



Sue Schultz

COUNSEL IN O'FALLON, IL

Sue Schultz joined Sandberg Phoenix with a focus in the areas of business, real estate and utility law.

Sue represents clients in real estate acquisition, sale, leasing and development, construction contracting, municipal transactions, financing, complex contract matters, corporate governance, general business matters, and utility law for both investor and cooperatively owned electric, water and sewer utilities.

Sue previously acted as General Counsel to Illinois' largest investor owned water and sewer utility, where she was responsible for the management of the legal affairs of the company, including the assurance of compliance with public utility regulations, corporate governance, legal aspects of acquisitions of multiple additional utilities, real estate transactions, capital construction projects, conventional and bond financing, complex contract matters and representation of the utility before the Illinois Commerce Commission. During that time, she also served as General Counsel to the largest investor owned water utility in Iowa.

Sue was involved in the siting and construction of a \$38.7 Million water treatment facility in Alton, Illinois. She also obtained permission from Illinois EPA for first ever suspended solids trading modeled after air emissions trading and obtained a Private Letter Ruling allowing municipality exemption from tax on a contribution in aid of construction, saving the municipality \$500,000. She was also legal lead in the development of and Special Service Area Financing for The Shoppes at Greenmount and the Far Oaks subdivision.

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SERVICES

Business Strategies & Advice

Corporate Formation, Governance & Advice

Corporate Transactions

Public Policy & Regulatory Advice –
Municipal Law & Services

Real Estate Litigation

INDUSTRIES

Construction & Development

Energy & Natural Resources

Entrepreneurs, Closely Held &
Family Owned Business

Government

Homeowners' & Condo Associations

Real Estate

Restaurants

Wholesale & Retail Services

PROFESSIONAL AFFILIATIONS

American Institute of Certified Public Accountants

Bar Association of Metropolitan St. Louis

Illinois Bar Association's Real Estate and Public Utility Sections

Missouri Bar Association

Homebuilders and Remodelers Metro-East Association

EDUCATION

J.D., University of Illinois College of Law, *magna cum laude*

B.A., University of Illinois

LICENSURE(S)

Illinois

Iowa

Missouri

CIVIC ACTIVITIES

Sue is counsel to the 12th Armored Division, a non-profit organization of World War II veterans. She participates in the Bar Association, Motion for Kids; and provides support to several animal rescue groups and equestrian associations. Sue has also worked with the Homebuilders' Association in connection with legislation to bring equity to sewer connection fees in Illinois.

Sue was recently named to be one of three Directors on the Board of Directors of the Arabian Sport Horse Alliance, Inc., which is a national organization formed to promote Arabian, Anglo-Arabian, Shagya-Arabian and part-bred Arabian horses in sport horse and sport pony breeding and as performance horses in dressage (traditional, western and driven), eventing, hunters, jumpers, endurance, combined driving and affiliated in-hand and suitability classes.

PRESENTATIONS

Speaker for the Illinois Home Builder's Association Power Hour presentation, discussing new business regulation.

Panelist, "Employee Classification New Filing Requirements and Illinois Department of Employment Service Audits," Home Builders Association of Greater Southwest Illinois

PUBLICATIONS

Sue is a regular contributor to the Construction Blog.

Sue has written articles regarding the tax on contributions in aid of construction for utilities, exclusivity of service territory for Illinois water purveyors and suspended solids trading. She also co-authored an article regarding the condemnation of public water utilities.

RECOGNITION

2018

HOME BUILDERS ASSOCIATION OF GREATER SOUTHWEST ILLINOIS

Mary Schmitt Award

Received for outstanding industry service.