

# THOMAS J. MULRENIN

**Phone:** 410-573-2480

**Email:** [tjmulrenin@yvsllaw.com](mailto:tjmulrenin@yvsllaw.com)

**vCard:** 

 [Print Bio](#)



THOMAS J. MULRENIN is a member with more than thirty five years of experience in the field of real estate development. Known by his clients and colleagues as "TJ", Mr. Mulrenin began his legal career in 1980 as in-house counsel for Safeway Stores Inc., where he negotiated, documented, and oversaw all Safeway real estate transactions in the eastern half of the United States. From 1986 through 1992, Mr. Mulrenin served as General Counsel and Development Project Manager for Pence Friedel Developers, Inc., a national shopping center developer.

Since commencing private practice in 1992, Mr. Mulrenin has concentrated his practice in real estate development, leasing, finance, and general business counsel. As the landscape of retail development has evolved, Mr. Mulrenin's experience has expanded to include highly sophisticated mixed use projects, including those in an urban vertical environment.

Mr. Mulrenin represents large regional real estate developers and retail center owners who are industry leaders in creating innovative urban and suburban projects. Developers involved in the acquisition of land or redevelopment sites rely on his advice regarding financing, due diligence, entity formation, purchase contracts, and development agreements. Mr. Mulrenin negotiates and documents construction and permanent loans, equity partner arrangements, and private offerings. Project owners rely on Mr. Mulrenin's extensive leasing experience for preparation of form lease documents, reciprocal easement agreements, and lease negotiations with anchor, in-line and outparcel tenants.

## Representative Recent Transactions

Our firm has provided negotiation and documentation as lead counsel in a wide variety of transactions, including:

**Mixed Use New Construction** – A sophisticated mixed use development in Queen Anne's County, Maryland, involving a 99-year ground lease with a hotel and appurtenant uses.

**Shopping Center Sales and Leasing** – Numerous shopping center financing, sales and lease transactions for Berman Enterprises, Kimco Realty Corporation, Carl M. Freeman Companies, Ward Development Group, and other shopping center owners.

**Mixed Use Financing** – A complex \$174,000,000 loan transaction for a joint venture development team constructing a mixed use town center in Prince George's County, Maryland. We negotiated various joint venture agreements and complex operating agreements to document the obligations of each developer in this transaction, including an institutional equity partner and multiple participating lenders.

**Retail Redevelopment** – Redevelopment of a regional mall in Baltimore, Maryland as a 500,000 square foot power retail center with tenants including Sam's Club, Wal-Mart, Home Depot, Petco and Office Depot.

**Hotel Redevelopment** – Private equity offering memorandum and entity structure for the acquisition and redevelopment of a landmark hotel in Easton, Maryland and development and construction of a new hotel on Kent Island, Maryland.

**Entity Formation** – Entity documentation and leasing for a 45,000 square foot office building in the Waugh Chapel development in Gambrills, Maryland.

**Loan Closing Consultation** – Closing representation of the borrower in a \$7,000,000 bond loan transaction, along with related leasing documentation for a 700,000 square foot mixed use center in Abingdon, Maryland, anchored by Wegmans and JC Penney stores.

## **Representative Clients**

Our attorneys provide transactional negotiation and documentation for a variety of well-known clients, including:

**Carrollton Enterprises** – A Washington D.C. area developer of residential communities, shopping centers and office buildings since 1957.

**John Wilson** – A developer of premier Maryland projects, including the Chesapeake Bay Beach Club and the 54 room Inn and Spa at the Chesapeake Bay Beach Club in Stevensville and the Tidewater Inn restoration in Easton.

**Anne Arundel Medical Center** – The firm represents AAMC in the leasing of its numerous office developments.

**Reliable Contracting** – A contractor and developer of residential, commercial, institutional, and public infrastructure projects in Maryland.

**Kimco Realty Corporation** – The country's largest strip shopping center Real Estate Investment Trust, engaged in lease and joint venture transactions throughout the Mid-Atlantic region

## EDUCATION

### **University of Maryland School of Law, Baltimore, Maryland - 1980**

Honors: With Honors

### **University of Maryland**

B.A. - 1975

Major: Government and Politics

## HONORS AND AWARDS

Recipient of the Martindale-Hubbell AV Preeminent Rating, the highest peer review rating in legal ability and ethical standards  
Member of the Advisory Board of the Bowie-Severna Park-Annapolis Pregnancy Center

## PROFESSIONAL ASSOCIATIONS AND MEMBERSHIPS

Maryland State Bar Association

Anne Arundel Bar Association

International Council of Shopping Centers

## PAST EMPLOYMENT POSITIONS

Mulrenin & Associates, Founder, 1992-2015

Pence Friedel Developers, General Counsel and Development Project Manager

Safeway Stores, Inc., Eastern Regional Attorney, 1981-1986

## PRO BONO ACTIVITIES

Member of the Board of Directors, Anne Arundel Medical Center Foundation

Chairman of Community Health Philanthropy Council, Anne Arundel Medical Center

Recipient of the Maryland State Bar Association Pro Bono Service Award