

Alan M. Cohen

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AREAS OF PRACTICE

- Commercial Real Estate
- Renewable Energy
- Construction

LICENSES AND EDUCATION

- Licensed to practice in Texas (2007) and Louisiana (2001)
- Licensed to practice in U.S. District Court for Western and Southern Districts of Texas (2008), U.S. District Court for Northern District of Texas (2010), U.S. District Court for Eastern, Middle and Western Districts of Louisiana (2001), and United States Fifth Circuit Court of Appeals (2001)
- J.D., Louisiana State University (2001)
 - Honors:
 - Moot Court, 2000-2001
 - Semifinalist, 2001 Tullis Moot Court Competition
- B.S., Advertising - University of Texas at Austin (1998)

ASSOCIATIONS

- Texas and Louisiana Bar Associations
- Commercial Tenant's Lease Insider, Board of Advisors, 2013 - Present
- Leadership Austin, J-Lead, 2009-2010
- Hebrew Free Loan Association of Austin, Board of Directors-Founding Member, 2011 – Present
- Congregation Gates of Prayer Board of Trustees, Member, 2005-2007

RECENT TRANSACTIONS:

- Counsel for lender in connection with first commercial PACE (Property Assessed Clean Energy) loans in Texas – \$3 million in financing for energy and water savings retrofits to three shopping malls in Travis County and Williamson County.
- Counsel for developer in connection with agreements for construction of mixed-use project consisting of 150 apartments and 7,000 SF retail.
- Counsel for solar developer in connection with development and sale of 110-megawatt solar project in Pecos County, Texas.
- Counsel for purchaser of 110,000 SF and 130,000 SF office buildings in downtown Austin.

- \$19 million engineering, procurement and construction (EPC) agreement with EPC contractor in connection with design and construction of 20.0 MW AC solar-powered electric generation facility in California.
- Commercial leases in Houston, TX (130,000 SF), New Orleans, LA (60,000 SF), Denver, CO (120,000 SF), Toronto, Canada (44,000 SF), Sacramento, CA (10,000 SF), Milwaukee, WI (11,000 SF), Honolulu, HI (10,000 SF), Boston, MA (11,000 SF), Louisville, KY (14,000 SF), Buffalo, NY (28,000 SF), Los Angeles, CA (39,000 SF), Chicago, IL (60,000 SF), Miami, FL (22,000 SF), Baton Rouge, LA (50,000 SF), Oakland, CA (76,000 SF), Cincinnati, OH (20,000 SF), Fort Washington, PA (64,000 SF), Fort Worth, TX (8,000 SF), Ontario, Canada (10,000 SF), Overland Park, KS (35,000 SF), Phoenix, AZ (56,000 SF).
- \$43 million engineering, procurement and construction (EPC) agreement with electric power supplier to bring system into compliance with the EPA's Mercury and Air Toxics Standards.
- \$36 million engineering, procurement and construction (EPC) agreement with electric power supplier related to flue gas desulfurization system upgrade.
- \$17 million engineering and procurement (EP) agreement with Canadian power supplier for supply of patented technology in connection with flue gas desulfurization system upgrade.
- \$10.2 million engineering, procurement and construction (EPC) agreement with electric power supplier for supply and installation of technology to control Mercury and SO₃ emissions.
- Global Master Professional Services Agreement with Fortune 500 global silicones supplier for installation of monitoring systems; routine monitoring activities including sampling, analysis, and review; internal and external reporting; investigation of issues and/or development of remediation plans; and/or site remediation activities.

PUBLICATIONS

Cohen, Alan. "Draft a Lease Your Lender Will Approve." Commercial Lease Law Insider April 2015: 1-4.

Cohen, Alan. "Five Ways to Limit Your Liability for Operating Expenses." Commercial Tenant's Lease Insider February 2015: 1-4.

Cohen, Alan. "Three Strategies for Limiting Your Indemnity Obligation." Commercial Tenant's Lease Insider May 2014: 1-4.

Cohen, Alan. "Follow Four Strategies to Mitigate Risks of Holdover." Commercial Tenant's Lease Insider September 2013: 1-4.

Cohen, Alan. "How to Negotiate Adequate Casualty Provisions." Commercial Tenant's Lease Insider October 2012: 1-5.

REPORTED DECISIONS

R. Allen Stanford v. Certain Underwriters at Lloyd's of London, 681 F.Supp.2d 816 (S.D. Tex. 2010) aff'd in part, rev'd in part and remanded, 600 F.3d. 562 (5th Cir. 2010).

ARM Properties Management Group v. RSUI Indemnity Company, 2008 WL 5973220 (W.D. Tex. 2008)(No. 07-718); 2009 WL 1064153 (W.D. Tex. 2009)(No. 07-718).

London Towne Condominium Homeowner's Association v. London Towne Co., 06-401 (La. 10/17/06), 939 So.2d 1227.

Perez v. Dean Equipment, Inc., 2006 WL 266299 (E.D. La. Sept. 15, 2006) affirmed, 2008 WL 205330 (5th Cir. 2008).

Roth v. VooDoo BBQ, LLC, 07-0295 (La. App. 4 Cir. 08/01/07), 964 So.2d 1095.

Carrollton Central Plaza Assoc. v. Piccadilly Cafeterias, Inc., 06-731 (La. App. 4 Cir. 02/07/07), 952 So.2d 756.

Guillot v. Laprop, Inc., 06-225 (La. App. 5 Cir. 10/06/06), 943 So.2d 541.

Anglin v. Anglin, 05-1233 (La. App. 1 Cir. 06/09/06), 938 So.2d 766.

Eyrich v. Gurtler Bros. Consultants, Inc., 05-0938 (La. App. 4 Cir. 03/08/06), 925 So.2d 778; writ denied, 06-0989 (La. 06/14/06), 929 So.2d 1270.

In re. Succession of Jones, 03-0238 (La. App. 1 Cir. 11/07/03), 868 So.2d 54.

Karno v. Jos. Fein Caterer, Inc., 02-1269 (La. App. 4 Cir. 04/16/03), 846 So.2d 105; writ denied, 2003-1358 (La. 09/19/03), 853 So.2d 642.