

# Snell & Wilmer

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## **Leeza Evensen, P.C.**

Partner | Salt Lake City

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### **Main Bio**

“She gets to the point, responds quickly, and comes up with creative solutions that don’t overcomplicate things. She is a deal closer.”

— 2024 Chambers USA

Leeza Evensen is based in Snell & Wilmer's Salt Lake City office where she serves as Co-Chair of the firm's Real Estate Practice Group. Leeza's practice is concentrated in real estate law, focusing on hotel, resort, retail, condominium, office, and other commercial real estate development and disposition; office/retail leasing; zoning and land use; partnerships and joint ventures; construction; real estate workouts; real estate financing; and general commercial and corporate transactions. She advises clients on complex real estate matters that arise in connection with the development of utility-scale wind and solar projects. Leeza has a special expertise in the acquisition, development, construction and financing of public charter and private school facilities. Her experience includes representing real estate developers, ski resorts, landowners, real estate investment trusts (REITs), financial institutions and governmental agencies.

### **Representative Transactions**

- Lead counsel for national developer of school facilities in acquisition, disposition, financing and development of public charter and private school facilities in Utah, Arizona, Colorado, California, South Carolina, North Carolina, New York, Washington D.C., New Jersey, Texas, Louisiana and other states
- Lead real estate counsel to one of the leading owner-operators of renewable energy projects in North America in its acquisition and financing of several utility scale solar projects in Utah
- Lead counsel for a developer of utility-scale wind and solar projects in connection with ground leases, acquisitions, purchase options, easements and due diligence regarding such projects
- Counsel for leading ski resort operator in acquisition, disposition and operation of ski resorts in Utah, Colorado, California and Nevada
- Local counsel to national developer of resort properties regarding the finance and operation of timeshare and condominium resort in Summit County, Utah
- Local counsel to a REIT regarding the purchase, financing, development, and operation of office and retail properties in Salt Lake City, Utah

- Counsel for acquisition, entitlement and development of one million sq. ft. manufacturing and distribution facility in Utah
- Counsel to Utah Transit Authority in connection with the \$185 million acquisition of Union Pacific facilities for 175-mile Wasatch Front Commuter Rail Project
- Counsel to national commercial tenants and landlords in various office, retail and industrial leasing transactions
- Counsel for acquisition and development of 20,000-seat amphitheater facility in Salt Lake City, Utah
- Counsel to developers of various mixed-use projects, including drafting of necessary declarations of covenants, conditions and restrictions and reciprocal easements, leases, purchase and sale documents

## **Education**

- University of Utah College of Law (J.D.)
  - William H. Leary Scholar
  - Outstanding Achievement Award in Corporate Finance
  - Outstanding Achievement Award in Business Planning
  - CALI in Excellence for the Future Award
  - Note and Comment Editor, Journal of Land, Resources and Environmental Law
- Lomonosov Moscow State University, Moscow, Russia (B.A., Journalism, highest honors)
  - Varsity Swimming Team

## **Languages**

- Russian
- French

## **Professional Memberships & Activities**

- State Bar of Utah
  - Real Property Section
  - Business Law Section
  - Construction Law Section
- Women's Energy Network (WEN Utah), Board Member, Secretary
- Commercial Real Estate Women Network, Utah Chapter (CREW Utah)
  - Board Member
  - President (2018)
- Women Lawyers of Utah
- Snell & Wilmer Real Estate Practice Group, Co-Chair

## **Representative Presentations & Publications**

- "Student Housing: A New Public Private Partnership (P3) at the University of Utah", Moderator, CREW Utah (May 7, 2024)

