



Kevin R. Boyle

Chairman Emeritus

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Kevin Boyle is a corporate lawyer advising companies, nonprofit and religious organizations, and individuals in corporate, real estate, economic development and financing matters. A highly knowledgeable counselor, Kevin's practice focuses on mergers and acquisitions, real estate, corporate financing, public and private bond financing, and nonprofit and insurance-related matters. He currently serves as chairman emeritus of the firm. As chairman of Stradley Ronon, Kevin served on the board of directors and management committee to further the firm's success. Kevin previously served as the firm's financial partner, making a direct impact on the long-term financial wellness of the firm.

Kevin serves as a go-to guide for clients as they conceive and achieve mission-critical transactions.

As the former chair of the firm's corporate department, Kevin was looked to as a trusted leader by more than 60 lawyers, supporting an array of needs related to delivering outstanding legal services. As a result of his steady influence, the firm grew significantly, introducing new practices, expanding geographic reach, and increasing the sophistication and complexity of the matters clients entrusted to the firm's lawyers.

Featured Representative Matters

- Represented the Archdiocese of Philadelphia in its 60-year long-term lease and management arrangement with StoneMor Partners pertaining to 13 Archdiocesan cemeteries covering approximately 2,375 acres. The overall structure of the matter was, we believe, the first of its kind in the United States.
- Represented the operator of a shipping and transportation company in the acquisition of a 50-acre parcel along the Delaware River in Delaware County, Pennsylvania, and currently representing the same owner in conjunction with the possible expansion and repurposing of the site.
- Represented automobile tire and parts companies in the sale of wholesale, commercial and retail operations and in the sale of a software company focused on the automobile industry.
- Represented two property owners in multimillion-dollar transfer tax disputes with the applicable taxing authorities.
- Represented the owner of a 640,000-square-foot manufacturing facility in the successful sale of the property.

Services

- Real Estate
- Corporate, Mergers & Acquisitions, and Securities
- Government Affairs
- Religious, Educational & Nonprofit Organizations
- Corporate

Education

- Villanova University School of Law (J.D.)
- Saint Joseph's University (B.S., *cum laude*)

Admissions

- Pennsylvania
- Pennsylvania Supreme Court
- U.S. District Court for the Eastern District of Pennsylvania

- Represented a buyer in the purchase of a 1 million-square-foot trophy office building in Philadelphia and was part of a team that obtained zoning approval through the Pennsylvania Supreme Court to construct a 220-unit low-income residential facility for seniors in Philadelphia.
- Represented a wireless technology developer in granting a worldwide, royalty-bearing technology license to a cellphone manufacturer based in Korea; and in the acquisition of an equity interest in that manufacturer, advised a provider of consulting, outsourcing and investment services in its acquisition of a separate provider of human resource information, data and solutions.
- Represented the owners of Ascension Publishing LLC (d/b/a Ascension Press) — a nationally known producer and distributor of Catholic-based books, study programs, audio and other materials — in connection with the sale of substantially all of its assets to the management team at Ascension.
- Advised nonprofit organizations, religious entities and higher education institutions in several complex joint ventures, including a venture in which properties were being converted into a mixed-use campus, including housing for several private academies.
- Represented outdoor advertising companies in the sale of their assets to Fortune 500 companies in two of the largest such transactions in the industry in Pennsylvania.
- Counseled a nonprofit organization in the conversion of a former high school into affordable housing for seniors, funded in part by Section 42 federal tax credits.
- Represented various nonprofit organizations in conjunction with the merger of nonprofits and the acquisition of the assets of a nonprofit.

Community Impact

Kevin is a founding member of the MANNA Institute and serves on the advisory board of MANNA, a Philadelphia-based nonprofit organization that provides year-round services for individuals with acute nutritional risk from life-threatening illnesses.

