

Joseph (Joe) R. Oaks

ASSOCIATE

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As an associate in the Real Estate practice, Joe Oaks is committed to navigating clients through the nuances and complexities of the real estate industry. Clients rely on him to analyze and develop pragmatic responses to transaction and development-related real estate matters.

Joe's practice focuses on providing a wide range of legal services in real estate transactions, finance, and development – including economic development incentives, land use and zoning, leasing, acquisition, and disposition. Joe represents landowners, developers, and business owners on projects of all sizes. Working alongside seasoned Polsinelli attorneys, Joe has negotiated, secured approval of, and documented hundreds of millions of dollars in incentives for his clients' projects in every asset class of real estate.

He has experience with:

- STAR Bonds
- Industrial Revenue Bonds
- Tax Increment Financing
- Real and personal property tax exemptions and credits
- Community Improvement Districts
- Numerous federal and state tax credit programs

Prior to earning his Juris Doctor from the Georgetown University Law Center, Joe studied political science and economics at Kansas State University and served as a press intern for U.S. Senator Jerry Moran.

Education

- Georgetown University Law Center (J.D., 2019)
- Kansas State University (B.S., 2016)
 - magna cum laude, Political Science

Bar Admissions

Capabilities

- Real Estate
- Real Estate Development

- Missouri, 2019

Recognition

- Named one of *Best Lawyers: Ones to Watch® in America* in Real Estate Law, 2025-2026

Matters

- Represented joint venture in connection with multifamily apartment project in Kansas City, Missouri, including negotiating and securing the approval of more than \$5.6M of local incentives.
- Represented developer in connection with acquisition and development of multi-phased mixed-use project in Derby, Kansas, including pursuit and management of STAR Bonds.
- Represented developer in connection with development of multi-phased mixed-use project comprised of market rate apartments, hotels, medical office building, and restaurants in North Kansas City, Missouri, including pursuit and management of Tax Increment Financing Bonds and Community Improvement District.
- Represented private industrial developer in connection with acquisition and development of tens of millions of square feet of speculative projects throughout the county.
- Represented developer in connection with a transformative mixed-use multifamily and commercial/retail project in Andover, Kansas, including negotiating and securing the approval of more than \$30 million in economic development incentives.
- Representation of developers in connection with Tax Increment Financing and Community Improvement Districts throughout Kansas and Missouri.