



JAMES E. MELLO

PARTNER

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Jim Mello, senior member of the firm's Public Finance practice, focuses on public law. A primary part of his practice involves private-public development projects and governmental finance. His insights into the complex and changing world of public finance and knowledge of federal, state and local governments allow him to provide clients with sound business advice.

As counsel to municipalities, development entities, small manufacturers, nonprofit organizations and investment banking firms, Jim structures deals to finance cash flow borrowings, infrastructure projects, redevelopment projects and other projects. His work has resulted in the financing or refinancing of many public/private projects including retail shopping centers, business headquarters and manufacturing facilities.

In addition to his transactional practice, Jim has significant municipal law and public finance litigation experience. In actions relating to tax increment financing, zoning and finance, he serves as trial and appellate counsel to parties through all phases of governmental litigation.

Jim is a frequent presenter on issues of municipal and redevelopment law and public finance before such organizations as the Missouri Municipal League, Missouri Economic Development Finance Association and Missouri Bar Association.

EDUCATION

- Saint Louis University John Cook School of Business (J.D., *cum laude*, 1990)
- University of Missouri (M.S., 1977)
- University of Missouri (B.S., *summa cum laude*, 1974)

PROFESSIONAL ACTIVITIES

- The Missouri Bar
- Illinois State Bar Association
- American Bar Association
- National Association of Bond Lawyers
- Missouri Economic Development Financing Association
- Bar Association of Metropolitan St. Louis

SERVICES AND INDUSTRIES

Public Finance
Real Estate
Real Estate, Development,
Construction

ADMISSIONS

Missouri
Illinois

ACCOLADES

- *The Best Lawyers in America*[®]; Public Finance Law, Municipal Law (2003-present); Lawyer of the Year (2016)
- [Missouri/Kansas Super Lawyers](#)[®] (2008-present)
- *Chambers USA: America's Leading Lawyers for Business*, Real Estate (2010-present)
- Outstanding Local Government Achievement Award, East-West Gateway Council of Governments (2022)
- AV[®] Peer Review Rated, *Martindale-Hubbell*

BACKGROUND

Prior to joining the firm, Jim accumulated extensive public management experience serving as the chief administrative officer in the cities of Ferguson, Mo.; Walpole, Mass.; and Perryville, Mo.

EXPERIENCE

Special Counsel for Municipality in Property Acquisition

Special counsel for the City in connection with property acquisitions for a project including flood mitigation and Chapter 353 redevelopment efforts.

\$200 Million Construction Financing

Closed \$200 million in construction financing for construction of a health care client's headquarters expansion. Also helped the client secure various state and local tax incentives, including the issuance of \$715 million in Chapter 100 bonds for the project.

Redevelopment of Blighted Industrial Area

A blighted industrial area of St. Louis, strategically located near several major institutions, required assistance to redevelop. We structured and gained approvals for a complex, multi-phase redevelopment project supported in part by tax increment financing. Roughly five years in, over \$600 million has been invested in construction, creating 5,000 jobs and completely transforming a 167-acre area.

THOUGHT LEADERSHIP

May 26, 2016

Legislature Imposes New TIF Restrictions While Offering Reprieve for TIF Reporting Violations