

# Mark F. Brady

SHAREHOLDER

St. Louis, MO | 314.889.7077

[mbrady@polsinelli.com](mailto:mbrady@polsinelli.com)



Mark provides counsel to energy companies and real estate firms to secure governmental approvals for land use permits and development incentives for complex real estate projects. Mark has more than 25 years of experience in real estate development matters across the Midwest, and he leverages this experience to advise clients on complex and often unique issues as he works with local, state and federal governmental bodies and regulators to achieve his clients' objectives while also supporting the public's interest. Mark has successfully negotiated, permitted and prepared required agreements and documents for a broad range of projects including:

- Wind and solar farms and other renewable energy projects
- Industrial parks
- Shopping centers and retail buildings
- Office buildings and corporate headquarters
- Hospitality facilities, casinos, entertainment venues
- Residential and mixed-use projects in urban and suburban settings
- Cell towers and infrastructure projects

Mark appears before state agencies, municipal boards and economic development agencies to secure approvals for zoning and land-use matters as well as development incentives such as:

- Industrial Revenue Bonds/Sale-Leaseback/Payment in Lieu of Tax Transactions
- Tax Increment Financing
- Various Tax Abatement Programs
- Community Improvement Districts
- Transportation Development Districts
- Brownfield Tax Credits
- Federal Grant, Loan and Tax Credit Programs
- Public/Municipal Bonds

Mark has successfully tried cases and argued appeals on behalf of developers and public bodies and he wrote the winning brief for the case in which the Missouri Supreme Court upheld the constitutionality of Tax Increment Financing.

## Capabilities

- Renewable Energy Project Development
- Energy
- Government Incentives
- Nonprofit & Public Finance
- Real Estate Development
- Real Estate Transactions
- Real Estate
- Zoning & Land Use

Mark's familiarity with the needs of both governmental bodies and developers provides clients with the resources to facilitate public-private partnerships that create investment opportunities, business and job growth, and the potential for increased wealth for clients and the community at-large.

Mark has won numerous awards on the competition BBQ circuit.

## Education

- Washington University in St. Louis School of Law (J.D.)
  - Law Review; Journal of Urban and Contemporary Law, Associate Editor
- Marquette University (B.A., *Dean's List*)

## Bar Admissions

- Missouri

## Memberships

- The Missouri Bar
- American Bar Association
- Urban Land Institute
- Marquette University Alumni Association
  - Scholarship Committee

## Recognition

Selected for inclusion in *Best Lawyers in America*® for Economic Development Law, 2025-2026

# Matters

---

## Renewable Energy

- Lead land use, development and permitting counsel for dozens of wind and solar projects in various states.
- Lead counsel for multiple solar projects in multiple counties in Missouri to secure approval of Chapter 100 Bond financing to obtain tax certainty for projects.
- Worked on behalf of renewable energy clients in various states to prepare or revise zoning regulations addressing development of renewable energy projects.
- Represented developers, lenders and investors in the purchase, sale and financing of renewable energy projects in various states.

## Residential, Commercial, Industrial Real Estate Development

- Represented high growth entrepreneurial company in securing development incentives for relocation of corporate headquarters.
- Worked with team of Polsinelli attorneys to secure development incentives for convention hotel.
- Represented developers of office, laboratory and mixed-use projects in CORTEX innovation community in St. Louis, Missouri to secure land use approvals and

development incentives.

- Represented owners and developers of shopping centers throughout the St. Louis region in their redevelopment projects.
- Negotiated multiple development agreements and secured land use permits and development incentives for construction of new residential, mixed-use project in downtown St. Louis, Missouri.
- Represented developer in obtaining development incentives for redevelopment of abandoned building into destination hotel project in downtown St. Louis, Missouri.
- Represented multiple property owners and business owners across the State of Missouri to obtain and close on Chapter 100 Industrial Revenue Bond Financing.
- Represented multiple developers in securing permits for cell towers in St. Louis metropolitan region.
- Negotiated and secured city approvals and development incentives for relocation of industrial facility in conjunction with the construction of the National Geospatial-Intelligence Agency.
- Represented multiple owners and developers of retail centers and hotels in Missouri to obtain approval of community improvement districts.
- Obtained approvals from over 20 local, state, and federal agencies and two acts of Congress to allow construction of \$450 million gaming, hotel and entertainment complex.
- Used TIF, Chapter 353 tax abatement, CID and Brownfield Tax Credits to redevelop largely abandoned regional mall into thriving 500,000 square foot mixed-use center.
- Secured approval of what is believed to be Missouri's first multi-jurisdictional TIF plan in Miller County (Lake of the Ozarks).
- Prepared legal analysis and TIF redevelopment plan for Missouri's first phased TIF Plan.
- Secured multiple awards of Missouri Development Finance Board tax credits for expansion of plant science research center and development of associated office building.
- Secured text amendment to zoning ordinance and zoning approvals to allow construction of state-of-the-art medical research facility.

Grants - Obtained federal funds for wide range of projects including addressing the closures of the Ford and Chrysler auto plants in the St. Louis area, constructing portions of the Great Rivers Greenway regional trail system, advancing the regional initiative to position St. Louis as a hub for international trade, and enhancing the St. Louis region's entrepreneurial programs.