

Karen M. Williams

Of Counsel
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Areas of Practice

Karen Williams has assisted public and private developers, lenders and investors in public/private development projects. Karen's experience in both the public and the private sector allows her to find solutions that achieve the goals of public entities and private developers, in the early negotiation stages and in workouts of problem projects.

Karen's New Markets Tax Credits transactions have included the Portland Armory Project, the EcoTrust Forest project, the Fremont Building, and in Seattle, the Wing Luke Asian Museum and projects for Seattle Housing Authority.

She also has provided strategic, technical and transaction advice on tax increment programs. Karen is the author of Portland's South Waterfront / North Macadam Urban Renewal Plan, and provided advice on the creation of four of Portland's other tax increment districts.

Karen has twice been voted by her peers as one of the top 25 women lawyers in Oregon, and three times as one of the top 100 lawyers in Oregon. She is a past chair of the Real Estate and Land Use Section of the Oregon Bar, and immediate past Chair of the Government Law Section.

Professional Experience

Shareholder, Lane Powell (2001- 2009)
General Counsel, Portland Development Commission (1994-2001)
Lead Attorney, Lands and Minerals Division, Washington State Department of Natural Resources, Office of the Attorney General, State of Washington (1990-1994, Olympia and Vancouver)

Admitted to Practice

Oregon
Washington

Academics

University of Puget Sound School of Law (J.D., *cum laude*, 1989) (now Seattle University)
Dean's List; National Moot Court Team
Antioch University (B.A., 1987)

Practice Group and Specialty Team Memberships

Affordable Housing and Community Development
Business
Environmental
Government
Land Use
Native American Affairs

New Markets Tax Credits
Public and Private Partnership
Real Estate
Renewable Energy
Sustainability and Climate Change

Representative Matters and Clients

The Beaverton Round
Warm Springs Biomass Project
The Portland Armory
Museum Place
Airport Light Rail
Cascade Station Development
The Brewery Blocks
Union Station Housing
Tiger Mountain State Forest
McMenamins' Kennedy School
Eastbank Park
Center Commons
The Belmont Dairy
Urban Renewal Plans: Gateway, Interstate, Lents Town Center, North Macadam, River District

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Publications

“What You Should Know Before Building Green,” *BUILDERnews* magazine,
September 2008
“Making Friends and Influencing Regulators: Measuring Community Impacts,”
BUILDERnews magazine, November 2006
“The News About New Markets Tax Credits,” *Real Estate Finance Journal*, August/September
2006 (Co-Author)
“New Market Tax Credits: Broad Eligibility for Economic Developments,” *BUILDERnews*
magazine, December 2005

Speaking Engagements

Karen is a regular speaker on the topics of New Markets Tax Credits, real estate negotiations, intellectual property, urban redevelopment, real estate transactions and Brownfields development.

Awards and Honors

Recommended by *Chambers USA: America's Leading Lawyers for Business*, Real Estate, 2009

Named as an Oregon “Super Lawyer,” *Oregon Super Lawyers* magazine, (Real Estate) 2006-2009
Named Top 25 “Women Lawyers in Oregon,” *Oregon Super Lawyers* magazine, 2006, 2008
Named as one of *The Best Lawyers in America*®, 2006-2010
Volunteer of the Year, Downtown Area, Portland Business Alliance, 2006
Named “Relationship Master” by *Commerce* magazine’s 2006 Rainmaker Hall of Fame
Named one of the “50 Leaders to Follow in Oregon” by *Oregon Business* magazine

Professional and Community Activities

Board, Oregon Institute of Technology’s Renewable Energy Center
Board of Advisors, Portland State University Center for Real Estate
Board of Directors, Portland Business Alliance
Member, Counselors of Real Estate
Board of Directors, Urban League of Portland
Steering Committee Member, Northwest Environmental Conference
Past Chair, Executive Committee, Real Estate and Land Use Section, Oregon State Bar
Chair, Government Law Section, Oregon State Bar
Board of Directors of the Community Transitional School, Inc. (2003-2007)
Oregon State Board of Bar Examiners, Co-Grader (1996 and 1997)
Design Team Member, Clark County Youth Investment Fund
Past President, Battle Ground Library Friends of the Library and Building Committee
Past Chair, Battle Ground Library Capital Facilities Bond Election Campaign
Instructor, Southern Oregon Writers’ Conference (Intellectual Property and
contracts with agents and publishers)
American Jurisprudence Award, Moot Court
United Way Leadership Award
3M Innovator’s Award