Holland & Hart



PRACTICES

Real Estate
Leasing
Real Estate Finance
Master Planned Communities
Resorts and Hospitality
Zoning and Land Use

INDUSTRIES

Renewable Energy and Storage
Conventional Power
Healthcare
Data Centers

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

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.

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 regularly serves as lead real estate and development counsel and strategic advisor to renewable energy developers in connection with the development, financing, buying and selling of utility-scale wind, solar, storage, and geothermal energy projects. She has worked on projects within our footprint as well as across the country and assists with every stage of the project development cycle - from early-stage site control through commercial operations. Adrienne also provides counsel on land use and zoning matters, including subdivision and boundary line adjustments, conditional use permits, rezoning, and other land use approvals, and other permitting matters, including public lands issues. Along with attorneys from our state and local tax practice group, she assists clients with obtaining state and local tax incentives for renewable energy projects around the county and is regularly engaged on financing transactions for renewable energy projects as both lead and local real estate counsel.

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
- Development of hydrogen storage facilities
- 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.

Lead development counsel for two solar PV projects in New Mexico with a combined capacity of 598MW. Work included all aspects of project

development, including negotiating all site control contracts, including lease options, ground leases, easements, and surface use agreements; performing title and survey reviews and advising on required curatives; negotiating title insurance coverage; advising on corporate matters; negotiating power purchase and equipment supply contracts; securing local tax incentives; advising on public lands matters (including obtaining a transmission right of way from the BLM and the State Land Office); representing the projects before the New Mexico Public Service Commission; advising on federal tax matters related to the Investment Tax Credit, and litigating breach of contract claims.

Lead real estate counsel to a renewable energy company focused on utility-scale solar and storage solutions with properties around the United States including Nebraska, Colorado, California, Alabama, Louisiana, Massachusetts, Texas, New Mexico, South Carolina and North Dakota. Work includes negotiating and drafting solar energy ground leases and transmission easements and other site control documents.

Lead development counsel to a renewable energy company in connection with the development of a new hydrogen storage project in Utah.

Lead real estate counsel to a company in connection with securing site control for new solar energy projects, including negotiating and drafting solar energy ground leases and transmission easements and supporting construction and tax equity financing transactions for projects in California, Arizona and Utah.

Real estate and project development counsel for client's portfolio of utility-scale solar energy projects in Utah, Colorado and Wyoming. Projects included a large-scale land assemblage of over 1,600 acres of vacant land for future use as a 300 MW solar energy development project.

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.

Lead real estate counsel for a biotech company including negotiating a 100,000 square foot headquarters lease, and a recent 100,000 square foot expansion. Other projects include negotiating a lease for an additional 50,000 square foot biotech facility located in a transformational commercial complex in Salt Lake City.

Lead real estate counsel to a data center and renewable energy development firm for projects in Oregon, Texas, and Arizona. Work includes negotiating purchase and sale agreements to acquire land for such purposes and support the client's due diligence efforts, including title and survey review, land use and entitlements, and assistance with ground lease agreements with data center operators.

PUBLICATIONS

"Federal Court Halts Wind and Solar Permitting Freeze," *Renewable Energy Update* , April 28, 2026

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

SPEAKING ENGAGEMENTS

"Land Lease Agreements for Renewable Energy Projects ," *EUCI Utilities Course*, October 4, 2023

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

RECOGNITION

- TerraLex Trailblazer, 2026

- Utah State Bar Association, Paul T. Moxley Mentoring Award, 2024
- Utah State Bar Real Property Section, Practitioner of the Year, 2024
- *The Best Lawyers in America*®, Real Estate Law, 2019-2027; Land Use and Zoning Law, 2024-2027
- *Chambers USA*, Up and Coming, 2017-2020; Real Estate, 2021-2024, 2026
- Mountain States Super Lawyers® Rising Stars, Real Estate, 2013-2020
- *Utah Business Magazine*, Utah Legal Elite, Up and Coming, 2017; Real Estate, 2018-2022, 2024, 2025
- *Utah Business Magazine*, 30 Women to Watch, 2022

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; Member
- Salt Lake City Planning Commission, Past Chair and current Commissioner