



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.

Sue is also certified as a Public Accountant.

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SERVICES

Business Strategies & Advice
Corporate Formation, Governance & Advice
Corporate Transactions
Local Government
Real Estate Litigation

INDUSTRIES

Banking & Finance
Construction & Development
Energy & Natural Resources
Entrepreneurs, Closely Held & Family Owned Business
Government
Homeowners' & Condo Associations
Real Estate
Restaurants
Wholesale & Retail Services

PROFESSIONAL AFFILIATIONS

Home Builders & Remodelers Metro-East Association

- Board of Directors
- Executive Committee
- Corporate Secretary

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

EDUCATION

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

B.A., University of Illinois

LICENSURE(S) AND ADMISSION(S)

Illinois

Iowa

Missouri

CIVIC ACTIVITIES

Sue serves on the firm's Community Connection Committee and has had the honor to present checks, on behalf of the firm's charitable foundation, totaling more than \$30,000, to charities for which she has been the liaison, over the past 4 years.

Sue specifically served as a liaison for Randy's Rescue Ranch for our Community Connections Committee in 2018; through Sue, the Ranch was nominated and chosen as one of Sandberg Phoenix's Top 3 Charities. In that same year, Sue also donated a large trailer for horses to Randy's Rescue in honor of a friend who had done a lot for the Belleville and Millstadt communities; and who loved horses, Rose Marie Fitzgerald. During Christmas 2019, Sue conducted a "Stuff the Sleigh" campaign, where patrons of Rural King, in Swansea, IL could purchase items to be donated to the Ranch, and place them in and around a sleigh. Sue continues her philanthropic partnership with Randy's Rescue Ranch throughout 2020 as well.

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 is a lifetime member of The Arabian Horse Association. The mission of this organization is to grow the interest and demand for the Arabian, Half-Arabian and Anglo-Arabian horses, and maintain the preservation of the integrity of the breed. Sue has received her bronze and silver medals from the United States Dressage Federation and is currently competing with a half-Arabian horse that she bred, in pursuit of her gold medal at the FEI levels.

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.