

**Request for Action
By
Board of Commissioners**

**Approval of Engagement of Law Firm Verrill for Bankruptcy and
Related Services in the State of Maine**

1. Summary of Request

This Request for Action (“RFA”) seeks authorization for Rhode Island Housing and Mortgage Finance Corporation (“RIHousing”) to engage the law firm of Verrill Dana, LLP (“Verrill”) to provide bankruptcy and related services with respect to RIHousing’s loan servicing operations in the State of Maine.

2. Discussion

Since 2017, Eaton Peabody, a full-service law firm headquartered in Portland, Maine, has represented the agency in foreclosure, bankruptcy, and related legal proceedings related to mortgage loan sub-servicing activities in the State of Maine.

Since the engagement, Attorney Shawn Doil, a Senior Counsel & Chair at Eaton Peabody, has been primarily responsible for providing RIHousing with legal representation in various general litigation and bankruptcy proceedings. In December 2024, the Board of Commissioner authorized RIHousing to renew its engagement with Eaton Peabody.

After the engagement was renewed, Attorney Doil informed RIHousing that as of January 3, 2025, she would be leaving Eaton Peabody to join Verrill as a partner. Verrill has more than 40 attorneys in four offices, located in Portland, Maine; Augusta, Maine; Westport, Connecticut; and Boston, Massachusetts; and its attorneys have represented a broad range of creditors, from institutional lenders to governmental entities, in a variety of bankruptcy and litigation proceedings.

Attorney Doil focuses on bankruptcy and creditor rights, with a particular emphasis on the representation of lenders, banks, mortgages, lessors, and other secured creditors in Chapter 13, 12, 11, and 7 cases. Attorney Doil has extensive experience representing Chapter 7 trustees in liquidation cases and has been lead trial counsel in scores of preferences, fraudulent transfer, and other avoidance actions in Adversary Proceedings before Bankruptcy Courts in multiple jurisdictions, both as Plaintiff’s counsel and Defendant’s counsel. Attorney Doil also is experienced in helping her clients with their commercial collection needs and facilitating workouts, as appropriate. In addition, she regularly assists her clients in negotiating and purchasing assets and contracts out of bankruptcy and other distressed sales.

RIHousing believes that engaging Attorney Doil to continue representing the agency, which would involve establishing a relationship with her new firm, Verrill, will ensure RIHousing receives the same quality of legal services it was expecting to receive when it authorized the engagement of Eaton Peabody as legal counsel in Maine.

3. Recommendation

Staff recommends that the attached resolution authorizing RIHousing to engage Verrill as legal counsel be approved.

4. Attachments

A. Resolution

Attachment A

Resolution of the Board of Commissioners of Rhode Island Housing and Mortgage Finance Corporation

- Whereas,** Rhode Island Housing and Mortgage Finance Corporation’s (“RIHousing’s”) enabling act provides the agency with all of the power necessary to make and execute contracts for the exercise of the powers and functions provided to it under that act and the power to engage attorneys, among other advisors, consultants, and agents, R.I. Gen. Laws §42-55-5(6) and - (13); and
- Whereas,** RIHousing’s mortgage loan sub-servicing activities in the State of Maine necessitate the engagement of local legal counsel to represent the agency in bankruptcy and related legal proceedings; and
- Whereas,** RIHousing has determined that the engagement of Verrill Dana, LLP will ensure that RIHousing receives the same quality of legal services it expected to receive when it renewed its engagement with Eaton Peabody in December 2024;

NOW THEREFORE, IT IS HEREBY:

- Resolved,** that RIHousing be, and hereby is authorized, to engage Verrill Dana, LLP to provide bankruptcy and related legal services in the State of Maine; and
- Resolved,** that the Executive Director, Deputy Executive Director, and the Assistant Deputy Director – Loan Servicing and Asset Management, each acting singly, be, and hereby are, authorized and empowered to take any and all actions necessary or desirable to carry out the foregoing resolutions, including without limitation the authority to negotiate terms of the engagement and to execute any and all agreements or documents as he or she deems necessary to carry out the foregoing.