



## **Mel Glina**

Project Manager, Real Estate

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### **About Mel**

Mel is a senior level commercial real estate manager at the international law firm Bracewell LLP with over 20 years' experience in all phases of commercial real estate and energy transactions including the sale, acquisition and development of industrial and energy facilities, healthcare, hospitality, office, retail, and mixed-use development facilities; construction contracts; as well as office and industrial leasing. Mel has had direct oversight responsibility for Fortune 100 company national lease audits and often acts as lead diligence coordinator of title and survey review teams for specific markets in national acquisition and divestiture campaigns. She assists in the debt restructuring of energy companies and the diligence, acquisition and disposition of multi-state power plants, cogeneration facilities, and wind and solar farms. She is a UCC compliance expert, and her experience also includes contracts management, including oil and gas master service agreements, drilling contracts, cell tower leasing and site review, and other corporate and general transactional matters.

Mel is additionally a licensed Texas Realtor®, and a member of Houston Association of Professional Landmen. She has been published in and interviewed for various national and state publications such as Legal Examiner and is a guest speaker at many CLE programs and forums on the topics of ethics, commercial real estate, and the role of non-attorney consultants in today's economically conservative legal market. She has additionally served as an adjunct professor teaching Real Estate Law at a local Houston community college system.

\*Non-Attorney Consultant

### **Recent Notable Matters**

**Argo Infrastructure Partners LP** — acquisition of 50 percent interest in Brookfield Smoky Mountain Hydro facility. As real estate counsel, the Bracewell team provided due diligence review of four hydroelectric generating facilities located in Tennessee and North Carolina, including appurtenant electric transmission line assets; diligence included review of title, survey, and transmission line map materials, abstracting of easement and license instruments, crossing agreements, condemnation/eminent domain and other site control related issues.

**Energy infrastructure investment firm** — proposed acquisition of a 2,020 MW portfolio of natural gas-fired power plants, including the Jack County Plant, 1,237 MW natural gas-fired plant, the Johnson County Plant, 266 MW natural gas-fired plant, and the R.W. Miller Plant, a 517 MW natural gas-fired plant

**Cactus, Inc.** — approximately \$620 million acquisition of FlexSteel Technologies Holdings, Inc. and its affiliates, which is the largest acquisition in Cactus’s 50-year history. As real estate counsel, Bracewell coordinated the real property asset diligence review for all US- and Canadian-owned and leased office and service facilities, including the 250,000-plus square foot manufacturing facility located in Baytown, Texas.

**Chevron Phillips Chemical Company LP** — lessee and construction agent, in a \$206 million synthetic lease facility with Bank of America, N.A., as administrative agent, and BA Leasing BSC, LLC, as lessor, secured by the corporate headquarters of the lessee and other assets related thereto. As real estate counsel, Bracewell negotiated the creative structuring and execution of the acquisition and asset-based financing instruments, as well as leading the diligence review team for site control and project development matters.

**Equinor** — real estate counsel in the negotiation of purchase and sales agreements and conditional grant agreements with the New York State Energy Research and Development Authority (NYSERDA) in support of the \$1.1 billion sale of a 50 percent interest in two US offshore wind development projects to bp, including the formation of a partnership to develop and operate the Empire Wind project offshore New York and the Beacon Wind project offshore Massachusetts, which together could generate up to 4.4 GW

**Independent oil and natural gas exploration and production company** — real estate counsel in a \$273.7 million amended and restated synthetic lease facility

**The Kinder Foundation** — advise client in connection with several major contributions to support greater Houston as a model city for economic opportunity and quality of life by providing transformation grants in the areas of urban green space, education and quality of life

**An independent power producer and developer** — several proposed acquisitions including a large gas-fired energy generation project and significant portfolios of both solar and wind generation projects. As real estate counsel, Bracewell utilized the depth of its diligence team to cross-navigate the review of a very diverse portfolio of energy assets. Our representation included the review of all title matters, surveys, site plans, zoning and permitting matters, restrictions and other encumbrances to owned facilities, including curative removal work for those items having potential consequential effects on current and proposed operations.

