Knox McLaughlin Gornall & Sennett, P.C.
Erie • Pittsburgh • Jamestown, NY
814-459-2800 • www.kmgslaw.com

Timothy S. Wachter

Shareholder



twachter@kmgslaw.com

Phone: 814-923-4904

As a member of the Governmental, Public Finance & Bonds and Business & Tax Practice Groups, and as lead for Knox Law Public Strategies, Tim regularly advises governmental, business and nonprofit clients on highly complex legal, regulatory and public policy related matters. He also regularly provides counsel on matters related to the Pennsylvania Right-to-Know Law to dozens of agencies throughout Western Pennsylvania, is recognized as a national thought leader in Federal Opportunity Zone Development and regularly advises businesses and stakeholders regarding Opportunity Zone investments. He was named as a 2021 and 2020 Top 25 Attorney Influencer by *Opportunity Zones Magazine*. In 2020, Tim was appointed to serve as a Commissioner on the Pennsylvania Commission for the American Semiquincentennial, or America250Pa.

Prior to joining Knox Law, Tim served as an aide to Pennsylvania Governor Tom Ridge, as the Special Assistant for Special Projects to Pennsylvania Governor Mark Schweiker, and worked with the Pennsylvania Site Advance Team for the White House. Additionally, he gained economic development experience while working as an Economic Development Analyst at the Pennsylvania Department of Community and Economic Development. Tim also serves as an advisor to candidates for various local, state and national level offices.

Follow him on Twitter @twachter and @KnoxLawPublicStrategies.

Practice Areas

- Business & Tax
- Governmental Practice
- Public Finance & Bonds

Education

- The Dickinson School of Law, J.D.
- Gannon University, B.A.

Admissions

- Pennsylvania
- U.S. District Court, Western District of Pennsylvania

Representative Experience

- Opportunity Zones: Invited to attend White House Opportunity Zone Conference; testified to the Pennsylvania House Urban Affairs Committee; regarded as national thought leader
- Testified on behalf of the Pennsylvania School Board Association before the Pennsylvania House of Representatives State Government Committee on proposed amendments to the Pennsylvania Right-to-Know Law
- Represented a business development entity in the preparation of an economic plan for a region with over 6,000,000 visitors a year, focusing on the development of water and sewer infrastructure to support anticipated economic development
- Represented a private client in the development of a 135-acre parcel into a recreational complex in a highly regulated industry
- Advised a public school district through the development and receipt of the largest per capita funding increase in Pennsylvania's history

Representative Clients

- School District of the City of Erie
- Automotive Association of Erie
- Borough of Edinboro
- City of Meadville
- City of Titusville
- Erie County Community College of PA
- Erie County Gaming Revenue Authority
- Erie County Housing Authority
- Erie County Tax Collection Committee
- Erie Downtown Partnership
- Erie Sewer Authority
- Erie Water Works
- Housing Authority of the City of Erie
- Summit Township
- Summit Township Industrial & Economic Development Authority (STIEDA)
- Union City Municipal Authority

Honors

- Erie County Bar Association President's Award, 2025
- Included in The Best Lawyers in America®, (Land Use and Zoning Law, 2025-2027)



- Selected as a Pennsylvania Advisory Committee Member for the U.S. Global Leadership Coalition
- Included on 2021 and 2020 Lists of Top 25 Attorney Influencers, *Opportunity Zone Magazine*
- Included in Pennsylvania Super Lawyers®, 2024-2026, and Rising Stars, 2013-2017

- Selected as one of 2014 Erie's 40 Under 40, *Erie Reader*
- Nominated for 2015 RAVE Award, *Junior League of Erie/Get Connected*
- 2008 Generation E Award, *Young Erie Professionals (YEP)*



Community and Professional Service

Community and Professional Service

- Perry Monument 100 Commissioner *(2026-present)*
- U.S. Global Leadership Coalition (USGLC), *Pennsylvania Advisory Committee Member (April 2017-present)*
- Lake Erie and Genesee Basin Regional Water Resources Committee, *Appointed Member (Nov 2019-present)*
- Pennsylvania Commission for the American Semiquincentennial (America 250PA), *Commissioner and Executive Committee Member (2020-present)*
- Barber National Institute, *Board Member (2024-present)*
- Penn State Dickinson Law Center for Government Law and Public Policy Studies, *Advisory Committee Member (2017-present)*
- Erie Neighborhood Growth Partnership, *Member (2014-present)*
- Flagship Community Bank, *Business Advisory Board Member*
- Edinboro University of Pennsylvania Council of Trustees, *Former Trustee (2014-2021)*
- Erie Downtown Partnership, *Former Member and Board Chair*
- Erie Homes for Children and Adults, *Former Member and Board Chair*
- Barber National Institute, *2011 Christmas Ball Chair*
- Young Erie Professionals, *2008 ImPAct Conference Committee*
- National Eagle Scout Association, *Member*

Professional Affiliations

- Erie County Bar Association
- Pennsylvania Bar Association, *Education Law Section, Secretary and Treasurer*
- Lawyers Associated Worldwide (LAW), *Opportunity Zones Group Co-Chair*
- Pennsylvania Association of Bond Lawyers, *Member and Board Secretary (2023-present)*
- National Association of Bond Lawyers, *Member*
- Pennsylvania Municipal Authorities Association, *Member*
- Pennsylvania Society, *Member*
- Federal Judicial Nominating Panel, *Former Advisory Committee Member*

Presentations

Speaking Engagements

- County Commissioners Association of Pennsylvania (CCAP) Webinar on Opportunity Zones, May 2026
- Firm's Annual Municipal Law Symposium (multiple years)
- Fairview High School Career Fair, November 2025
- Firm's Professional Advisor Symposium, October 2025: *25 Legal Tips in 50 Minutes, Panelist*
- Northwest County Commissioners Association Meeting, America250PA Update, July 2025
- Principal Retreat for Northwest Tri-County IU5, July 2025
- Pennsylvania Economic Development Association (PEDA) Fall Conference, "Activating Opportunity Zones for Community Advancement," October 2024
- Pennsylvania State Association of Township Supervisors (PSATS) Conference: The Latest on Short-Term Rentals, August 2022 and via webinar in October 2022
- Pennsylvania Municipal Authorities Association (PMAA) Conference, September 2022: Panel Moderator
- Several national, regional and local speaking engagements on Opportunity Zones and Funds, Fall 2018 - present
- McKean County Industrial Development Authority, November 2021: Understanding Tax Exempt Financing
- Pennsylvania Municipal Authorities Association (PMAA) Spring Meeting, May 2015
- Firm's Next Generation Happy Hour, April 2015
- 79-80 Interstate Development Corporation Annual Meetings, March 2014 & 2015 and Follow-Up Meeting, November 2014
- PA Municipal Authorities Association Annual Board Member Training, Solicitor Panel at Western Location, March 2015
- Warren County Intergovernmental Co-Op Monthly Meeting, March 2014
- PA State Association of Township Supervisors: Fall Solicitors Seminar, November 2013
- PA Municipal Authorities Association 70th Annual Conference, August 2012
- PA Open Records Seminar, 2008 and 2009

Articles and Publications

- PA Supreme Court Rules Skill Games Are Slot Machines
- Important Sunshine Law Update: November 2023
- Facebook, the Right-to-Know Law, and the First Amendment: What Public Entities and Officials Need to Know
- Opportunity Zones: The Erie Model
- Opportunity Zones: The Role of Government
- Opportunity Zones: 3 Waves of Investment

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.