



*Partner*

## MICHAEL T. PAGNI

mpagni@mcdonaldcarano.com

Phone 775.788.2000

### Areas of Practice

Real Estate & Land Use;  
Business Entities & Transactions;

### Bar Admissions

Nevada

### Education

J.D., University of California,  
Hastings College of Law,  
Tony Patino Fellow, 1997

B.A., History and Business and  
Administration, University  
of California, Los Angeles, 1993  
Varsity lettermen, UCLA Football

### Offices

LAS VEGAS  
2300 West Sahara Avenue, Suite 1200  
Las Vegas, NV 89102  
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RENO  
100 West Liberty Street, Tenth Floor  
Reno, NV 89501  
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[mcdonaldcarano.com](http://mcdonaldcarano.com)

### PROFESSIONAL BACKGROUND

Michael Pagni's practice focuses primarily on real estate and land use law, water resources law, administrative law and government relations. Mr. Pagni serves as outside counsel to several large public agencies in Northern Nevada, and served as general counsel to Governor Jim Gibbons in his 2006 gubernatorial campaign. Prior to law school, Mr. Pagni served as a legislative intern for Senator Harry Reid in Washington, D.C. During law school, he served as a law clerk for the Honorable Melvin Brunetti, United States Court of Appeals for the Ninth Circuit, and the Honorable Howard D. McKibben, former Chief Judge of the United States District Court for the District of Nevada.

#### *Real Estate & Land Use Planning*

Mr. Pagni has represented a number of major real estate development projects in Northern Nevada in connection with acquisitions, land use entitlements, securitization, financing, development and sales. Mr. Pagni's real estate practice includes residential and commercial development, planned unit developments, and mixed-use projects. Mr. Pagni's practice includes government relations and administrative practice before jurisdictional agencies, land use planning and representation before local government planning commissions, city councils, county commissions and regional planning agencies, and litigation on land use entitlement issues.

#### *Water Resources*

Mr. Pagni serves as general counsel to one of the largest municipal water purveyors in Nevada, several irrigation companies and the Washoe County Water Conservation District. Mr. Pagni's representation of water resources issues includes administrative agencies and state and federal courts, including matters related to the implementation of the Truckee River Operating Agreement before the Nevada State Engineer, California Water Resources Board and federal courts.

#### *Business Entities & Transactions*

Mr. Pagni is experienced in the formation, operation, financing, disposition of businesses, private companies and other enterprises, focusing primarily on real estate developers and industrial property owners, and has significant experience in negotiation and documentation of commercial leases and related matters.

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## **REPRESENTATIVE ENGAGEMENTS**

StoneGate Master Planned Community  
Somerset Master Planned Community  
Damonte Ranch Master Planned Development  
Daybreak Master Planned Community  
Eldorado Resorts  
Truckee Meadows Water Authority



## **AWARDS AND RECOGNITION**

*The Best Lawyers of America*®  
*Super Lawyers*, “Mountain States Super Lawyers”  
National Registry of *Who’s Who*  
*Nevada Business Magazine*, “Top Up and Coming Attorney”  
*Nevada Business Magazine*, “Legal Elite” 2017  
Martindale Hubbell AV® Preeminent™ Rated



## **COMMUNITY ENGAGEMENT**

Member, City of Reno Charter Review Committee, 2012  
Member, Meritas Leadership Institute, 2010-2011  
Appointed, State of Nevada Standing Committee on Judicial Ethics and Election Practices, 2009; elected vice-chair, 2010; appointed chair, 2011  
Member, Governor Gibbons Water Transition Team, 2006-2007  
Judge, We the People Elementary and High School Programs  
Board Member and Founders Club Member, Nevada Discovery Museum  
Board Member, Child Advocacy Center

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