



Ned Trombly

Partner

Albany

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Education

- Albany Law School, JD
- Villanova University, BS

Practices & Industries

- Financial Institutions & Lending
- Real Estate
- Corporate

Admitted to Practice

- New York

Biography

Ned primarily focuses on financial transactions, real estate, and advising business entities. He represents lenders and borrowers in all types of loan transactions, including real estate-secured, asset-based, and mezzanine loans. He also provides representation in transactions involving municipal bonds and tax credits and transactions utilizing letters of credit and other credit-enhancement vehicles.

Ned acts as counsel to landlords, tenants, sellers, and buyers in lease and transfer transactions, including exchanges, and in the development of property for retail, office, manufacturing, and other purposes. He uses his financing and real estate experience to provide counsel to lenders and borrowers in work-out and restructuring transactions. In addition, Ned advises on the formation, governance, and ongoing business activities of business entities, including not-for-profit corporations.

Bar Associations

- Albany County Bar Association
- New York State Bar Association

Representative Experience

- Served as general outside counsel to a nursing home and rehabilitation center regarding the acquisition of the operating assets of another residential nursing home and rehabilitation center and related real property located in New York City as well as the financing of the acquisition, including title matters and restrictions, required NYS Department of Health and Attorney General approvals, and the client acting as a receiver for the subject facility with the consent of the DOH.

- Represented sellers in the sale of four low-income housing projects in four separate communities to one buyer.
- Represented a construction lender and a historic tax-credit purchaser in a renovation project for multifamily housing.
- Represented a lender in a multi-million-dollar hospital and medical-office building complex project.
- Represented a tenant in a single-occupant lease for a headquarters commercial office building to be constructed by the landlord.
- Represented a client in the acquisition of titles and easements, franchising, financing, and construction of hotel facilities.
- Represented a client, with IDA assistance, in the multi-year acquisition and financing of a manufacturing facility.
- Represented lenders providing construction financing for projects involving tax credits.
- Represented tax-credit sellers.
- Represented clients in commercial-office leases in multiple national locations.
- Represented clients in efforts to minimize NYS mortgage-tax obligations.

Prior Experience

- Hiscock & Barclay, LLP, Partner

Selected Community Activities

- Center for Disability Services Corporation, Board of Directors Member, Executive and Audit Committees Member, and Former Chair
- The Academy of the Holy Name, Former Board of Directors Member
- Albany Police and Fire Foundation, Former Board of Directors Member

Selected Honors

- *The Best Lawyers in America*®: Real Estate Law, 1983–2023, 2025
- *The Best Lawyers in America*®: Albany "Lawyer of the Year": Real Estate Law, 2013
- Martindale-Hubbell AV Preeminent Peer Review Rated for Very High to Preeminent Ethical Standards and Legal Ability

Selected Speaking Engagements

- Periodic lecturer at CLE seminars

Selected Alerts & Blog Posts

- NYS Department of Taxation and Finance Issues Bulletin on Mortgage Recording Tax as it Relates to Interest Rate Swap Agreements