

James P. Monacell

Partner | Atlanta

James P. Monacell is a Partner in the Corporate and Bonds Practice of Smith, Gambrell & Russell, LLP.

Mr. Monacell's practice is concentrated in the areas of bonds, public law, public finance and project finance, and he heads the firm's Bond and Public Law Practice.

Mr. Monacell has participated in several billion dollars in tax-exempt financings, including general obligations, revenue bonds, SPLOST borrowings, contract-backed and tax-backed obligations, tax anticipation notes, leasing, certificates of participation, Section 501(c)(3) bonds and private activity bonds, most frequently as bond counsel. Projects financed include the Georgia 400 Tollroad, the High Museum of Art, facilities of the University of Georgia, Atlanta Public Safety Headquarters, Zoo Atlanta, Scottish Rite Medical Center improvements, Upson and Tift Regional Medical Centers, the Medical Partnership at the University of Georgia and student housing at Georgia State University, Morehouse College and Spelman College.

Mr. Monacell's public law experience includes structuring community improvement districts, enterprise and opportunity zones, tax allocation districts, public-private partnerships, intergovernmental contracts and management contracts for public facilities. He also represents government units, borrowers, underwriters, credit enhancers and corporate trustees in connection with tax-exempt securities offerings.

Mr. Monacell's practice includes assistance of for-profit and nonprofit enterprises locating or expanding projects with tax-exempt and taxable financing, tax abatement and other governmental incentives. He also has represented governmental and nonprofit hospitals in connection with their debt issuances.

Mr. Monacell has written and spoken extensively on the subjects of public law and finance and economic development, and is the author of *Georgia Public Finance Law Handbook*. He is an associate member of the Georgia Municipal Association and the Association County Commissioners of Georgia. Mr. Monacell is a member of the National Association of Bond Attorneys, as well as the Local Government



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Areas of Practice

Bonds and Public Finance
Commercial Lending
Corporate Law
Financing and Commercial
Transactions
Securities
Health Care
Tax Law
Non-Profit Organizations
Governmental Affairs

Bar Admissions

Georgia

Memberships

Fellow, American College of
Bond Counsel
National Association of Bond
Lawyers

Section of the State Bar of Georgia. He has been named a Fellow of the American College of Bond Counsel, one of the *Georgia Super Lawyers*, one of *Georgia Trend* magazine's *Legal Elite*, and included in *The Best Lawyers in America*©. Mr. Monacell has practiced law in Atlanta since 1978.

A native of Virginia, Mr. Monacell received his B.A. degree in Government from the College of William and Mary in 1975, where he was a member of Phi Beta Kappa. He received his J.D. from the University of Virginia in 1978, where he was a member of the Order of the Coif and served as Notes Editor for the *Virginia Law Review*.

Mr. Monacell has served with a number of community and nonprofit organizations, including as Chair of the Board of Trustees of the Arbor Montessori School and as a Director of DeKalb for Seniors. Mr. Monacell currently is a Vice-Chair of the ACCG Civic Affairs Foundation.

Select representative experience:

- Handled the Master Development Agreement for the Air Rights Agreement, the cross easements and the governmental financing for a mixed-use facility in Athens for Unified Government of Athens-Clarke County. Athens-Clarke County, the Athens Downtown Development Authority and two private parties contracted and built a facility including public parking, private retail, private office space and a public rooftop garden. The parties each provided its own financing and each owns a portion of the building separately through air rights.
- Served as Bond Counsel for Guaranteed Revenue Bonds issued to finance and later to refinance the Georgia 400 Tollway.
- Served as Bond Counsel for all outstanding Revenue Anticipation Certificates for the Tift Regional Medical Center.
- Served as Bond Counsel for all outstanding Bonds for the Unified Government of Athens-Clarke County.
- Served as Bond and Disclosure Counsel for the Henry County Special Purpose Local Option Sales Tax General Obligation Bonds to finance SPLOST Projects for Henry County and municipalities.
- Drafted documentation for equipment lease financing programs for the Georgia Municipal Association and the Association County Commissioners of Georgia.