



HARRY M. (MARK) MURRAY, IV

PARTNER

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Mark Murray concentrates his practice in real estate and related matters, including transactions, leasing, real estate lending, secured transactions, loan workouts and foreclosures, development projects, easement law, eminent domain and property disputes. He advises clients ranging from publicly traded companies and banks to individual commercial real estate investors and municipalities on a wide variety of projects. These encompass smaller investments under \$1 million to deals in excess of \$25 million.

He also represents both landlords and tenants in the negotiation and enforcement of commercial leases. Mark handles other real estate-related matters including property tax appeals and exemptions and eminent domain issues. His experience includes helping clients with various municipal issues, including subdivision approvals, re-zonings, variances, conditional uses and other matters.

Mark also advises clients on formulating policies addressing risks and ethical issues regarding the use of artificial intelligence (AI).

In addition to his regular practice, Mark provides pro bono legal services for several religious and charitable organizations.

He is the past chairperson of Holy Cross Academy in St. Louis, Missouri, and continues to serve on its strategic planning committee.

SERVICES AND INDUSTRIES

Real Estate

Public Finance

Debt Finance

Litigation

Manufacturing and Innovation

Real Estate, Development,
Construction

Energy and Utilities

Artificial Intelligence

ADMISSIONS

Missouri

Illinois

EDUCATION

- Saint Louis University School of Law (J.D., *magna cum laude*, 1999)
 - Order of the Woolsack
 - Saint Louis University Law Journal (Staff Editor)
- Saint Louis University (B.A., *summa cum laude*, 1996)
 - Phi Beta Kappa

PROFESSIONAL ACTIVITIES

- The Missouri Bar (Chairperson of the Real Estate Acquisition & Disposal Committee)

ACCOLADES

- *The Best Lawyers in America*®; Real Estate Law (2016-present)

BACKGROUND

Prior to joining the firm, Mark served as a law clerk to Missouri Supreme Court Justice Michael Wolff.

EXPERIENCE

Acquisition of Transmission Line Easements for Energy Client

Assisted client in securing electrical power transmission line easements by negotiation and condemnation. Despite having an original list of 80 parcels of land, the team settled the majority on a compressed timeline and went to hearing on just four parcels, all of which were ultimately resolved in our client's favor.

\$10 Million Mining Operation, Real Estate Acquisition

Served as real estate counsel in approximately \$10 million acquisition of mining operations and associated real estate in southwest Missouri, including negotiation of the purchase and sale agreement; drafting and negotiation of several new easement agreements for cross access, utilities and rights of way; negotiation of new mineral leases; and extensive title and survey review of approximately 880 fee-owned acres and approximately 1,000 leased acres of real estate.

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.

Acquisition of Transmission Line Easements for Energy Client

Assisted client in securing transmission line easements by negotiation and condemnation.

Approval of Special Tax District

Secured tentative approval for a special tax district for redevelopment project being developed by client company. The district would levy a 1 percent sales tax on goods sold in the 22-acre district. It would expire at the end of 2043 or once it reached a limit of \$4.5 million.

\$43 Million Bond Issue for Municipality

Represented a municipality in the issuance of more than \$43 million in bonds to fund the redevelopment of a former shopping center site. Because of possible changes in the tax code, it was necessary to structure the transaction twice in order to anticipate all possible contingencies and minimize the tax obligation for the municipality's developer.

Local Counsel in Facility Zoning Matter

Served as local counsel for online retailer on its first Missouri distribution facility. Representation included zoning issues relating to parking and traffic requirements for the facility, consisting of a 348,480-square-foot a sorting center and 100,000 square feet in another building for a delivery station.

Regulatory Analysis for New Product Offering

Conducted analysis of state regulations applicable to a new product offering by a national real estate brokerage. This included analyzing state real estate agency disclosures and obligations, and preparing and revising state disclosures and marketing

materials.

THOUGHT LEADERSHIP

December 9, 2024

Corporate Transparency Act Injunction Gives Temporary Relief for Reporting Obligations