

Andrew Palmieri
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WORK ADDRESS Saul Ewing LLP 1919 Pennsylvania Avenue, N.W. Suite 550 Washington, DC 20006-3434	HOME ADDRESS 1115 Cameron Street Apartment #404 Alexandria, VA 22314
DESCRIPTION OF CURRENT PRACTICE (including significant engagements and [where applicable] approximate allocation of practice time among practice areas such as finance, acquisitions, development, leasing, securitization, etc.)	See Schedule 1
EDUCATIONAL BACKGROUND (in reverse chronological order including dates, type of degrees, honors, and significant extra-curricular activities)	J.D., Catholic University of America, Columbus School of Law, 1987 <ul style="list-style-type: none">• Vice Chancellor for Interschool Appellate Competitions, Moot Court Board• President, Phi Alpha Delta B.S., St. John's University, 1984 <ul style="list-style-type: none">• Omicron Delta Epsilon (International Honors Society in Economics)• Student Government Representative• Student Union Board Vice Chair• Financial Aid Awareness Program Coordinator
BAR MEMBERSHIPS AND DATES	District of Columbia (1990) Virginia (1988)
EMPLOYMENT HISTORY (in reverse chronological order covering entire legal career, including dates and positions held)	See Schedule 2
SPEAKING ENGAGEMENTS (in reverse chronological order including dates, description of forum, name of sponsoring organization, name and type of program, topic covered, <i>the role of the candidate as planner</i> , moderator or presenter, and approximate hours spent. If written materials are available online, please	See Schedule 3

supply links here. Otherwise, written materials should be submitted as a separate supplemental document) *	
LEGAL PUBLICATIONS (in reverse chronological order including dates, titles and name of publication. If written materials are available online, please supply links <i>here</i> . Otherwise, written materials should be submitted as a <i>separate</i> supplemental document) *	See Schedule 4
BAR ACTIVITIES (in reverse chronological order including dates, committee memberships, offices held, and tasks accomplished)	See Schedule 5
PROFESSIONAL RATINGS (Martindale-Hubbell, Chambers and Partners, etc.)	<ul style="list-style-type: none"> • Named to <i>The Best Lawyers in America</i> list, Real Estate Law, 2013 to present • Named among the International Who's Who of Real Estate Lawyers, 2011, 2013 to present • Named to the Washington D.C. Super Lawyers list for Real Estate, 2007, 2009-2011, 2014 to present • Named to the Virginia Super Lawyers, 2006, 2008-2010 • Martindale-Hubbell, AV Rating
TEACHING ACTIVITIES (in reverse chronological order including dates, name and detailed description of course, name of organization, and number of hours spent. If written materials are available online, please supply links <i>here</i> . Otherwise, written materials may be submitted as a <i>separate</i> supplemental document) *	See Schedule 6
COMMUNITY SERVICE AND PRO BONO ACTIVITIES (in reverse chronological order including dates, name and description of organization, description of contribution, positions held and hours spent, and any connections of such service and activities to real estate matters)	See Schedule 7
POLITICAL ACTIVITIES (in reverse chronological order, including any real estate related matters)	See Schedule 8

OTHER MEMBERSHIPS (in reverse chronological order including dates and positions held)	Springfield Golf & Country Club (2009 – Present)
HONORS (in reverse chronological order including dates)	<ul style="list-style-type: none"> • Fellow, American Bar Foundation • President's Medal, The American University of Rome, 2023 • Distinguished Alumni Award, The Catholic University of America Columbus School of Law, 2022
ATTACHMENTS (including professional directory listing(s), and personal biographical information from firm website)	Andrew F. Palmieri Saul Ewing LLP
PERSONAL (including date of birth and hobbies)	<p>DOB: June 1, 1963</p> <p>When Andrew is away from work, he enjoys golfing with friends, barrel-aging cocktails and cooking gourmet meals for his family and friends.</p>
*WRITTEN MATERIALS One or more examples of the candidate’s written materials produced in speaking engagements, legal publications, bar activities or teaching activities should be submitted. If internet links are not supplied to online publications in the appropriate categories above, submit one or more examples of written materials as <i>separate</i> scanned documents.	See Schedule 4

Schedule 1

Description of Current Practice

Andrew Palmieri helps national and local developers in the area of commercial real estate acquisition, development, financing, leasing and disposition. Regional banks also seek his legal advice on complex commercial loan transactions due to his extensive background in real estate finance. Andrew also leads diligence teams working with New York-based private equity firms in connection with tax credit investments in multistate renewable energy projects.

