

**HARRISBURG,
PENNSYLVANIA**

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PRACTICE AREAS:

[Gaming](#)

[Hospitality](#)

[Government Affairs](#)

[Litigation](#)

[Municipal Law & Governance](#)

[Regulated Substances](#)

STATE ADMISSIONS:

Pennsylvania

Maryland

EDUCATION:

J.D., cum laude, Cornell Law School, Cornell University, 1995

B.A., with honors and high distinction, The Pennsylvania State University, 1992



Mark S. Stewart

MEMBER
CO-CHAIR, HOSPITALITY & GAMING
BOARD OF DIRECTORS

Mark Stewart concentrates his practice on areas where business, law, and government intersect. His practice includes a blend of civil and administrative litigation, regulatory advice, transactional representations, and government affairs. As co-chair of the firm's hospitality and gaming groups, Mark has represented gaming companies, Native American Indian tribes, and gaming industry participants in Pennsylvania, Maryland, and Massachusetts. His work spans the full spectrum of issues and services in the gaming space, including licensure and regulatory compliance; civil, administrative and appellate litigation; legislative support and analysis; financing and transactional matters; and land development, taxation, and liquor representations. Mark has also provided legal advice in these areas to national corporations, municipal governments, private equity funds, public utilities, educational institutions, nursing homes, real estate developers, small businesses, and many other clients. He has been an active participant in the growing trend to privatize public infrastructure through long term public-private partnerships, or P3s.

Mark is a former deputy attorney general in the Pennsylvania Office of Attorney General, Bureau of Consumer Protection.

REPRESENTATIVE MATTERS

Gaming Matters

- Ongoing representation of casinos, gaming manufacturers, and vendors on a broad array of matters before regulatory agencies in multiple jurisdictions, as well as state and federal trial and appellate courts.
- Counsel to three of Pennsylvania's 13 licensed casinos.
- Pennsylvania regulatory counsel to The United States Playing Card Company.
- Pennsylvania regulatory counsel to two private equity funds in their acquisition of Harrah's Entertainment before the PA Gaming Control Board and Harness Racing Commission.
- Participated in drafting legislation on issues impacting the gaming industry, including Internet gaming, horse racing and pari-mutuel wagering, smoking bans, liquor issues, and Internet sweepstakes cafes.

- Representation of racetracks in administrative and appellate litigation involving licensure, account wagering, and regulatory issues.

Infrastructure Investment & Privatization

- Counsel to the Dauphin County Infrastructure Bank in the design, implementation, and operation of its innovative transportation infrastructure financing program.
- Representation of the sponsors of a P3 lease of a city's parking assets on transactional, regulatory, municipal, and government affairs matters.
- Worked with the Pennsylvania House Majority Leader to develop and draft liquor privatization legislation.
- Special counsel to multiple third-class counties in the privatization of their longtime county nursing homes, as well as for all regulatory, operational, and labor matters involving the facility pre-sale.
- Privatization of a county youth detention and shelter facility.

Administrative & Civil Litigation

- Representation of numerous businesses in relation to investigations and enforcement actions by the Pennsylvania Office of Attorney General and other state agencies.
- Representation of one of the largest school districts in Pennsylvania in successfully resolving a special audit by the Pennsylvania Auditor General.
- Representation of non-utility generators in litigation pertaining to the implementation of the Alternative Energy Portfolio Standards Act and its alternative energy credits program.
- Representation of a first class township in land use and Fair Housing Act litigation against a corporate operator of group home facilities.
- Representation of the developer of a large traditional neighborhood development project on land development, zoning, utility, and regulatory matters.

PROFESSIONAL AFFILIATIONS

- Londonderry Township, Pennsylvania, Solicitor
- Pennsylvania State Real Estate Commission, Former Member
- National Association of Attorneys General Subcommittee on Energy Deregulation, Former Member
- National Association of Attorneys General Subcommittee on Investment Scams, Former Member
- National Association of Attorneys General Subcommittee on Elder Law, Former Member

COMMUNITY INVOLVEMENT

- School Directors of the Camp Hill School District, Member of the Board

- Board of Control for the Harrisburg School District under Pennsylvania's landmark Education Empowerment Act, Founding Member
- Harrisburg Redevelopment Authority Board of Directors, Former Member
- Harrisburg Downtown Improvement District Board of Directors, Former Member
- Historic Harrisburg Association Board of Directors, Former Member
- Harrisburg Young Professionals Board of Directors, Former Member
- Urban League of Metropolitan Harrisburg Board of Directors, Former Member
- YMCA's Black Achievers Program, Former Volunteer
- Wesley Union Community Development Corporation, Former Volunteer
- Camp Hill Soccer Club, Former Volunteer

AWARDS AND RECOGNITION

- Selected for inclusion in *Pennsylvania SuperLawyers – Rising Star* for administrative law

NEWS AND INSIGHTS

MEDIA COVERAGE

- "Pa. Lottery's New Online Games Are Illegal, Casinos Say," Law360, August 2018.
- "[The Pa. Lottery's new iLottery mimics slot games, casinos complain. A big court fight is brewing.](#)" The Philadelphia Inquirer, July 17, 2018.
- "Lawyer: Privatizing health center would reap nearly \$1.8M in revenue," Observer-Reporter, January 2017.
- "County to sell Rest Haven," Republican Herald, August 2014.

SPEAKING ENGAGEMENTS

- Expanded Gaming in Pennsylvania and How to "Deal" With It," co-presented with Robert A. Graci, Eckert Seamans' Continuing Legal Education Seminar, April 2010.
- "The ABCs of Doing Business with Casinos"