



## Adrienne Bell

Partner

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**Adrienne represents the real estate, land use, and development needs of clients in a wide variety of industries.**

### PRACTICES

Real Estate Development and Finance  
 Project Development and Finance  
 Zoning and Land Use  
 Commercial Leasing  
 Residential and Community Development  
 Healthcare Law

### EDUCATION

University of Utah S.J. Quinney College of Law, J.D., 2010  
 S.J. Quinney Naming Scholarship  
 William H. Leary Scholar  
 University of Texas at Austin, M.Sc., 1998  
 University of Chicago, B.A., 1994

### BAR ADMISSIONS

Utah

**Strategic Real Estate Development Advisor:** Adrienne draws on her experience as a community planner and development director to provide clients with valuable perspective and insight to navigate obstacles, evaluate risks, and complete transactions. She regularly represents real estate developers and builders, traditional and renewable energy companies, hotels and resorts, and healthcare companies.

**Real Estate Advice for the Renewable Energy Industry:** Adrienne advises clients on complex real estate matters that arise in connection with the development of utility-scale renewable energy projects.

**Alcoholic Beverage Licensing:** Adrienne also advises clients on Utah alcoholic beverage licensing matters compliance with Department of Alcoholic Beverage Control regulations.

Prior to her law career, Adrienne served as a development director for a multi-million dollar real estate development and construction company. She also earned a master's degree in urban planning and served as a community planner for the City of Baltimore.

### EXPERIENCE

#### Real Estate and Construction

Clients benefit from Adrienne's pre-law career working for a private sector real estate developer and in city government:

- Negotiating term sheets and purchase and sale agreements
- Covenant drafting
- Infrastructure cost sharing agreements
- Due diligence
- Land use
- Historic renovations/adaptive reuse and in-fill development
- Risk mitigation
- Title insurance
- Project financing
- Building consensus among project stakeholders

## Land Use

Adrienne regularly assists clients with land use and permitting matters, including:

- Conditional use permitting
- Subdivisions and amendments
- Site planning and design reviews
- Rezoning petitions
- Administrative interpretations
- Development agreements
- Community revitalization area plans
- Tax increment incentives
- Representing clients before city councils, county commissions, planning commissions, appeals boards, and community councils

## Energy and Renewable Energy

Adrienne provides guidance on how to handle complex energy matters:

- Site control for wind and solar energy generation projects
- Easements and ancillary project agreements
- Conditional use permits and approvals
- Due diligence for acquisitions and sales and back-leveraged, tax equity and construction financing
- Tax increment incentives
- Title insurance policies for utility-scale energy projects

## CLIENT RESULTS

### Energy/Renewable Energy

Lead counsel to a renewable energy development company in a portfolio sale of real estate assets consisted of over 4,500 acres located in California, Arizona, New York, and Massachusetts supporting 48 utility-scale solar energy projects developed and operated by company affiliates with an aggregate capacity of over 690 MW.

Local counsel for a major financial institution providing back-leverage financing for seven utility-scale solar energy generation projects in Utah totaling approximately 530 MW and valued at \$835 million.

Local counsel for major financial institutions providing construction, back-leverage and tax equity financing for 104 MW wind energy generation project in North Dakota.

Real estate and land use counsel for a Utah-based renewable energy developer in connection with the development of utility-scale renewable energy projects in Utah, including the negotiation of a ground lease for 6,700 acres of land in Summit County, Utah and Uinta County, Wyoming for a wind energy development project and the negotiation of several

ground leases with the State of Utah School and Institutional Trust Lands Administration for over 2,000 acres of state land for solar energy development.

Real estate and land use counsel for an international renewable energy development company in connection with the acquisition and development of an approximately 300 MW solar energy generation project in central Utah.

Ongoing representation of solar energy developer in connection with real estate and site control matters for utility-scale solar energy projects throughout the United States.

### **Real Estate Development and Financing**

Regularly assists clients with the acquisition, sale, development, financing, and leasing of commercial, residential, and mixed-use developments and healthcare facilities.

Assisted with representation of the seller of a 2,200-acre master planned, mixed-use community.

Land use counsel for a national developer in securing land use entitlements and a rezoning for a proposed CVS Pharmacy in Salt Lake City.

Performed due diligence review of real estate and loan documents for a proposed asset acquisition involving 27 residential subdivisions in Utah.

### **PUBLICATIONS**

"Local Land Use Controls," *Environmental Regulation, excerpted from the Second Edition of the American Law of Mining, Chapter 174*, Co-Author, 2018

"Securing Land Rights for Renewable Energy Projects," *The Enterprise*, August 8-14, 2011

### **SPEAKING ENGAGEMENTS**

"Earth, Wind & Fire: Securing Land Rights for Renewable Energy Projects," *Utah Renewable Energy Conference, Salt Lake City, Utah*, Co-presenter, April 2011

### **RECOGNITION**

- *The Best Lawyers in America*® Real Estate Law, 2019
- *Chambers USA: America's Leading Lawyers for Business*, Real Estate, Associates to Watch, 2017; Real Estate, 2018-2019
- Mountain States Super Lawyers® Rising Stars, Real Estate, 2013-2019
- *Utah Business Magazine*, Utah Legal Elite, Up and Coming, 2017; Real Estate, 2018-2019

**PROFESSIONAL AND CIVIC AFFILIATIONS**

- State Bar of Utah, Member
- Salt Lake County Bar Association, Member
- Women Lawyers of Utah, Member
- CREW, Member
- Redevelopment Agency of Salt Lake City, Redevelopment Advisory Committee, Past Chair and Member