With over 35 years of experience in commercial real estate, Andrew works collaboratively, and negotiates assertively, to help clients achieve positive results. He focuses with clients on closing deals in an efficient and economical manner, helping them assess and mitigate risks that are in line with their business goals. Andrew is particularly adept in assembling and managing a client team with complementary legal and industry skill sets to navigate complex transactions from conception to completion.

Acquisitions, Financings and Dispositions (50%)

Andrew provides legal advice to developers in connection with the development of commercial real estate projects, such as mixed-use office, multifamily, hotel and retail properties, from the due diligence and acquisition of both improved and unimproved land, through site development, construction and permanent lending, leasing and sale.

Select representations include assisting:

- A national hotel operator acquire, renovate and re-brand a luxury, extended stay hotel in Alexandria, Virginia.
- Regional developer in the acquisition and financing of multifamily housing projects in the District of Columbia.
- A national multifamily housing developer in the acquisition and financing of a project site in Arlington, Virginia.
- A national senior living provider in the acquisition of land for a senior living facility in Alexandria, Virginia.
- A prominent D.C. developer in the acquisition, finance, redevelopment and leasing of the 600 Block of H Street NE Washington, D.C.
- A national multifamily operator in the acquisition and finance of large multifamily portfolios in Richmond, Virginia, San Antonio, Texas, Charlotte, North Carolina, and Phoenix, Arizona.
- An international nonprofit organization in the acquisition and finance of a headquarters building, with leasing of the remainder of the building.
- A regional developer in the acquisition and finance of approximately 1 million square feet of office space in the Chantilly, Virginia market.
- A national developer in connection with the negotiation of a development agreement for the acquisition, finance and development of a hotel, retail and residential tower in Miami, Florida, that is the tallest building on the east coast outside of New York City.
- A New York-based REIT in the disposition of a medical arts building in Fairfax, Virginia; and multiple medical arts buildings in Port Jefferson, New York.
- A national developer in connection with the construction financing for the redevelopment of a distressed shopping mall into a mixed-use town center in Miami-Dade County, Florida.

Energy (20%)

Andrew works with national and international energy companies, and their lenders or private equity investors, in connection with real estate diligence and financing for projects across the United States.

Selected representations include assisting:

- A Canadian lender in conducting real estate due diligence for a 12-acre, 15-turbine wind farm in Central Pennsylvania.
- A national energy company in negotiating purchase options for prospective battery sites in Virginia.
- An international bank in connection with real estate, environmental and utility regulatory due diligence for the construction of a \$1.3 Billion natural gas power plant in Illinois.
- An international energy company in connection with real estate due diligence for the acquisition of nuclear power sites.
- A private equity firm in the performance of real estate due diligence in connection with investing in the international developer of over 1500 acres of solar farms spread across five projects throughout Virginia.
- A private equity firm in connection with coordination of all due diligence teams, insurers, project developers for investment tranches in multistate distributed solar generated energy projects.

Financings and Loan Transactions (20%)

Andrew provides legal advice to lenders and borrowers in connection with complex real estate financings.

Select representations include assisting:

- A national telecommunications company as Virginia and District of Columbia local counsel on the securitization of a \$7.2 billion credit facility.
- A national manufactured housing operator as District of Columbia local counsel for acquisitions and refinancings across the United States financed through a revolving master credit facility that is governed by District of Columbia law.
- A regional bank in the financing of a \$34,640,000 acquisition of a development site in the 1300 block of M Street SE in Washington, D.C.
- An international nonprofit in the refinance of its Alexandria, Virginia based headquarters building.
- A regional bank in the financing of land for a multifamily project in Reston/Dulles, Virginia.
- A regional bank in the finance of mining operations in Anne Arundel, Maryland.
- A regional bank in providing the financing for an appeal bond loan secured against multiple assets, including multi-state properties and equity interests in affiliated entities.