**Hilcorp Energy** — hybrid upstream and midstream joint venture to utilize captured CO2 for an enhanced oil recovery project in Texas

**Multinational investment bank and financial services company** — administrative agent in a \$5.1 billion project financing to Golden Triangle Polymers Company LLC, a joint venture between Chevron Phillips Chemical Company LP (CPCChem) and Qatar Energy in connection with the construction of a petrochemical plant on the Texas Gulf Coast. As local real estate counsel, Bracewell identified all potential red flag title, survey, permitting and other site control issues related to the development of the

project and, through its close work with the borrower on curative title matters, accomplished an extraordinary reduction in the number of exceptions to the lender's (and borrower's) title insurance coverage.

**Rockland Capital, LLC** — acquisition of the 1,165-MW dual-fuel capable power generation facility located in West Haverstraw, New York. As real estate counsel, Bracewell provided due diligence review of dual-fuel capable power generation facility in New York state, including appurtenant natural gas pipeline and electric transmission line assets; diligence included review of title, survey, site plan, and alignment sheet materials, abstracting of leasehold, easement and license instruments, crossing agreements, zoning, water permitting, condemnation/eminent domain and other site control related issues.

**Rockland Capital, LLC** — acquisition of Mid-Georgia Power Facility, a 320-MW dual fuel-fired combined cycle electric facility in Kathleen, Georgia, from an affiliate of Carlyle Power Partners. As real estate counsel, Bracewell negotiated the membership interest purchase agreement and provided real estate diligence and permitting review of the combined cycle power plant and supporting the financing efforts related to the acquisition.

**Rockland Capital, LLC** — acquisition of the Ector County Energy Facility, a 330-MW natural gas-fired power facility located in the ERCOT West Zone in Odessa, Texas, from Ector County Energy Center, LLC, an affiliate of Invenergy LLC

**Standard Solar, Inc.** — acquisition of a 12-MW portfolio of community solar projects located in McGregor, Texas. As real estate counsel, Bracewell lawyers negotiated the purchase agreement and performed a comprehensive due diligence analysis of all project sites within the portfolio, including a review of all site control materials including zoning, permitting, title and survey.

**Standard Solar, Inc.** — acquisition of project companies owning a portfolio of nine community solar projects located in Virginia and a separate portfolio of ten solar projects in Connecticut, Massachusetts and New Hampshire. As real estate counsel, Bracewell lawyers negotiated the membership interest purchase agreements and performed the same comprehensive analysis of all project sites within the related portfolios.

**Texas Medical Center** — development of a 28-acre biomedical innovation and commercialization campus known as TMC3. The facility will be a cooperative development between the medical center and four public medical institutions, including a world-renowned cancer center and a major public university's health center. Texas Medical Center will also be entering into a participation agreement with a private party for the development, lease and operation of a hotel and conference room facility to serve the Texas Medical Center and the TMC3 project.

**Competitive Power Ventures** — acquisition of a 460 MW portfolio of photovoltaic solar generation projects under development from Belltown Power USA Development LLC, including the 360 MW Prairie Dock Solar project in Illinois and the 100 MW Stonecrop Solar project in Kentucky

***Diverxia Infraestructuras, S.L.*** — purchase of membership interests in Potomac Northeast Solar, LLC, a company that has been developing photovoltaic solar power generation projects in Arkansas

***Sol Systems*** — minority investment from KKR to scale Sol Systems' Impact + Infrastructure approach and the formation of a strategic partnership with a commitment from KKR of up to \$1 billion to acquire shovel-ready solar development projects Bank of America

***Sol Systems*** — acquisition of a portfolio of development stage solar projects located across Hamilton, Randolph, Saline and White Counties in Illinois from Arevon Energy, totaling approximately 540 MW

***Sol Systems*** — joint venture with Microsoft to develop over 500 MW of solar projects in under-resourced US communities

## **Education**

University of St. Thomas, Bachelor of Arts  
1987

## **Certifications**

Realtor®

## **Affiliations**

Houston Association of Professional Landmen

Women's Energy Network

## **Languages**

Spanish