

Brad Goss

St. Louis, MO

314.719.3702 | bgoss@amundsendavislaw.com



PARTNER

Overview

Real estate, or as he likes to call it “dirt,” is in Brad’s blood. Growing up, his family owned and operated a brokerage, property management and construction company. Brad also served as president and general counsel of a large home building and land development company which employed more than 350 people and earned revenues in excess of \$100 million. This experience provided Brad with an understanding of the business and regulatory issues his clients face in a first-hand, practical way; an opportunity most attorneys have not had.

Brad has more than 35 years of experience providing services in real estate development, zoning, subdivision, construction, leasing, and municipal law. He represents developers, homeowners associations, banks, contractors, subcontractors, and governmental entities including counties, cities, and special political subdivisions. His clients operate across numerous related industries like home building, lending, land development, commercial development, commercial leasing and public/private incentive financing.

Notably, Brad originated and drafted legislation providing development rights for qualifying TAD special districts and has represented clients in matters related to NID, CIDs and TIFs. He has also handled the legalities of multiple parcel land assemblage, transect zoning codes, annexation of property, site plans, and subdivision and regulatory approvals. He was one of the principal drafters of ASTME1528 relating to the establishment of transaction screens for environmental site assessment in real estate transactions.

Brad has assisted in numerous amendments to Missouri Statutes, represented stakeholders, drafted legislation, and presented testimony to House and Senate Committees. He is licensed to practice in Missouri, Illinois, and Minnesota.

As co-chair of the firm’s Real Estate, Zoning & Public Finance Service Group, Brad is tasked with ensuring the continual development of the firm’s attorneys and oversees the services the team provides across the Midwest.

SERVICES

- Agribusiness
- Commercial Contracts
- Commercial Lending
- Construction
- Corporate & Securities
- Corporate Governance
- COVID-19 Resource Center & Task Force
- Homeowner Associations
- Joint Ventures & Strategic Alliance Agreements
- Mergers & Acquisitions
- Nonprofit Institutions & Tax-Exempt Organizations
- Outside General Counsel
- Real Estate, Zoning & Public Finance
- Venture Capital & Private Equity

EDUCATION

- University of Illinois College of Law, J.D., 1983
- Vanderbilt University, B.A., 1978, *magna cum laude*, Alexander Heard Award, Phi Beta Kappa, Omicron Delta Kappa

Outside the office, Brad maintains a commitment to his community and to the housing industry through his participation in charity runs and other volunteer opportunities.

Experience

Represented a Business in Disputes in the Purchase of Commercial Real Estate and Refusal to Pay Rent

Handled the Acquisition and Development of a 61-acre Tract of Ground as a Part of a Mixed-Use Development

Handled the Acquisition for the Mixed-Use, New Urbanist Development in Independence, Missouri

Obtained a Conditional Use for the Operation of a Convenience Store and Liquor Store

Assisted Our Client in Acquiring a 40-Acre Tract of Ground in Unincorporated St. Charles County

Represented a Developer in the Redevelopment of a 582 Lot Subdivision

Acted as Counsel for a Developer in the Acquisition and Development of a 234-Lot Residential Subdivision

Represented a Client Who Sought to Create a New Urbanist Design Development

Established a Neighborhood Improvement District and Obtained \$4.72 Million of Bond Financing

Handled the Refinancing of a 36-Hole Golf Course

Obtained Trial Verdict in Favor of Developer

Obtained Trial Verdict in Favor of Homeowner

Defended and Prosecuted Claims Regarding \$12 Million Commercial Real Estate Sale

Zoning Approval in Hospital Expansion

Membership & Involvement

- Member: Community Associations Institute (CAI); Association of General Contractors (AGC); Missouri Bar Association; Bar Association of Metropolitan St. Louis; Illinois State Bar Association; American Bar Association
- Home Builders Association of Greater St. Louis and Eastern Missouri: St. Charles Board, Legislative Policy Committee, Environmental Law Committee Chair, and Political Action Committee

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ADMISSIONS

Minnesota

Missouri

Illinois

- Elder and Board of Trustees: Webster Groves Presbyterian Church
- Former Webster Groves City Councilman 1998-2002

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Honors

- Selected to the Missouri & Kansas Super Lawyers list: 2015, 2016
- Selected to *The Best Lawyers in America*® in Land Use and Zoning Law: 2020, 2021, 2022, 2023, 2024
- Selected to in *The Best Lawyers in America*® in Litigation - Construction: 2022, 2023, 2024

Firm News

105 Amundsen Davis Attorneys Recognized by Best Lawyers® in 2024 in America Firm News, August 17, 2023

43 SmithAmundsen Attorneys Recognized by *Best Lawyers in America*© 2023 Firm News, August 18, 2022

35 SmithAmundsen Attorneys Recognized by *Best Lawyers in America*© 2022 August 19, 2021

31 SmithAmundsen Attorneys Recognized in *Best Lawyers in America*© 2021 August 20, 2020

20 SmithAmundsen Attorneys Named to *Best Lawyers in America*© 2020 August 15, 2019

Brad Goss Participates in "Old Newsboys Day"
November 16, 2018

SmithAmundsen Organizes "Planting and Gardening" Day in St. Louis for Epworth Children and Family Services
October 13, 2017

SmithAmundsen Attorneys Included on the 2016 Missouri Super Lawyers and Rising Stars List
SmithAmundsen, November 3, 2016

In the Media

Real Estate Attorney Brad Goss Representing KM Investment Group IV Cited on Residential Development

Alerts

Supreme Court Marks Sea Change in Rules to Amend Restrictions in Subdivisions

Speaking Engagements

Subdivision Law

National Business Institute; Webinar, April 24, 2019

Restrictive Covenants and Conditions

SmithAmundsen CLE Webinar, August 11, 2015

Published Works

Stupid Questions are Better than Stupid Mistakes

Builder News, April 2016

Shades of Green with Legal Implication - Green Building Standards

Builder News, February 2015

Blog Posts

Private Requirements for Short-Term Rentals

In the Dirt: A Real Estate Legal Update, March 2, 2023

Missouri Supreme Court Expands Municipalities' Authority to Deny Conditional Use Permits

In the Dirt: A Real Estate Legal Update, February 15, 2023

Can A Medallion Signature Guarantee Protect Your Property?

In the Dirt: A Real Estate Legal Update, November 30, 2022

Considerations Before Agreeing to a Solar Power Purchase Agreement

In the Dirt: A Real Estate Legal Update, November 21, 2022

Is a Solar Panel Lease Agreement Right for You?

In the Dirt: A Real Estate Legal Update, November 9, 2022

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