Leases (10%)

Andrew negotiates commercial leases on behalf of both landlords and tenants for space in office and mixed-use buildings in connection with office, restaurant and retail tenancies.

Select representations include assisting:

- A publicly traded technology company as exclusive leasing counsel for offices leases across the United States.
- An international government contracting firm as national real estate counsel for office and industrial leasing across the United States.
- A regional shopping center developer in connection with negotiating protective covenants with national retail tenants.

- Both landlord and tenants in the negotiation of rent abatements and COVID-19 pandemic concessions.
- A regional developer in the negotiation of complex ground lease agreements associated with the redevelopment of a former military base in Washington, D.C.
- Both landlords and restaurateurs in the negotiation of leases for restaurants ranging from fast casual to upscale dining.
- A local developer of a mixed-use project in the retail leasing of ground floor space to national retailers and local boutiques.
- A regional developer in the negotiation of lease terminations to facilitate the redevelopment of an historic warehouse to luxury condominiums.

Schedule 2

Employment History

SAUL EWING ARNSTEIN & LEHR LLP

Washington, DC

Partner: July, 2011 – Present

Co-Office Managing Partner: April, 2013 – March, 2020

VORYS, SATER, SEYMOUR AND PEASE LLP

Alexandria, VA and Washington, DC

Partner: January, 2006 – June, 2011

Of Counsel: June, 2000 – December, 2005

HEWES, GELBAND, LAMBERT & DANN, P.C.

Washington, D.C.

President/Managing Principal: November, 1999 – May, 2000

Shareholder: January, 1998 – May, 2000

PALMIERI & PALMIERI, P.C.

Tyson's Corner, Virginia

Managing Principal: July, 1991 – December, 1997

FLINN & BEAGAN

Tyson's Corner, Virginia

Associate: 1989 – 1991

Rees, Broome & Diaz, P.C.

Tyson's Corner, Virginia

Associate: 1988 – 1989

Schedule 3

Speaking Engagements

Given that the criteria for this section includes a request for the role of the candidate as a “*planner*” for speaking engagements, I will take this opportunity to highlight that I served as Chair of the Real Property Division CLE Subcommittee and the Co-Chair of the Standing CLE Committee for the American Bar Association Section of Real Property Trust and Estate Law for several years before elevation to Section officer positions. In that capacity, I (i) created the “eCLE” program format for ABA RPTE; and (ii) engaged in the planning of the Section’s Spring Symposium for several years. Similarly, I served as Co-Chair of the Program Committee for the American College of Mortgage Attorneys, where I engaged in planning and oversight of ACMA’s CLE programming for several Annual Meetings, and in my capacity as President of ACMA, I restructured the leadership of the Programs Committee, expanding CLE programming to include the Spring Meeting and webinars.

Specific speaking engagements presented by me will be covered on Schedule 6, for Teaching Activities.

Schedule 4

Legal Publications

Autonomous Vehicles and Parking: Preparing for a Bumpy Road Ahead – Probate & Property (March/April, 2021)

By: Brandon Brauer, Steve Dube, and Andrew Palmieri

https://www.americanbar.org/content/dam/aba/publications/probate_property_magazine/v35/2021-aba-rpte-v35-02-march-april-issue.pdf

What Vandalism Damage Means for Tenants and Landlords – Law 360 (June 19, 2020)

By: Brandon A. Brauer, and Andrew F. Palmieri

<https://www.law360.com/articles/1284740/what-vandalism-damage-means-for-tenants-and-landlords>

A Primer on Business Method Patents – Probate & Property (May/June, 2007)

What You Need to Know for Your Real Estate Practice

By Andrew F. Palmieri and Corinne Marie Pouliquen

https://www.americanbar.org/content/dam/aba/publications/probate_property_magazine/v21/pp-v21-3-article-primer-on-business-method-patents.pdf

