



Maureen E. Sweeney | Member

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LICENSURE PA
EDUCATION J.D. University of Pittsburgh School of Law

Maureen Sweeney has a well-rounded and diverse legal practice and is known by her clients to be creative, tenacious, and pragmatic in seeking resolutions for their problems. Maureen is a reliable counselor and proactively works to help her clients avoid costly and disruptive litigation. When litigation is unavoidable, Maureen brings forth skills developed over years in the courtroom as well as numerous local, state, and federal administrative agencies. With a successful track record defending clients in construction, commercial, and employment litigation, Maureen enjoys unpacking the details of complex disputes and devising solutions that are beneficial to her clients and their business success.

Regardless of the client or situation, Maureen rolls up her sleeves and gets into the trenches with her clients, realizing that to properly represent them, she must understand not only their business today but their goals for the future. Maureen takes pride in having a tangible impact on her clients' business and personal success.

REPRESENTATIVE EXPERIENCE

Counseled construction company throughout a union organizing election, which the company ultimately won by a large margin, and then defeated the union's subsequent attempt to overturn the election results

Successfully defended a compressor manufacturing company in a dispute with a South Carolina product distributor, and thwarted the distributor's attempt for an emergency preliminary injunction in federal court

Advised and defended a construction company who faced conflicting jurisdictional claims by two rival unions for a project in western New York, resulting in a successful decision by the United States Court of Appeals for the Second Circuit

Represented majority and minority shareholders in various "business divorce" lawsuits involving closely held companies, ultimately reaching resolutions via mediation

Advised owner associations in disputes with neighboring property owners

Represented property owners in eminent domain proceedings with PennDOT, PA Turnpike Commission, and local municipal authorities

Advised business owners who had discovered a long-time employee had been fraudulently siphoning company funds, assisting with insurance, restitution and collection claims regarding their losses

Successfully defended the expansion of legal prior nonconforming uses of property owners who were facing staunch opposition by local zoning officials

Fended off attempts by a rival company to decertify a woman-owned disadvantaged business enterprise under PA's Uniform Certification Program

Advised clients on new policies and updates to employee handbooks, including but not limited to COVID-19 issues

Won summary judgment for a builder sued by a condominium association, successfully arguing all implied warranties had been effectively disclaimed and waived by the individual unit owners

Represented owners and developers in various land use, zoning and development matters before local governmental and zoning bodies, for projects as varied as retail shopping centers, restaurants, light industrial facilities, office buildings and planned residential communities

Conducted investigations for management clients regarding harassment complaints by employees

WORK EXPERIENCE

2021	Steptoe & Johnson PLLC
1999-2021	Bluming & Gusky LLP
1993-1998	Sable Makoroff & Gusky PC

MEMBERSHIPS AND AWARDS

INDUSTRY/CIVIC

American Bar Association

Pennsylvania Bar Association

Allegheny County Bar Association

Dispute Resolution Neutral on the American Arbitration Association's National Construction Panel

Graduate, Leadership Development Initiative IX and Leadership OnBoard V

Commercial Real Estate Women (CREW) Pittsburgh

National Association of Women in Construction (NAWIC), Pittsburgh Chapter Former Board President

Greater Pittsburgh Community Food Bank, Former Board of Directors and Board Secretary

Minority, Women and Disadvantaged Business Enterprises Certification Appeal Board for Allegheny County, Pennsylvania, Past Member