

Receivership Training

November 17, 2015

3:15p.m. to 6:15 p.m.

3:15 p.m. to 3:30 p.m.	Welcome and Opening Remarks The Honorable Dominic J. Sarno, Mayor of the City of Springfield
3:30 p.m. to 3:40 p.m.	Introduction and Overview <i>Associate City Solicitor Caitlin Castillo</i>
3:40 p.m. to 4:00 p.m.	My Client has been Appointed Receiver, Now What? <i>Attorney Kate Higgins-Shea</i> <ol style="list-style-type: none">Title examRecording the OrderProperty InsuranceCan Receivers borrow money?Lead PaintEstate/Probate Issues
4:00 p.m. to 4:20 p.m.	I've been Appointed Receiver, Now What? <i>Roger J. Roberge II, RR and Company Realty, LLC.</i> <ol style="list-style-type: none">Rehabilitation PlanInitial evaluation of propertyEstimating your costsSample PlanMotion to amend a rehabilitation plan
4:20 p.m. to 4:40 p.m.	Reports and Reviews <i>Lisa deSousa, Esq. Associate City Solicitor</i> <ol style="list-style-type: none">Best Practices for Submitting Bi-Monthly ReportsInterim Orders
4:40 p.m. to 5:00 p.m.	The End Game <i>Attorney Christopher Johnson</i> <ol style="list-style-type: none">Land Court IssuesMotion to Foreclose and Establish LienHow to Set-up an AuctionMotion to Approve SaleMotion to Dissolve ReceivershipWhat if the owner or bank wants to redeem?
5:00 p.m. to 5:20 p.m.	Receiverships through the Mortgagee's Perspective <i>Attorney Kurt Mchugh</i>
5:20 p.m. to 5:40 p.m.	Receiverships Outside of the City of Springfield <i>AAG Julie Datres, Esq.</i> <ol style="list-style-type: none">Attorney General's Office Abandoned Housing InitiativeReceiver Vetting Process
5:40 p.m. to 6:00 p.m.	A View from the Bench/Court <i>The Honorable Dina E. Fein, First Justice, Western Division Housing Court</i>
6:00 p.m. to 6:15pm	Questions and Comments

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.



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.



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

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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.



LISA deSOUSA is an Associate City Solicitor for the City of Springfield where she concentrates on code enforcement. She has been an attorney since 1985 and until 2008 she was in private practice concentrating in the areas of divorce, family law and municipal defense. She has appeared in all of the divisions of the MA trial court as well as the appeals court, SJC, federal district court and the first circuit court of appeals. She received her J.D. from Western New England University and is a lifelong resident of Springfield, MA.



CHRISTOPHER JOHNSON is currently a partner in the West Springfield law firm of Johnson, Sclafani & Moriarty. He also currently serves as President of the Agawam City Council and Vice Chair of the Springfield Technical Community College Board of Trustees. He previously served as the first Mayor of the City of Agawam and as City Solicitor for the City of Agawam.



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.



JULIE DATRES has been involved in Attorney General Office's efforts to mitigate the impact of the foreclosure crisis since joining the office in early 2012 as a member of the HomeCorps division. In August of 2013 she began working with the Abandoned Housing Initiative, which uses enforcement of the State Sanitary Code as a tool to combat blight and rebuild communities. A resident of Springfield, Ms. Datres holds a BA in Political Science and German from Duquesne University, an MA in Germanic Languages and Literature from the University of Massachusetts at Amherst, and a JD from Western New England University School of Law