Schedule 5

Bar Activities

AMERICAN BAR ASSOCIATION

REAL PROPERTY, PROBATE AND TRUST LAW SECTION

Section Delegate to ABA

House of Delegates (2016 – 2018)

Past Section Chair (2012 – Present)

Section Chair (2011/2012)

Chair, Continuing Legal Education Committee

Chair, Membership Committee

AMERICAN COLLEGE OF MORTGAGE ATTORNEYS

Past President (2024 – Present)

President (2023 – 2024)

President-Elect (2022 – Present)

Treasurer (2021 – 2022)

Secretary (2020 – 2021)

Board of Regents (2012 – 2017; 2018 – Present)

Fellow (2004 – Present)

Schedule 6

Teaching Activities

May 17, 2022

- ***Autonomous Vehicles: A Legal Primer Webinar for ABA RPTE***
 - **Moderator/Speaker: Brandon A. Brauer**
 - **Speaker: Andrew F. Palmieri**
 - **Speaker: Dr. Nico Larco**
 - **Speaker: Dr. Billy Riggs**
 - **Speaker: Philip Wilcox**
 - **Speaker: Arlyn Upshaw**
 - **Description:** The development of autonomous vehicles (AVs) intersects a variety of legal, practical, ethical and social issues. This CLE will serve as a primer for lawyers with no background on the topics so that they can understand how their practices and clients may be impacted in the coming years. The panel will be comprised of real estate attorneys, an AV attorney, a former city planner, authors, public speakers, and professors.
 - Presented by American Bar Association Section of Real Property Trust & Estate Law

Spring, 2021

- ***Building Diverse Teams/Diversity as a Competitive Advantage***
 - **Speaker: Judy Lam**
 - **Speaker: Elizabeth Lee**
 - **Speaker: Sylvia O'Neil**
 - **Speaker: Andrew F. Palmieri**
 - **Description:** This program focused on the importance of building diverse teams in one's law practice and business operations.
 - Presented by American College of Mortgage Attorneys

January 13, 2021

- ***Will Covid-19 be a Force Majeure Event in Commercial Contracts? A Civil and Common Law Analysis***
 - **Speaker: Vincenzo Senatore**
 - **Commenter: Andrew F. Palmieri**
 - **Description:** COVID-19's major impact on commerce suggests a wave of commercial negotiation and litigation as parties seek to enforce or avoid contractual obligations. Force majeure clauses of pre-COVID contracts quite possibly included no language clearly applicable to the current situation. The webinar will explore arguments in civil and common law systems to address suspension or termination of performance obligations in commercial contracts with language drafted in pre-pandemic times.
 - Contemporary Challenges in American and Global Law Concludes its Winter Season and Eagerly Awaits the Spring Season of Events | CUA
 - Presented by The Catholic University Columbus School of Law

Schedule 7

Community Service and *Pro Bono* Activities

ALEXANDRIA CHAMBER OF COMMERCE

Pro Bono General Counsel (2016 – 2022)
Past Chair (2013 – Present)
Chair (2012)
Chair, Government Relations Committee (2008 – 2010)
Member of the Board of Directors (2006 – 2013)

ALEXANDRIA INDUSTRIAL DEVELOPMENT AUTHORITY

Vice Chair (2016 – 2020)
Director (2015 – 2020)

ALEXANDRIA ECONOMIC DEVELOPMENT PARTNERSHIP

Board of Directors (2012)

ALEXANDRIA WATERFRONT COMMITTEE

Chair (2004 – 2005)
Member (2000 – 2005)

THE AMERICAN UNIVERSITY OF ROME

Board of Trustees (2001 – Present)
Trustee Emeritus (2019 – Present)
Vice Chair, Board (2012 – 2019)
Secretary, Board (2002 – 2007)

ANIMAL WELFARE LEAGUE OF ALEXANDRIA

Pro Bono General Counsel, 1996 to present

THE CAMPAGNA CENTER

Past Chair (2021 – Present)
Chair (2019 – 2021)
Vice Chair (2017 – 2019)
Board Member (2014 – 2022)

