



Nancy P. Regelin

12505 Park Potomac Avenue
6th Floor
Potomac, MD 20854

T (301) 230-5224
F (301) 230-2891
nregelin@shulmanrogers.com

Nancy P. Regelin enjoys a broad real estate practice with an emphasis on land use and development where she uses her skills as a strategic thinker, communicator, and manager to implement the vision of land owners, developers, and creative consultants to create great places for us to live, work and play.

Her broad background in general real estate, land use, development, document drafting, due diligence, title, engineering, construction, litigation, leasing, foreclosure, bankruptcy, lobbying, permitting, and project management allows her to steward a project through its entire life cycle, dealing with any bumps along the way. One of her true strengths lies in the trust and relationships she builds with elected officials, staff, community leaders, professional consultants, and other attorneys that she can draw upon to creatively solve problems.

Her ability to view a complex situation and drive a path to a positive outcome is built on a career of trouble-shooting starting with seven years as a design engineer in an architectural engineering firm and the engineering department of a national manufacturing company and was honed with two decades of advancing ideas that often upset the status quo, simplifying issues, finding common ground, counter-balancing opposition, seeking innovative solutions, standing strong if merited, and litigating when necessary.

PRACTICE AREAS

Commercial Leasing
Foreclosure
Government Relations
and Resources
Land Use and Zoning
Landlord/Tenant
Real Estate

EDUCATION

Duquesne University
School of Law, Pittsburgh,
Pennsylvania, 1985, J.D.
Pennsylvania State
University, 1979,
B.S.Ch.E.

BAR & COURT ADMISSIONS

District of Columbia
Maryland
Pennsylvania

HONORS & AWARDS

Citizen of the Year,
Rockville Chamber of

Nancy P. Regelin (Continued)

Ms. Regelin regularly provides due diligence support for lenders, purchasers, and out of town asset managers in preserving and evaluating the status of zoning entitlements and permits, title, and the development potential of real estate assets.

Since 1985, Ms. Regelin has regularly appeared before governmental bodies, boards and agencies and successfully obtained approvals for commercial and residential developments, subdivisions, special exceptions, variances, text amendments, annexations and other zoning and development approvals.

She is still involved in the original catalyst project for the City of Rockville Town Center Redevelopment project that commenced in 1991, starting with the demolition of the Rockville Mall, the re-introduction of a traditional street grid and parks, and the construction of the first underground stadium seating theatre. For this ongoing legacy project, Ms. Regelin has been responsible for drafting and negotiation of a private-public development agreement, master plan update, zoning text amendments, plan approvals for over 1.2 million square feet of office and retail development, a hotel, theatre, and high rise residential development, subdivision, use permit and site plan approvals, permitting, abandonment of public rights-of-way, lease terminations and evictions, sale contracts and transactions, financing, due diligence, and the review and negotiation of construction, architect and other professional service contracts.

Ms. Regelin coordinated a public design charrette with Andres Duany of DPZ Town Planners and Architects transforming a 20 acre parking lot of an aging suburban office park into a sustainable, new urbanist, mixed use project that has won national awards and local development approval for over 800 multi-family residential, senior, and live-work units, 200,000 sf of offices, and incubator retail and restaurant space.

Commerce 2008

Athena Business Leadership Award, Montgomery County Women Business Owners 2003

Super Lawyers Award - Maryland - Top 25 Women Lawyers 2007, *Law & Politics, Baltimore Magazine*

Super Lawyers Award - Maryland - Real Estate 2007, Land Use & Zoning 2008, 2009

Super Lawyers Award - District of Columbia - Real Estate 2008

Super Lawyers Award - Corporate Counsel Edition - Land Use & Zoning 2009

President, Rockville Chamber of Commerce 1998-99

Board of Directors, Rockville Chamber of Commerce 1996-present

President, Commercial Real Estate Women-Maryland Suburban (CREW), 2000

Founder & Chair, Annual Women in Business Conference and Tradeshow, 1999-present

Member, Executive Women's Leadership Network, Montgomery

Nancy P. Regelin (Continued)

Ms. Regelin managed the firm's landlord-tenant practice which encompassed both commercial and residential properties in Maryland, DC and Virginia. She regularly dealt with issues involving lease defaults, CAM issues, tenant bankruptcy, Section 8 and other rental assistance programs, the Americans with Disabilities Act, fair housing and non-discrimination statutes, drug activity and nuisance laws, as well as the drafting and updating of leases. Ms. Regelin regularly appeared in court on behalf of both commercial and residential landlords and commercial tenants. She served as counsel for many national and local real estate owners and managers, including the owners and property managers of three regional shopping malls in Maryland.

Ms. Regelin is on the Board of Directors of the Rockville Chamber of Commerce where she served as the 1998 President, and Vice President of Legislative Affairs in 1996 and 1997. She was recognized as a 2008 Citizen of Year by the Chamber for service to the Rockville business community. In 2000, she was President of CREW-Suburban MD (Commercial Real Estate Women). In 2003, she was bestowed the Athena Award for business leadership from Women Business Owners of Montgomery County (WBO-MC). She was appointed by the Mayor and Council of Rockville to the Zoning Ordinance Revision Task Force (RORZOR), the Art in Town Center advisory committee, and Imagine Rockville visioning project.

In 1999 Ms. Regelin founded, and has chaired for the last 10 years, the Women in Business Conference and Tradeshow held annually in Montgomery County.

AV rated Martindale-Hubbell Peer Review Rating

NEWS

Aussies sell nine Maryland properties as part of \$770M deal

Shulman Rogers will have strong presence at MD Chamber of Commerce Hall of Fame dinner

County Dept of Economic Development

Appointed member, City of Rockville Zoning Ordinance Revision Committee (RORZOR), 2007-08

Appointed member, City of Rockville Art in Town Center Advisory Committee, 2007-08

Appointed member, Imagine Rockville Visioning Committee, 1998

Lecturer, Montgomery County Annual Growth Policy

Lecturer, Montgomery County Moderately Priced Dwelling Unit Program, 2005

Nancy P. Regelin (Continued)

Nancy Reglin named as co Director of Rockville Economic Development inc.

What to Watch: Key Events This Week

Nancy Regelin Appointed Chair of the Department of Permitting Services Citizen Advisory Committee

Shulman Rogers Has Thirteen Attorneys Named to the 2009 Super Lawyers Listing for Washington, D.C.

EVENTS

The Power Conference: Women Doing Business
September 1, 2010

ACTiVATE has a new home - join us in the celebration!
May 25, 2010

PROFESSIONAL & COMMUNITY AFFILIATIONS

Maryland State Bar Association

District of Columbia Bar Association

Montgomery County Bar Association

Women's Bar Associations of Maryland and Montgomery County

Commercial Real Estate Women - Maryland Suburban (CREW)

Rockville Chamber of Commerce