



PAMELA J. SCOTT

PARTNER

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Pam Scott's more than 30 years of work as an attorney is complemented by a mix of roles relevant to utility companies, real estate developers, large and small businesses, healthcare facilities and institutional uses who need advice on how complex regulatory environments apply to their projects and deals. Primarily, Pam helps utility companies seek approvals from the Delaware Public Service Commission and commercial and institutional clients navigate land use and zoning issues for real estate projects involving the intersection of administrative law and government relations. She also combines her knowledge of the energy industry, land use and zoning law to advise developers and land owners on renewable energy projects ranging in size from utility-scale solar facilities to rooftop facilities. Pam's experience includes work as assistant general counsel for the multi-state utility company Pepco Holdings, LLC; a lawyer in private practice representing clients in matters involving commercial real estate transactions, government relations and complex land use projects; a legal advisor to the City of Wilmington and New Castle County; and policy director for the Delaware Department of Transportation, the largest agency in state government. Together, this background gives Pam a holistic understanding of the challenges businesses face when they must interact with regulators, politicians and community interests to move their projects forward.

SERVICES

Land Use
Real Estate Services
Real Estate Litigation
Opportunity Zones and
Qualified Opportunity Funds

INDUSTRIES

Energy
Renewable Energy
Health Care
Real Estate
Telecommunications

EXPERIENCE

Utilities

Real Estate and Land Use

- A real estate developer in securing regulatory approvals for one of the largest residential and commercial projects located in southern New Castle County, involving in excess of 1300 dwelling units and 500,000 sq. ft. of commercial space.
- A Fortune 500 company in obtaining government approvals for the establishment of a 2 million square foot world headquarters in Delaware.
- Two major hospitals in Delaware in obtaining government approvals for major

expansions.

- A nationwide wireless cell phone provider in obtaining approvals for cellular sites throughout the State of Delaware.
- Gas utility in obtaining approvals with the City of Wilmington for the outside installation of gas meters and equipment within City Historic Districts.
- Gas utility in obtaining approvals to rebuild a regulator station in the City of Wilmington.
- Utility company in negotiations with the Department of Transportation pertaining to reimbursement for the relocation of gas and electric facilities and the taking of land related to the construction of transportation improvements at the Wilmington Riverfront.

HONORS

Named one of "America's Leading Lawyers for Real Estate Zoning/Land Use" by *Chambers USA*, 2005 to 2011; 2020 to present

Named to the Delaware *Super Lawyers* list for Real Estate, 2008- 2012

Named to *The Best Lawyers in America* list, Land Use & Zoning Law, 2008-2012

MEMBERSHIPS AND AFFILIATIONS

President, Delaware's Committee of 100

Habitat for Humanity of New Castle County

- Advisory Board Member and current Board Member
- Past President, Board of Directors

President, Reading Assist Institute

Board Member, New Castle County Chamber of Commerce Emerging Enterprise Center

Council Member, State of Delaware Council on Transportation

Former Member, Delaware Board of Bar Examiners

Delaware State Bar Association

Pennsylvania Bar Association

New Jersey Bar Association

EDUCATION

J.D., Widener University School of Law, 1983

B.A., University of Delaware, 1980

BAR ADMISSION

Delaware

New Jersey

Pennsylvania

FIRM MANAGEMENT POSITIONS

Government Involvement Committee