Knox McLaughlin Gornall & Sennett, P.C.
Erie • Pittsburgh • Jamestown, NY
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Timothy M. Zieziula

Shareholder

Tim's practice is focused on commercial real estate development. He has extensive experience in structuring and negotiating real estate acquisitions and sales, retail leases, commercial loan transactions and complex development projects involving difficult land use, zoning and environmental issues. Tim is a licensed title insurance agent in both the Commonwealth of Pennsylvania and the State of New York, and he provides commercial and residential real estate closing services. His real estate practice also includes representing both public and private entities in condemnation matters and real estate tax assessment matters. Tim provides counsel to real estate developers in transactions that involve mixed-use projects, hotels, restaurants, shopping centers, office buildings, and other commercial properties. Prior to attending law school, he worked as an environmental chemist.



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Phone: 814-923-4914

Practice Areas

- Environmental Law
- Real Estate

Education

- Duquesne University School of Law, J.D.; *cum laude; Law Review, Member*
- Gannon University, B.S.; *Scholastic All-American*

Admissions and Certifications

Admissions

- Pennsylvania
- New York
- U.S. District Court, Western District of Pennsylvania
- U.S. Court of Appeals for the Third Circuit

Certifications

- Title Insurance Agent, Pennsylvania and New York

Representative Experience

- Lead counsel for Erie Regional Airport Authority's $80 million runway extension project
- Represented seller of student housing development in transfer of multiple development units
- Represented national grocery store developer in acquisition of new facilities in an urban environment with historical environmental issues
- Negotiated oil and gas lease transaction on behalf of single landowner comprising over 10,000 acres of land
- Negotiated agreement with Pennsylvania DEP authorizing the continued use and operation of an historic waste impoundment and spray irrigation system

Honors

- Included in The Best Lawyers in America®, Real Estate Law, 2020-2027 and Eminent Domain and Condemnation Law, 2026-2027



Community and Professional Service

Community and Professional Service

- Erie County Board of Health, *Appointed Board Member (2021-2025)*
- Erie Club, *Past Board President (2023)*

Professional Affiliations

- Erie County Bar Association, *Real Estate Section, Member and Past Chair; Environmental, Mineral & Natural Resources Law Section, Member*
- Pennsylvania Bar Association, *Shale Energy Law Committee, Member (2016-2019)*
- American Bar Association
- Federalist Society, *President, 1993–1994*

Presentations

Speaking Engagements

- Midwestern IU 4 Superintendent Advisory Council Presentation, October 2018
- Keystone Shortway PA Association of School Business Officials (PASBO) Meeting, August 2018
- Firm's Professional Advisor Symposium, October 2013 and 2014
- Firm's Annual Municipal Law Symposium, April 2014-2016

Articles and Publications

- Real Estate Tips: Short-Term Rentals, Dying Malls, ADA, and Mechanic's Lien Law
- The ABCs of an LOI

About Knox Law

Knox McLaughlin Gornall & Sennett, P.C. is a full service law firm that has provided practical solutions to businesses, families, public entities, and nonprofits for over 65 years. Our practice areas include ADR Services, Bankruptcy & Creditors' Rights, Business & Tax, Business Succession, Construction Law, Elder Law, Employee Benefits, Environmental Law, Estate Planning & Administration, Governmental Practice, Health Law, Intellectual Property & Technology, Labor & Employment, Litigation, Mergers & Acquisitions, Public Finance & Bonds, Real Estate, and Workers' Compensation.