



## JAMES A. FREDERICKS

### PARTNER

St. Louis, MO

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Jim Fredericks has more than 35 years of experience in the areas of real estate and business law, enabling him to provide a broad range of support to clients of all sizes.

Jim has extensive experience in property management law and represents local, regional and national property management companies and owners with respect to office buildings, shopping centers, warehouses, residential and mixed-use projects. His experience includes negotiating and drafting complex commercial leases, sale agreements, reciprocal easement agreements, and broker and management agreements. He also provides legal advice regarding landlord-tenant disputes, litigation and bankruptcy.

Jim also represents both small and large scale real estate developers in projects involving property assemblage, title work, project financing, development agreements, zoning, and municipal development assistance including tax increment financing (TIF), transportation development districts (TDD), community improvement districts (CID), and real estate tax abatement.

He has substantial experience in orchestrating complex 1031 tax-deferred exchanges, negotiating pipeline and other utility easements, and appealing real and personal property tax valuations.

As counsel for more than 100 corporations, limited liability companies, trusts, partnerships and other entities, Jim also directs and administers the legal needs of a wide variety of businesses.

### EDUCATION

- University of Missouri-Kansas City School of Law (J.D., 1981)
  - The Urban Lawyer (Associate Editor)
  - Delta Theta Phi (President)
- Saint Louis University (B.A., 1976)
  - English

### PROFESSIONAL ACTIVITIES

- The Missouri Bar
- American Bar Association
- Citizens for Modern Transit (Board of Directors, 2011-2014; Executive

### SERVICES AND INDUSTRIES

Corporate

Public Finance

Real Estate

Real Estate, Development,  
Construction

### ADMISSIONS

Missouri

U.S. District Court, Eastern  
District of Missouri

Committee 2013-present)

- Building Owners and Managers Association (BOMA) (Multiple term Board Member)
- Missouri Growth Association (Past Board Member)
- Institute of Real Estate Management (IREM) (Past Member)
- St. Louis Business Network (Past Board Member)

#### **CHARITABLE AND CIVIC INVOLVEMENT**

- Support Dogs, Inc. (Past Board Member)
- Historic Neighborhood Association (Past President)
- Epworth Foundation (Past Board Member, Real Estate Tax Force member)

#### **ACCOLADES**

- *The Best Lawyers in America*<sup>®</sup>; Real Estate Law (2013-present); Banking and Finance (2023)
- AV<sup>®</sup> Peer Review Rated, Martindale-Hubbell
- Building Owners and Managers Association (BOMA), President's Award
- Citizens for Modern Transit, 2019 Service Award

#### **BACKGROUND**

Prior to joining Armstrong Teasdale, Jim was an equity shareholder for 17 years at a national law firm of over 800 attorneys, where he was also practice group leader of the Real Estate Department for the St. Louis office for approximately 14 years.

He also served as senior real estate attorney and litigator for the Nooney Company, a 12-state regional property management and development company. Prior to that, Jim held the position of senior real estate specialist for a major oil and gas pipeline company where he handled sales, acquisitions, leases and easements of a diverse range of property and property interests.

## **EXPERIENCE**

#### **Advised Medical Marijuana License Applicants on Real Estate Matters**

Counseled applicants in connection with choosing proposed medical marijuana facility sites, advised and assisted clients with understanding and securing zoning and land use approvals, and assisted with the negotiation and preparation of purchase contracts and leases.

#### **\$145.9 Million Sale of Office Building, Land**

Represented the seller in the sale of a 1 million-plus-square-foot Class A office building in downtown St. Louis, Missouri, in a unique separate sale of the fee (\$25.9 million) and the leasehold estate (\$120 million).

#### **Representation of Owner of Largest Multi-Tenant Office Building in Missouri**

Represented the owner of the largest multi-tenant office building (over 1 million sq. ft.) in the state of Missouri, on all leasing and other property management issues.

**Representation of National Developer in 30-Story Residential Tower, Commercial Construction**

Represented a national developer in connection with the land assemblage, zoning, permitting and development agreement for the construction of a 30-story residential tower plus approximately 10,000 sq. ft. of ground floor commercial space in St. Louis County, Missouri.

**Representation of National Developers in Significant Joint Venture**

Represented two national developers in a joint venture project in Clayton, Missouri, to secure the zoning, permitting and governmental incentives for the construction of a mixed-use project of approximately 300 apartments and over 40,000 sq. ft. of commercial space.

**Long-standing Representation of Banks, Lending Institutions in Real Estate Matters**

Represented multiple banks, lending institutions and related entities on all matters of real estate including acquisitions, REO management and dispositions, zoning, 1031 exchanges, easements and leases.

**Representation of Regional Property Owner on Over 90 Properties in 13 States**

Represented a regional property owner with over 60 affiliated companies on matters regarding the leasing and/or property management work for over 90 properties in 13 states.

**Representation of National Chain Tenants**

Represented tenants of national chains (drug, financial and fast food), insurance companies, petroleum and manufacturing companies on a national basis.

**\$34 Million Company Asset Sale**

Represented a client in the \$34 million sale of client assets and related companies. This was a multi-state transaction of the largest producer and distributor of rubber mulch in the United States.

**Representation of Over 40 Retailers with Respect to Real Estate**

Represented multiple related companies in the bi-state region, collectively operating over 40 stores and carwashes, with respect to real estate (purchase, development, tax credits, government incentives, zoning, leasing, real estate tax appeals and sales) and other industry issues.