



## Adam N. Charlsen

OFFICE MANAGING PARTNER

OMAHA, NE

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### OVERVIEW

Because of Adam's enthusiasm for the technicalities of real estate and general business law and getting to know all stakeholders in a transaction, clients find collaborating with him a pleasure.

Adam advises retail, restaurant, office and industrial clients on site acquisitions and leasing transitions, as well as related due diligence and development matters. He assists lenders and borrowers with negotiating and documenting loans and credit facilities with collateral consisting of personal property and real property. He has significant experience preparing loan documents, amendments, corporate certificates and resolutions, and enforceability opinions.

Adam also advises local government agencies and districts on the gamut of governance issues. He helps them develop well-considered, effective policies and procedures and, if appropriate, prepares their respective governing bodies for votes and other group decisions with maximum efficiency and minimal risk.

As an active member of the firm's Innovate Team, Adam provides legal assistance to startup businesses that are enrolled in Startup Collaborative, an incubator sponsored by the Omaha Chamber of Commerce.

Before joining Husch Blackwell, Adam was in-house counsel for the nonprofit Boys Town. In that role, he hired outside law firms and gained a firsthand sense of what clients expect, what they want to avoid and how best to help. Adam draws on that experience as he

### Industry

Real Estate, Development, & Construction

### Services

Affordable Housing & Community Development

Corporate Real Estate

Government Solutions

Land Use

Nonprofit Organizations & Religious Institutions

Opportunity Zones

Public-Private Partnerships (P3)

Real Estate Investment

Retail Real Estate

Tax

## HUSCH BLACKWELL

helps clients think through their goals and provides clear, bottom-line advice.

Adam serves as Office Managing Partner for the firm's Omaha office.

### Experience

- Guided thriving fast-food franchisee on real estate acquisitions and sale-leaseback transactions.
- Served on general counsel team advising Sarpy County and Cities Wastewater Agency on day-to-day legal matters such as board governance and contract questions, as well as procurement of financing through traditional means and potential public-private partnerships (P3).
- Served on general counsel team advising Papio-Missouri River Natural Resources District (NRD) on purchase of land rights in multiple jurisdictions to expand and improve managed operations such as parks, trail systems, levees, dams, lakes and reservoirs.
- Advised Costco Wholesale Corp. on acquisition of more than 400 acres of farm land for future development and construction of poultry processing plant. Negotiated agreements with City of Fremont, Nebraska, that would allow Costco to receive tax increment financing (TIF) for portion of construction costs.
- Served on team representing publicly traded food service producer in redevelopment of 2 million-square-foot corporate campus. Advised on acquisition, disposition and leasing of client's other real estate assets throughout Midwest, including negotiating boundary line adjustments and changes to related cross-easements and redevelopment of campus in which food-processing plant is located.

### Recognition

- *The Best Lawyers in America*®
  - Real Estate Law, 2020-2025

## Education

- J.D., University of Tulsa College of Law
- B.A., University of Kansas

## Admissions

- Nebraska
- Kansas
- Missouri

## Community Leadership

- Angel Guardians Inc., Board of Directors
- Knights of Columbus
- Boys Town Boosters
- St. Wenceslaus VACLAV Festival Planning Committee
- St. Wenceslaus Soccer Club, Coach
- St. Wenceslaus Capital Campaign Committee, Fall 2015



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