DarrowEverett LLP



Jon M. Restivo - Managing Partner

Email: jrestivo@darroweverett.com
Phone: (401) 453-1200

Bio

Jon is the firm's Managing Partner and a Practice Leader for the Firm's Energy & Infrastructure and Environmental Practice Groups, where he regularly leads projects advising clients on environmental and energy-related regulatory matters. In connection with that work, Jon has developed an advanced renewable energy practice as he has assisted numerous regional and national clients in their efforts to permit, develop and finance solar projects – offering unique insight based on his in-depth knowledge of federal, state, and local utility regulatory requirements combined with his extensive background advising clients through diligence, equity, and debt financings and project sales and acquisitions.

Practice Areas

- Commercial Real Estate
- Energy & Infrastructure
- Environmental
- Regulatory & Compliance
- Land Use

Prior Experience

Throughout Jon's legal career, Jon has also participated in real estate development projects and has owned several successful eCommerce-based small businesses.

Representative Matters

- Assisted a Fortune 500 company focused on renewable energy projects in acquiring portfolios of projects from regional developers throughout the Northeast. In connection with that work, we have performed extensive diligence analyses, from title and survey review to zoning, interconnection, land control, environmental and regulatory compliance, PILOTs and PPAs. We have also drafted the options and MIPAs used in those transactions, advising as to structure and strategic concerns, and have facilitated closing on the acquisitions.
- Successfully closed a $14.8 million development-to-permanent loan to finance the development of a major renewable energy project in New England. This financing followed our representation of an affiliated entity in the strategic acquisition of the underlying real estate, secured through a $1.66 million mortgage loan. The coordinated closings demonstrate our team's ability to navigate complex, multi-stage transactions involving real estate, finance, and renewable energy development.
- Assisted client in acquiring a portfolio of franchised restaurants in New York through a sale-leaseback transaction. I led DE's Real Estate team through drafting the transaction documents, leases and organizational documents on behalf of the client and their partners. We negotiated the documents, completed all diligence and facilitated the closing, achieving the client's goals of limiting their exposure while securing high-quality assets under an aggressive deadline. We then assisted the client in selling the properties individually through negotiating sales agreements, resolving purchaser diligence inquiries and coordinating closings. As a result of our organization and attentiveness during the acquisition phase, the properties were well positioned for quick and easy sales.
- Represented BH Group Miami and PEBB Enterprises in a landmark 77,699-square-foot lease with national law firm Kanner & Pintaluga at 6600 N. Military Trail, a 28.9-acre mixed-use campus in Boca Raton, Fla. We have been representing the owners of this property since their acquisition two years ago.
- Represented the developer/seller of an approximately $50 million mixed-use, multifamily portfolio located in downtown Providence, Rhode Island. We provided comprehensive, end-to-end legal support throughout the lifecycle of the project, from sponsor joint venture formation and land acquisition through construction, leasing, and ultimate disposition. The engagement encompassed joint venture structuring, Regulation D offering documents, due

diligence and entitlements, and procurement and financing of federal, state, and local incentives, including tax credits and tax stabilization agreements. We also advised on construction financing, construction, management, and operations agreements, commercial leasing, and disposition-related matters, including incentive program closeouts. The transaction highlights the firm's ability to coordinate complex, multi-layered real estate transactions involving financing, incentives and operational considerations.

- Represented a special purpose entity of a large renewable energy developer in acquiring, permitting and financing a substantial solar energy project in Rhode Island — making it one of the largest in New England. We advised the client through nearly every facet of this complex project over a 2½-year span, and our work included the acquisition of more than a dozen land parcels from multiple sellers, closing on the purchases and acquisition financing, securing all local and state approvals, advising the client with respect to state and federal energy regulatory matters, structuring ownership and loan collateral, negotiating power purchase agreements with various purchasers, and negotiating and closing terms of the construction financing.
- Assisted an international company headquartered in Europe to help develop nearly 300 MW of renewable energy projects in New York. We are serving as lead counsel as our client looks to significantly expand its North American portfolio across multiple sites. We are assisting with site acquisition, permitting, regulatory and financing matters.

Insights

- Loose Lips, Large Language Models: What Your NDA is Missing in the Age of AI - via JD Supra, June, 2026
- Relief from NIMBYism for Renewable Energy: New York's RAPID Act - via JD Supra, September, 2024
- Stick It Where the Sun Don't Shine: Land Use Challenges Siting Large-Scale Ground-Mounted Solar Projects - via JD Supra, July, 2023

Media Appearances

- Has Data Center Development Hit a Wall?, *Commercial Property Executive* (July 2026)
- Proposed AGO AI Task Force Recommendation Reflect Concerns Over Energy Rate Impacts, *The Center Square* (May 2026)
- How I Made Law Firm Leadership: 'Leadership Requires Giving More Than What's Asked of You,' Says Jon Restivo of DarrowEverett, *Law.com* (Feb. 2026)
- Leaders Who Stayed During The Great Resignation Are Reaping Rewards, *Forbes* (June 2024)

Bar Admissions

- Connecticut
- Florida
- Massachusetts
- Rhode Island
- Vermont

Education

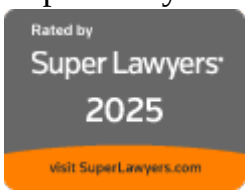
- Washington University School of Law, J.D.
- McGill University, B.A., International Development Studies

Accolades

- The Best Lawyers in America© Best lawyer (2027)



- Super Lawyers – Rising Stars, 2023-2025 (Energy & Natural Resources, Real Estate)



- **Professional Excellence in Law** award from Rhode Island Monthly

