



PRACTICES

Real Estate Litigation
Zoning and Land Use
Business Litigation
Stakeholder Disputes
Finance

EDUCATION

Brigham Young University, J.D., 1996
Utah State University, B.A., 1993

BAR ADMISSIONS

Utah

COURT ADMISSIONS

U.S. Court of Appeals for the Tenth
Circuit
U.S. District Court, District of Utah

Richard Flint

Partner

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Rick Flint provides sound and strategic advice to clients facing or involved in complex business and civil litigation.

Rick's practice focuses on real estate, design and construction defects, zoning, land use, contract disputes, and business torts. His proactive approach ensures that clients' interests are always at the forefront.

Rick represents clients across myriad industries, including real estate development, construction, oil and gas, title, technology, retail, and banking and finance. He effectively navigates complex disputes to vigorously defending clients' interests. When matters reach litigation, Rick develops strategies that align with client's business objectives.

Rick works to resolve disputes swiftly, demonstrating his commitment to efficient legal solutions. However, he is fully prepared to represent his clients through all phases of litigation, including trial and appeal when necessary. He litigates cases in state and federal courts and represents clients in private arbitrations.

Rick currently serves as the Administrative Partner of the Salt Lake City office.

EXPERIENCE

Rick assists clients in all phases of disputes, including:

- Developing pre-lawsuit strategies
- Settlement discussions, including formal mediation
- Initial pleadings
- Preliminary injunctions and other emergency relief
- Document and deposition discovery
- Motion practice
- Trial
- Appeal

Real Estate Litigation

- Condemnation/Eminent Domain
- Title and boundary disputes
- Commercial landlord and tenant disputes, including evictions
- Real estate purchase and sale disputes

Construction Litigation

- Design and construction defect litigation
- Payment and lien disputes

Business Litigation

- Breach of contract
- Stakeholder disputes
- Finance litigation

CLIENT RESULTS

Real Estate Litigation

Representing multiple developers and land owners in defending against eminent domain and other land use proceedings.

Represented Utah counties in lawsuits involving claims of ownership over hundreds of roads in southern Utah.

Represented retail property owners in condemnation actions against the Utah Department of Transportation including pursuing claims of severance damages based on lost visibility and other factors.

Defended a major pipeline company in a federal court trespass and quiet title action concerning the installation of crude oil pipelines on disputed property in Park City, Utah.

Represented a tenant in landlord/tenant litigation with the owner of a downtown Salt Lake City property. The dispute involved the early termination of a lease, and the tenant sought declaratory relief. The financial stakes amount to approximately \$7 million.

Represented multiple national banks in lien foreclosure and quiet title litigation matters involving residential and commercial real estate.

Represented landowners, lenders, buyers, sellers, and title insurers in cases involving title insurer liability.

Represented national bank in workout efforts relating to troubled \$30 million construction loan on large apartment complex.

Construction Litigation

Represent multiple owners and contractors in pursuing and defending against design and construction defect cases.

Represented multiple defendants and third-party plaintiffs in a case involving contractual and equitable indemnification claims related to highway construction project bonds.

Represented multiple owners and construction companies in pursuing and defending mechanic's lien foreclosure actions.

Represented oil and gas exploration and production company in defending lawsuit brought by heavy equipment rental company under Utah contractor's payment bond statute and common law.

Represented multiple owners and construction companies in pursuing and defending mechanic's lien foreclosure actions.

Business Litigation

Represented a water district in litigation brought by the plaintiff seeking to appropriate 35,0-second feet (CFS) of water from the outfall of a sewer treatment plant.

Successfully represented a mining company in a complex settlement resolving government claims of breached administrative agreements and significant financial disputes stemming from a removal action in Utah.

Represented publicly-traded company and CEO in defending shareholders derivative lawsuit alleging misappropriation of corporate opportunity and breach of fiduciary duty.

Represented national bank in defending fraud and civil conspiracy lawsuit arising out of employee's alleged participation in Ponzi scheme.

Represented national bank in defending lawsuit brought under the public accommodations provisions of Title III of the Americans With Disabilities Act.

Represented individuals in numerous litigation matters and related disputes over the ownership and control of privately-held business entities.

RECOGNITION

- *The Best Lawyers in America*®, Commercial Litigation, 2014-2027
- *Utah Business Magazine*, Utah Legal Elite, Civil Litigation

PROFESSIONAL AND CIVIC AFFILIATIONS

- National Multiple Sclerosis Society, Idaho, Nevada, and Utah Chapter, Board of Trustees
 - o Served in a variety of capacities including Trustee, Secretary, Chair Elect and Board Chair