



PUANANI E. NORWOOD

Partner

Los Angeles/Kansas City

E: puanani.norwood@bclplaw.com

T: [+1 310 576 2184](tel:+13105762184)

T: [+1 816 374 3272](tel:+18163743272)

BIOGRAPHY

Puanani Norwood is an accomplished negotiator and deal closer. With a particular focus on commercial real estate transactions within the renewable energy sector, Puanani represents utilities in the acquisition of electric energy generating projects, including build-transfer transactions across the U.S. She also is experienced in representing national and regional financial institution investors and lenders in connection with such projects, including leading internal and external local counsel teams advising on all aspects of local tax, environmental, permitting, regulatory, and real estate matters. Her innovative approach places high value on each client's unique business goals and incorporates AI technologies where appropriate to provide streamlined results throughout all phases of project development.

Puanani also oversees all aspects of lease negotiations for a multi-billion dollar global real estate investment trust operating hundreds of medical office facilities across the U.S. Such negotiation often involves construction of alterations to leased properties and license agreements for use of space on a temporary basis. She collaborates with clients and maintains flexibility when developing and refining processes to aide consistency and efficiency in each client's internal lease management procedures.

In addition to her active practice, Puanani serves on the Recruiting Committee for the Santa Monica Office and volunteers her time towards mentoring and coaching diverse associates across the Firm. She also Co-Leads the Firm's Infrastructure Sector – a global, multi-disciplinary team advising on all aspects of infrastructure development and investment across asset classes within both regulated and unregulated markets.

The bottom line – **Puanani is recognized by clients as a deal leader whose creativity, experience, responsiveness, and organizational skills render her, in every way, utterly indispensable.**

CIVIC INVOLVEMENT & HONORS

- *Best Lawyers: Ones to Watch in America, Energy Law, Real Estate Law, 2024*
- Leadership Council on Legal Diversity, Pathfinder Program, 2019
- *Missouri/Kansas Super Lawyers, "Rising Stars," 2017-2018*

PROFESSIONAL AFFILIATIONS

- Missouri Bar Association
- Kansas Bar Association
- California Bar Association
- Los Angeles County Bar Association

COMMITTEE CONTENT

- Recruiting Committee (2018 – 2021; 2023 – Current)
- Global Associate Council (2021 – 2023)
- Associate Taskforce (2020 – 2022)

ADMISSIONS

- California, 2022
- Kansas, 2016
- Missouri, 2015

EDUCATION

- University of Missouri-Kansas City, J.D., 2015
- University of Kansas, BGS, 2007

RELATED PRACTICE AREAS

- Renewables
- Real Estate Sector
- Asset Management
- Real Estate
- Infrastructure
- Energy & Natural Resources
- Commercial Construction & Engineering
- Commercial Real Estate
- Finance

EXPERIENCE

- Serves as outside counsel to electric energy company overseeing real estate negotiations in connection with construction and acquisition of wind and solar projects.
- Manages internal and external local counsel teams to provide efficient client service in all aspects of electrical energy project acquisition and investment, including supervision of corporate, regulatory, tax, environmental, permitting, and real estate review.
- Serves as outside counsel to healthcare-focused real estate investment trust overseeing all aspects of negotiation of medical office building leases, licenses, consents, and other agreements across the U.S.

Renewable Energy Experience

- Real estate national counsel to electric utility company with respect to the acquisition or repower of wind and solar renewable energy projects in Kansas, Oklahoma, Texas, Indiana, Ohio, and Louisiana, responsible for all aspects of real estate review and supervision of local counsel teams.
- Real estate local counsel to national and regional financial institutions in connection with tax equity investment and construction finance of renewable energy project developments in Colorado, Kansas, Missouri, Illinois, and New York.
- Local real estate counsel to major bank investors in tax equity financing of wind farm developments located in Illinois, Missouri and Kansas totaling a cumulative value of over \$1.2 billion.
- Other Kansas wind energy projects totaling a cumulative value of over \$800 million.
- Real estate counsel to private equity sponsor in financing development of utility grade community solar developments in New York.
- Real estate counsel to electric utility company in a \$4.5 billion transaction for development of a 1,485-megawatt wind farm with a dedicated power line benefitting customers in three states.

RESOURCES

PUBLICATIONS

- Co-Author, *Kansas Secured Transactions Under Article 9 of the Uniform Commercial Code*, 2016-2018
- “Consumer v. Copyright: Balance in an Era of Digital Rights Management,” *83 UMKC L. Rev.* 250, 2014
- “Bloem v. Unknown Dep’t of the Interior Emps.,” *45 UMKC Urb. Law.* 831, 2013

SPEAKING ENGAGEMENTS

- Presenter to electric energy company, “New Generation Project Agreement Review – Scope of Real Estate Review & Common Issues,” 2023
- Presenter to electric energy company, “New Generation Project Agreement Review – Lease Agreements,” 2021
- Co-presenter to institutional lender, “Loan Title Insurance Policy Endorsements,” 2018

- Co-presenter to construction company, “Build-to-Suit Leasing Structures and Key Contract Provisions for Tenant Representation,” 2018

RELATED INSIGHTS

Insights

Mar 26, 2024

State specific requirements for wind and solar project land contracts

News

Nov 10, 2023

BCLP names global group to partnership

Awards

Aug 17, 2023

The Best Lawyers in America® 2024

Insights

Jun 16, 2023

Key takeaways from the United States - Australia Climate, Critical Minerals and Clean Energy Compact

News

Nov 18, 2022

BCLP’s Renewables Practice Advises on Significant Wind and Solar Acquisition

Awards

Aug 18, 2022

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Diversity

May 11, 2021

Firm Recognizes AAPI Month with Employee Panels