THE CATHOLIC UNIVERSITY OF AMERICA, COLUMBUS SCHOOL OF LAW

Board of Visitors (2018 – 2022)

Schedule 8

Political Activities

FEDERAL CITY COUNCIL

Board of Trustees (2018 – 2020)

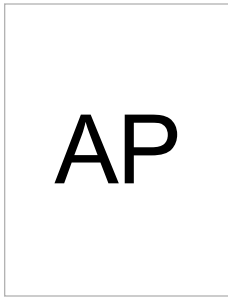
NOVABIZPAC

Board of Trustees (2017 – Present)

Saul Ewing LLP

Member, Government Involvement Committee (2013 – Present)

Mr. Andrew Francis Palmieri



Partner at Saul Ewing Arnstein & Lehr LLP

1919 Pennsylvania Avenue, N.W., Suite 550, Washington, DC 20006

Overall Rating

★ No Reviews

Peer Reviews

★ 5.0

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Education & Credentials

University Attended: St. John's University, B.S., 1984

Law School Attended: Columbus School of Law of The Catholic University of America, J.D., 1987

Year of First Admission: 1988

Admission: 1988, Virginia; 1989, District of Columbia; 1990, U.S. Court of Appeals, Federal Circuit; 1994, U.S. Supreme Court

ISLN: 904611647

Featured Attorneys

Robert Powers
 McClanahan Powers, PLLC at McClanahan Powers, PLLC
 Washington, DC
 (17) 100% (4)
 Martindale-Hubbell
CLIENT CHAMPION
 SILVER / 2024

Sara Nunley McDonough
 Shareholder at Alan Lescht & Associates, P.C.
 Washington, DC
 None None

771-232-9638 [CONTACT WEBSITE](#)

Eric Chan
 Principal at Athene Law, LLP
 Washington, DC
 None None

415-853-5316 [CONTACT WEBSITE](#)

Areas of Practice (7)

Commercial Real Estate General Practice Transactional Law Corporate Law Business Law Leasing Land Development

Peer Reviews

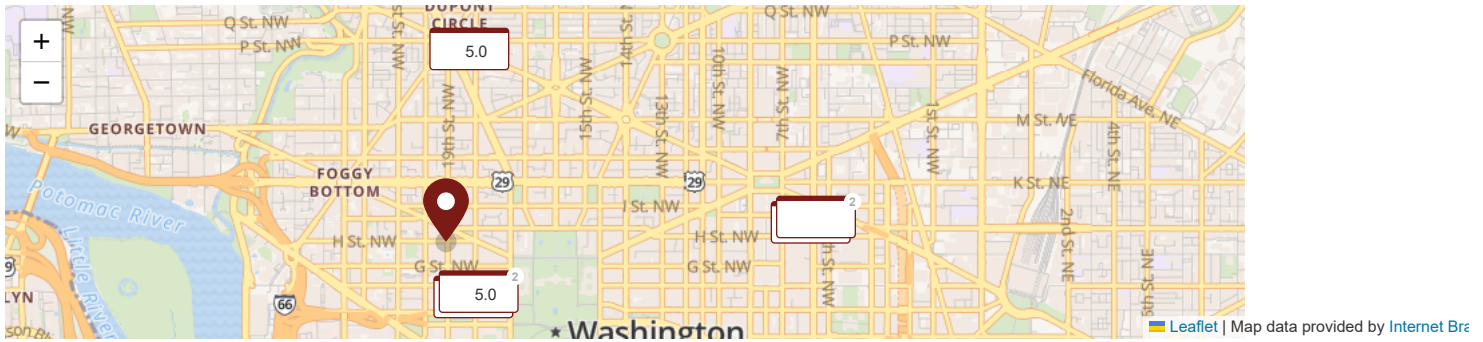
5.0/5.0 **PREEMINENT**
 Peer Rated for Highest Level of Professional Excellence 2024

Peer reviews submitted prior to 2008 are not displayed.






Client Reviews

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Mr. Andrew Francis Palmieri: Partner at **Saul Ewing Arnstein & Lehr LLP**

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Other Practice Areas in Washington, DC

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