



# Sandra L. Hill

**Associate**

**Philadelphia**

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Sandra Hill joined Cozen O'Connor's Real Estate practice group in Philadelphia in 2014.

In 2018, Sandy co-founded the Large Firm Associate Committee, which is a subcommittee of the Large Firm Management Committee of the Philadelphia Bar Association. The Large Firm Associate Committee's goal is to unite the larger Philadelphia law firms through their associates and provide a forum for Philadelphia's large firm associates to collaborate, share, and grow together while supporting colleagues in their peer firms, the Philadelphia Bar Association, and the legal community as whole.

Sandy received her J.D., *cum laude*, from Temple University Beasley School of Law and her Bachelor of Science, *magna cum laude*, in elementary and special education from Saint Joseph's University. While at Temple, Sandy was the editor-in-chief of the *Temple International & Comparative Law Journal* and received Distinguished Class Performance Awards for legal research and writing I, trust and estates, professional responsibility, evidence, business law, and low income tax policy and practice. At graduation, Sandy received the Captain Robert Miller Knox Award for outstanding contributions to the law school.

## Experience

Represented a real estate development firm in the refinancing of the 325-room Hilton Hotel at Penn's Landing in Philadelphia. Negotiations focused on a \$55 million mortgage and a \$20 million mezzanine loan had commenced shortly after the client transferred the hotel to a Hilton flag, which required the funding, preparation, and implementation of a Property Improvement Plan (PIP). This representation included negotiating the incorporation of the PIP into the refinance plan, as well as multi-party negotiations over the subordination agreement between the lenders and the independent manager.

Served as lender's counsel in connection with the origination of a \$75 million mortgage loan secured by approximately 600,000 sq. ft. of Class A office and amenity space within a mixed-use development in Delaware County, Pa.

Represented Pilot Air Freight Corp., a private air freight logistics, package forwarding, and delivery company, in connection with the sale of a controlling interest in the company to ATL Partners and British Columbia Investment Management Corp. The transaction required a complex reorganization of Pilot and its subsidiaries and drew on the experience of the firm's corporate, employee benefits, real estate, intellectual property, tax, and aviation regulatory attorneys.

## Practice Areas

- Real Estate
- Real Estate Development

## Education

- Temple University—James E. Beasley School of Law, J.D., *cum laude*, 2014
- St. Joseph's University, B.S., *magna cum laude*, 2008

## Bar Admissions

- Pennsylvania
- New Jersey

## Affiliations

Philadelphia Bar Association

Urban Land Institute

## Awards & Honors

- Pennsylvania Super Lawyers Rising Stars, 2019-2020

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