

# James V. Maniace

SENIOR COUNSEL / COLUMBUS

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Jim's practice blends together advice on all aspects of business and corporate law with a concentration in the real estate, land use and oil and gas areas. In his practice, Jim frequently serves as outside general counsel to companies of all sizes, including closely-held and family-owned companies. Jim received the recognition, *Who's Who in Energy* by *Columbus Business First* for his work in the oil and gas sector and alternative power fields.

Jim manages a variety of complex business and real estate transactions including mergers and acquisitions, debt restructuring and workouts, and sales and exchanges of real property including financing. He also regularly represents court appointed receivers in the management and sale of complex real estate projects. In addition, Jim represents landowners, developers, and the midstream oil and gas industry in activities related to the Marcellus and Utica Shale Play in Ohio.

Jim's ability to find solutions to land use issues has been enhanced by his twenty years of service as the chairman of the City of Columbus' Board of Zoning Adjustment. Medical Mutual honored Jim with the AXA Advisors Non-profit Board Executive of the Year Award in 2016. He frequently engages municipalities, townships and counties on behalf of developers. Jim is also a lecturer in Real Estate Law at The Ohio State University Fisher College of Business.

## Speeches and Publications

- Panelist, "Negotiable Lease Terms: Landlords v. Tenants," Commercial/Industrial section of the Columbus Board of Realtors, September 12, 2013.
- Instructor, "Negotiable Lease Terms, Ground Leases and Receiverships," International Council of Shopping Centers, Ohio, West Virginia, Western Pennsylvania and Indiana Idea Exchange, August 22, 2013.
- Instructor/Lecturer, "Commercial Real Estate Ethics," Cincinnati Board of



## Practices

Real Estate  
Land Use and Zoning  
Public Finance and Economic Development  
Real Estate Finance  
Bankruptcy and Restructuring  
Women, Minority and Veteran-Owned Businesses

## Industries

Alcohol Permitting and Regulatory  
Food and Beverage  
Energy and Utilities

## Education

Duke University School of Law (1981)  
University of Notre Dame, B.A., cum laude (1978)

## Admissions

Federal - Southern District of Ohio  
Federal - 6th Circuit Court of Appeals  
State - Ohio

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Realtors, Cincinnati, Ohio, May 29, 2013.

- Presenter, "Landowner Concerns in Oil and Gas Leasing," Energy Law Committee of the Columbus Bar Association, January 19, 2012.
- Author, "Keeping True to Your Culture While Protecting Your Balance Sheet," *The Journal*, Great Lakes Bankers Bank, Winter, 2011.
- Presenter, "Hurdles to Overcome for Wind Energy Development," Energy Law Committee of the Columbus Bar Association, October 21, 2010.
- Author, "Lower-Class Apartments Show Value Drop and Promise for Great Return on Investment," *Columbus Business First*, September 3, 2010.
- Author, "Small Firms in Prime Position to Take Advantage of Real Estate Woes," *Columbus Business First*, May 7, 2010.
- Author, "Don't Count on Big Banks for \$1.4 Trillion of Maturing Real Estate Loans," *Columbus Business First*, March 5, 2010.

### **Publications**

Executive Order by Ohio Governor Affects Commercial Mortgage Lenders, April 2, 2020

### **Awards**

- Honoree, Lawyer of the Year, *Best Lawyers*®, Land Use and Zoning Law, Columbus (2024)
- Honoree, *Best Lawyers in America* (2016 – present)
- Pillar Award: Executive of the Year Honoree, Columbus Board of Zoning Adjustment (2016)
- Commercial Instructor of the Year Honoree, Columbus REALTORS® (2014 and 2020)
- AV Peer Review Rated (Preeminent), LexisNexis/Martindale-Hubbell
- Honoree, *Columbus CEO* "Top Lawyers," Public Finance Law, Real Estate Law (2021 – present)

### **Professional Affiliations**

- Columbus REALTORS®  
Member

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- Central Ohio Land Title Underwriters  
Past President
  - International Council of Shopping Centers (ICSC)  
Member
  - Ohio Oil and Gas Association  
Member

### **Community Involvement**

- Columbus Rotary  
Past President
- Leukemia & Lymphoma Society  
Board Member, Central Ohio Chapter
- City of Columbus, Board of Zoning Adjustment  
Former Chairman
- Columbus Metropolitan Club  
Past President
- Leadership Columbus  
Graduate
- The Ohio State University Fisher College of Business  
Lecturer