HUSCH BLACKWELL

Sean Farrell

PARTNER

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OVERVIEW

Sean combines his experience in real estate law and energy regulation to help clients build the renewable energy projects that will drive the future. He practices from San Antonio as a member of our virtual office, The Link.

After beginning his legal career in litigation and real estate agreements, Sean found himself drawn to news articles regarding changes in energy law and energy programs through the Public Utility Commission of Texas (PUCT). Realizing his true interest lay in the energy sector, he pivoted from his law firm job and took a position as a PUCT attorney, where he represented the public interest in proceedings before the Commission. Sean served as the lead attorney for the Competitive Renewable Energy Zone docket and regularly addressed matters involving transmission lines, violations and rulemakings.

Sean later returned to the private sector, representing clients in administrative proceedings before the PUCT, including contested rate cases and cases involving placement of transmission lines. He then transitioned from energy matters to real estate law, negotiating commercial leases and purchase and sale agreements, resolving title and survey issues, and representing landlords, tenants and developers.

Today, Sean combines both aspects of his background and represents renewable energy project developers and owners in a variety of real estate matters. He advises clients on title and survey

Industry

Energy & Natural Resources

Services

Electric Transmission
Energy Regulation
Energy Storage
Land Use
Solar Energy
Wind Energy

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issues, leases, easements, acquisitions and dispositions of property, landowner negotiations, and financing and investment agreements.

Sean greatly values the opportunity to work in such an important and evolving area of law, and he's particularly excited to work with clients on the cutting edge of energy development. He knows renewable energy is a field the world is increasingly—and necessarily—embracing, and he finds great satisfaction in helping clients build a better and prosperous future.

Experience

- Represented developer in site control stage of development for multiple solar energy projects in Indiana, Ohio, Arkansas, Kentucky, Louisiana, Mississippi, Illinois, and others.
- Represented developer in development and financing of a solar energy (200 MW) and battery energy storage (237 MW) project in Texas.
- Represented developer in drafting and negotiation of site control agreements for wind energy projects in multiple states.
- Represented developer in development of multiple battery energy storage projects in Washington and Oregon.
- Represented developer in development of acquired solar energy project located in Indiana.
- Represented developer in site control stage of development for solar and battery energy storage projects in Texas, Virginia, Washington, Maryland, and Michigan.
- Represented developer in development of battery energy storage project located in the state of Washington.
- Represented sand mining company in drafting and negotiation of various acquisition and development agreements.
- Drafted and negotiated commercial leases, purchase and sale agreements, easement agreements, and related instruments.
- Researched, negotiated, and resolved title and survey issues and explained the issues and legal risks to clients.

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Experience

- Represented landlord in all leasing matters for Class A multi-city office building portfolio with approximately 860,000 rentable square feet.
- Represented landlord in leasing of approximately 80,000 rentable square feet to Austin technology company.
- Drafted hotel, retail, and office unit leases for San Antonio condominium regime, including ~75,000 square foot office lease.
- Represented developer in multiple acquisitions of unimproved property, development of same, and sale of same as paper lots.
- Represented various tenants and landlords in negotiation of retail, industrial and office lease agreements and subleases.
- Represented national brick-and-mortar retailer and grocer in acquisition and development of shopping centers and anchor location.
- Represented coalitions of cities in contested rate cases before the Public Utility Commission of Texas (PUCT) and the Railroad Commission of Texas (RRC) (e.g. PUCT Docket 40443 and RRC Docket 10174).
- Represented CPS Energy in precedential pole attachment rate case (PUCT Docket 36633).
- Reviewed and edited franchise agreements between utilities and municipalities.
- Represented stakeholders in contested cases involving approval and placement of transmission lines.
- Drafted pleadings, conducted discovery and cross-examined expert witnesses in contested proceedings.
- Monitored and participated in Southwest Power Pool meetings regarding cost allocation.
- Drafted and revised briefs in appeals before district court, court of appeals and Supreme Court of Texas.

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Experience

- Represented clients in administrative proceedings before the PUCT and State Office of Administrative Hearings.
- Drafted pleadings, motions and briefs filed in contested cases before the PUCT (e.g. Dockets 33967 and 36482).
- Drafted and revised contracts related to the purchase of energy and related services.
- Drafted and revised retail electric provider contract documents to comply with PUCT substantive rules.
- Drafted dispatch guidelines that complied with ERCOT nodal protocols for large generation facility.
- Drafted and revised interconnection agreements.
- As PUCT attorney, represented the public interest in proceedings before the Commission.
- Served as lead staff attorney in the Competitive Renewable Energy Zone docket addressing wind-power transmission.
- Served as sole attorney in dockets addressing transmission lines, violations, rulemakings and other matters.
- Assisted in closing a $278 million Texas Energy Fund Loan for a 460 MW natural gas power plant in Freestone County, Texas.

Education

- J.D., University of Texas School of Law
    - *Intellectual Property Law Journal*, Staff Editor
- M.P.A., University of Texas at Austin, Lyndon B. Johnson School of Public Affairs
- B.A., University of California, Santa Cruz

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Admissions

- Texas

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*Sean works remotely and is licensed in Texas, practicing in San Antonio, TX. Contact Sean via email or phone for in-person/virtual meetings. Use the Austin office address for mail/deliveries only.

2025 Pro Bono Contributor

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