005, where she was a member of the law review and received her B.A. from Brandeis University in 2000. Kate is a native of Belchertown where she currently resides with her husband and two children.

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**Roger J. Roberge II** has served as the manager of RR and Company Realty, LLC since 2005. RR and Company Realty, LLC is a full service brokerage, rental, property management, and rehab/renovation company and has also acted as a successful Receiver in the City of Springfield. He has served on the Board of Assessors for the town of Wilbraham since 2013 and received his degree from Western New England College.



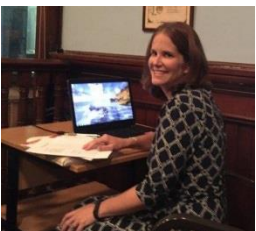
**Paul Payer** is an Assistant City Solicitor for the City of Holyoke. He received his J.D. from Boston University School of Law in 2013 and his B.A. from the University of Massachusetts, Amherst in 2009. Prior to joining the City of Holyoke Law Department, Paul worked as a Graduate Legal Fellow at Boston Medical Center and as a Law Clerk with the US Department of Health and Human Services. Paul also serves as a member of the Board of Directors for Homework House, Inc. In November 2015, Paul joined several City of Holyoke officials in establishing a Problem Property Group focused on improved interdepartmental communication, policy development and implementation of tax title, code enforcement and other blight-remediation tools. Paul has been working for the City of Holyoke since 2014 and currently resides in Holyoke, MA



**Christopher Johnson** is currently a partner in the West Springfield law firm of Johnson, Sclafani & Moriarty. He also currently serves on the Agawam City Council and is Chairperson of the Springfield Technical Community College Board of Trustees. He previously served as the first Mayor of the City of Agawam for 10 years and as City Solicitor for the City of Agawam for two years. Attorney Johnson was born, raised and still resides in the City of Agawam. He is a graduate of American International College and received his J.D. from Western New England University School of Law.



**Kurt McHugh** is an attorney in Harmon's Litigation Department. Kurt joined the firm in January 2009. Kurt represents lending institutions in a variety of litigation matters in Massachusetts and New Hampshire. Kurt has considerable experience in consumer protection, creditor's rights, bankruptcy, landlord/tenant, title review, conveyancing, collections, code enforcement and receivership actions. Before joining the firm, Kurt concentrated his practice in conveyancing, personal injury, medical malpractice and premises liability.



**Kara Cunha** has been involved in Attorney General Office's efforts to mitigate the impact of the foreclosure crisis since joining the office in 2016 as a member of the Abandoned Housing Initiative, which uses enforcement of the State Sanitary Code as a tool to combat blight and rebuild communities. Prior to working for the Attorney General's Office, Ms. Cunha spent nine years as an Associate City Solicitor and Acting City Solicitor for the City of Holyoke. A resident of Easthampton, Ms. Cunha received her undergraduate degree from the College of the Holy Cross, and a JD from the University Of Connecticut School Of Law.



**Michael Doherty** is the First Assistant Clerk Magistrate for the Western Division Housing Court. He is trained as a mediator for the Courts specializing in Landlord-Tenant disputes. Mr. Doherty also acts as an inspector for Judges in the Western Division Housing Court regarding compliance with the Building, Fire and Sanitary Codes of Massachusetts. He is fluent in Spanish and prior to working for the Housing Court he worked as the Assistant Building Commissioner for the City of Holyoke. A resident of Northampton, Mr. Doherty attended the Isenberg School of Management at the University of Massachusetts, Amherst.