



## Bill Kuehling

Counsel

St. Louis  
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### EDUCATION

- Washington University in St. Louis, E.M.B.A., 1986
- Georgetown University, J.D., 1976
- Harvard University, John F. Kennedy School of Government, Senior Executives in State and Local Government Pr

### ADMISSIONS

- Missouri

### AFFILIATIONS

- American Bar Association
- The Missouri Bar
- Bar Association of Metropolitan St. Louis

### EMPLOYMENT

- Thompson Coburn LLP Counsel, 2014-Present
- Polsinelli PC Senior Partner, 2004-2014
- The Stolar Partnership Partner, 1994-2004
- City of St. Louis Director of Public Safety, 1990-1993 Associate City Counselor and Counselor to the Mayor, 1979-1990

Developers, nonprofit corporations, and public entities seek Bill Kuehling's varied and extensive background in real estate transactions and infrastructure finance.

Bill focuses his practice on real estate development, public/private partnerships, land use, and municipal law. He assists these clients on the negotiation, documentation, and closing of a wide variety of transactions. This work includes the acquisition, sale, construction, development, financing and leasing of projects. He also has experience in governmental incentives for development, including tax increment financing, tax abatement, tax sharing agreements, community improvement districts, neighborhood improvement districts, and transportation development districts.

Clients with unique needs seek Bill's assistance with controversial land use and zoning issues, including obtaining zoning, demolition, and building permit approval over significant public opposition. This includes work in historic districts.

### Experience

- **Negotiated and documented three tax sharing agreements to assist firms relocating jobs to St. Louis.**
- **Assisted national developer in obtaining tax abatement to complete a partially finished high rise residential building in St. Louis.**
- **Guided the preparation and enactment of a redevelopment plan including tax abatement for multiple parcels in St. Louis.**
- **Counseled and assisted a major public university in undertaking extensive off-campus redevelopment activities, including the creation of a community development corporation and an urban redevelopment corporation.**
- **Responsible for the drafting of the first form-based zoning code in the City of St. Louis.**
- **Obtained zoning approvals for residential drug treatment centers, a human testing laboratory, and multifamily assisted housing projects.**
- **Assisted in obtaining tax increment financing, a community improvement district, and a transportation development district for the first new car dealer to locate in the City of St. Louis in 40 years.**

## COMMUNITY

- St. Louis Council of the Urban Land Institute, Chairperson, Ferguson-Cool Valley Technical Assistance Panel, 2012, Olivette-University City Technical Advisory Panel, 2011
- Partnership for Downtown St. Louis, Board Member
- Jefferson National Parks Association, Board Member
- Downtown St. Louis Community Improvement District, Inc., Former President
- Focus St. Louis, Former Chairman, Community Policy Committee
- St. Louis Regional Commerce and Growth Association, Member, Public Policy Council
- **Engineered the incentive package for the first high rise residential tower built in the City of St. Louis in more than 30 years.**
- **Principal drafter of the Missouri Charter School Act.**
- **Guided the successful legal effort to place on the ballot and enact a Children's Fund in the City of St. Louis.**

## Recognitions

- Listed in The Best Lawyers in America, 2015-Present

## Presentations

- "Nuts and Bolts of Establishing a Taxing District in Challenging Times"; Missouri Mainstreet Connection, Missouri Downtown Revitalization Conference, August 12, 2010
- "When Public Private Partnerships Go South"; Missouri Economic Development Finance Association, 2008
- "Legal Considerations in Urban Redevelopment"; Lorman Group, 2008
- "Blight and Location Decision Making Process"; Seminar Group, 2006
- "The Use of a CID for a Single Parcel Residential Development"; Missouri Economic Development Finance Association, 2006

## Publications

- "The Green Movement Comes to Zoning in St. Louis" (with Zachary D. Wood); *The St. Louis Bar Journal*, Summer 2014