



## TIMOTHY J. TRYNIECKI

### PARTNER AND LEADER, ENERGY AND UTILITIES INDUSTRY TEAM

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Tim Tryniecki represents utilities, developers, corporate owners, governmental bodies and other public and private entities in all aspects of real estate law.

Much of his practice involves energy project developments, local land use approvals, development incentives, acquisition, leasing, disposition and infrastructure projects. He also handles large-scale property tax appeals and utility condemnations for infrastructure corridors.

In recent years, Tim has focused especially on larger public controversies in land use and property tax, but overall he conducts a general real estate practice. His incentives practice includes special guidance on Missouri Chapter 100 and urban redevelopment property tax abatement.

#### EDUCATION

- Saint Louis University School of Law (J.D., *cum laude*, 1981)
- University of Missouri (A.B., *with honors*, 1978)

#### PROFESSIONAL ACTIVITIES

- American College of Real Estate Lawyers
- American Bar Association (Real Estate and Local Government Sections)
- U.S. Law Firm Group (Past Chairman, Real Estate Committee)
- Saint Louis University School of Law (Adjunct Professor)

#### CHARITABLE AND CIVIC INVOLVEMENT

- Most Holy Trinity, North St. Louis (School Mentor and Expansion Committee)
- Rebuilding Together (2005-present)

#### ACCOLADES

- American College of Real Estate Lawyers (Member, Admissions Committee Member, 2010-2013)
- Chambers USA: America's Leading Lawyers for Business, Real Estate, Band 1 (multiple years)
- Martindale-Hubbell AV Preeminent®, Energy Law (2013)

#### SERVICES AND INDUSTRIES

Real Estate

Debt Finance

Public Finance

Tax

Agribusiness and Food

Energy and Utilities

Manufacturing and Innovation

Technology

Real Estate, Development,

Construction

#### ADMISSIONS

Missouri

- *The Best Lawyers in America*®, Lawyer of the Year, Land Use & Zoning Law (2013, 2018, 2020, 2024)
- *The Best Lawyers in America*®, Real Estate Law, Land Use and Zoning Law, Utilities Law (20+ consecutive years, including the most recent edition)
- Top Rated Lawyers®; Energy, Environmental & Natural Resources Law (2012, 2014), Judicial Edition (2013) and Real Estate (2013), Martindale-Hubbell and American Lawyer Media (ALM)

## EXPERIENCE

### **\$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.

### **Acquisition of Transmission Line Easements for Energy Client**

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

### **Obtained Reversal of Circuit Court Judgment Affirming Tax Assessments for Natural Gas Pipelines**

Obtained a reversal in the Missouri Court of Appeals of a Missouri State Tax Commission ruling, upheld on appeal to the circuit court, that disallowed depreciation in the calculation of real and personal property tax assessments for a statewide system of natural gas pipelines. Because the pipelines crossed 16 counties in the state, each of the underlying county assessments had to be appealed separately, necessitating appeals in each district of the Court of Appeals.

### **\$248 Million Chapter 100 Bond Issuance for Pharmaceutical Company**

Served as counsel for medical company's acquisition of real property and construction of laboratory, research, development, manufacturing and office space. The pharmaceutical company constructed a new facility of approximately 320,000 sq. ft., housing certain research and development equipment.