- "Renewable Energy Innovative Projects", Moderator, Women's Energy Network, Utah Chapter (March 27, 2024)
- WEN Utah Empower Leadership Conference 2023, Panelist, Women Breaking Barriers, Panel Discussion (September 28, 2023)
- Distinguished Leaders Panel, Panelist, CREW Utah (May 9th, 2023)
- "Renewable Energy Development, Issues and Challenges Panel Discussion," Co-Presenter, Women's Energy Network, Utah Chapter (April 27, 2023)
- "The Future of Advanced Renewables", Moderator, Utah Chapter of Women's Energy Network. Panelists included Salt Lake City Mayor Erin Mendenhall and Alyssa Kay from the Utah Governor's Office of Energy Development among other prominent women leaders in the energy industry (March 10, 2022)
- "The Making of a Deal," Panelist, CREW Utah (September 14, 2021)
- "Utah Energy Legislation Update - Lunch 'n Learn," Co-Presenter, Women's Energy Network, Utah Chapter (May 19, 2021)
- "Commercial Real Estate Roundtable," Participant, Utah Business (May 2018)
- "Women in the C-Suite: How Do They Do That?" Moderator, CREW Utah (January 2017)
- "Partner Spotlight," Author, The Highmark Quarterly, Volume 2, Issue 4 (June 2016)
- "Up for Grabs, Monetizing Utah Retail Liquor Licenses," Co-Author, Utah Business (July 2014)
- "Retail, Office and Restaurant Leases: Key Provisions and Warranties," Presenter of Topics "The Use Clause" and "Re-Negotiating the Lease," Live Seminar organized by National Business Institute, Salt Lake City, Utah (April 2014)
- "Legal Issues in the Complex Leasing Transaction Part II," Continuing Education Instructor, State of Utah Department of Commerce Division of Real Estate (2011)
- "Getting the Best Results Cost Efficiently - Billable Hour Alternatives," Presenter, Utah Chapter of the Association of Corporate Counsel (August 2010)
- "Top Landlord Mistakes in Commercial Leasing," Co-Author, The Enterprise (April 13-19, 2009)
- "The Erosion of the Parol Evidence Rule: More Holes in the Dike," Defense Counsel Journal (April 2000)
- "Fifth Circuit Rejects EPA Rule Requiring State and Federal Agency Consultation as a Precondition for State Permitting Programs," 19 J. Land Resources & Envtl. L. 129 (1999)
- "Open Space Preservation in Utah, Techniques, Tools, and First 'Quality Growth' Steps," 19 J. Land, Resources & Envtl. L. 267, 270 (1999)

## Professional Recognition & Awards

- The Best Lawyers in America®,
  - Land Use and Zoning Law, Real Estate Law (2024)
- Chambers USA, America's Leading Lawyers for Business®, Real Estate (2017-2024)
- Mountain States Super Lawyers®, Real Estate (2022-2023)
- Utah's Legal Elite: Real Estate, Utah Business Magazine (2008, 2011, 2015-2022)
- Team Member, "National Tier 1" in Real Estate Law, U.S. New Media Group and Best Lawyers (2018)
- [30 Women to Watch](#), Utah Business Magazine (2017)

- [Video Clip](#)
- [Real Estate Attorney of the Year, CCIM Utah Excellence Award](#) (2017)
  - Finalist (2016)
- Team Member, "National Tier 1" in Real Estate Law, U.S. New Media Group and Best Lawyers (2017)
- CCIM Excellence Top Performer Award (2015)
- Team Member, "Tier 1" in Metropolitan Rankings, Utah, Real Estate Law (2014, 2015)

## **Community Involvement**

- ArtSpace, Board Member (2022)
- Downtown Farmers Market/Utah Public Market Board, Past Board Member
- Leadership Council on Legal Diversity Success in Law School Mentoring Program, Past Mentor
- Utah State Bar, New Lawyer Training Program, Past Mentor
- Snell & Wilmer Community Involvement Committee, Salt Lake City office, Past Chair
- Utah Tennis Association, Past Board Member
- Utah Junior Tennis Foundation, Past Board Member
- Utah Tennis Association, Executive Committee, Past Secretary

## **Bar Admissions**

- Utah

## **Court Admissions**

- Supreme Court of Utah
- United States District Court, District of Utah