He is a former board member and former president of the board of directors for Philadelphia Futures (now Heights Philadelphia), a nonprofit organization that prepares first-generation scholars for educational and workplace success. Each year, Kevin has hosted Heights Philadelphia students for a day at Stradley Ronon, providing them with a look into the daily life of a lawyer and the inner workings of a law firm, and has supervised Heights Philadelphia students serving as summer interns at the firm.

Memberships

- Advisory Board, MANNA
- American Bar Association
- Former Board of Directors Member and Board President, Heights Philadelphia
- Board of Directors and Executive Committee Member, Philadelphia Industrial Development Corporation (PIDC)
- Former Member, American Institute of Certified Public Accountants
- Former Member, Advisory Board, Sovereign Bank
- Former Member, Board of Directors, Chester County Commercial Industrial Investment Council
- Former Member, Archbishop's Cabinet, Archdiocese of Philadelphia
- Former Member, Third Century Initiative (3ci) Council, Chamber of Commerce for Greater Philadelphia

- Former Member, National Diocesan Attorneys Association

Recognitions

- Top Attorney: Business Law/Commercial Litigation, *Suburban Life Magazine* (2021-23)
- Law Power 100, *City & State Pennsylvania* (2022)
- Best of the Bar: Real Estate, *Philadelphia Business Journal* (2021)
- Five-Star Attorney, *Suburban Life Magazine*
- Faces of Philanthropy Awards, *Philadelphia Business Journal*
- Legal Elite, *SmartCEO* magazine
- Outstanding Leadership Award, American Diabetes Association (2014)

Featured Speaking Engagements

- Speaker, “Leaders and Learners,” Gensler [ph]ounders
- Speaker, “Managing the Executive Director: Selection, Supervision and Succession,” Temple University Fox School of Business’ Board Leadership for Challenging Times Program
- Speaker, “Taking the Next Step and Celebrating a Legacy,” Philadelphia Futures Annual Conference
- Speaker, “The Implied Covenant of Good Faith and Fair Dealing,” Delaware Valley Association of Corporate Counsel’s Contract & Commercial Law CLE Institute

Experience

HRP Breaks Ground on First Phase of The Bellwether District

Stradley Ronon joined client Hilco Redevelopment Partners (HRP), elected officials, and business and community leaders at the groundbreaking for the first phase of The Bellwether District in South Philadelphia. HRP is converting the 1,300-acre former Philadelphia Energy Solutions refinery into a 14-million-square-foot, state-of-the-art campus dedicated to innovation, e-commerce and logistics. The demolition of the refinery resulted in a 16 percent reduction in emissions in Philadelphia, and the new site will offer a cleaner environment and increased economic opportunities for the region.

Judge Dismisses Philadelphia School District’s Tax Assessment Appeals

In 2016, the School District of Philadelphia challenged the 2017 tax assessments for approximately 140 high-value, commercial properties including three parcels owned by our client, Two Liberty Place. These appeals were limited to commercial properties and ignored other under-assessed subcategories such as residential and industrial. Relying on the Pennsylvania Supreme Court’s holding in the July 2017 *Valley Forge Towers* case, Judge Idee Fox of the Philadelphia Court of Common Pleas dismissed the appeals, ruling that limiting appeals to commercial properties violated the Uniformity Clause of the Pennsylvania Constitution.

Manufacturing Facility Purchased for \$38 Million

Stradley represented P.L. Partners in connection with the \$38 million sale of a 640,000-square-foot manufacturing facility located on a 45-acre parcel in King of Prussia, Pennsylvania to First Quality Retail Services. First Quality is an established

manufacturer of absorbent technology products, paper products, & bottled water for the retail consumer market based in Great Neck, New York.

ISWG Ventures Into New Territory With Site Acquisition

Stradley Ronon represented ISWG LP in its multimillion-dollar acquisition of a 45-acre industrial site on the Delaware River just north of the Commodore Barry Bridge. The client is under common ownership with the operating entity, which operates an extensive warehousing and shipping company at the property. The transaction involved traditional financing through a commercial loan along with SBA financing.