

Christopher J. Zarda

OF COUNSEL

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Direct: 816.691.3316

Office: Kansas City



Chris brings a methodical approach to assisting clients with their real estate and construction transaction and litigation matters.

Chris negotiates and drafts construction contracts and real estate conveyance agreements for all types and sizes of projects, from local multi-family projects to national commercial data centers, having drafted and advised on data center contracts in excess of \$5 billion in the aggregate. Clients look to Chris with respect to drafting commercial purchase agreements, leases, and guaranty agreements; the preparation, filing, and prosecution of mechanic's liens; defense of contractors before state commissions; interpretation of zoning ordinances and covenants, conditions, and restrictions; and other construction- and real estate-related matters.

Chris brings more than 15 years of experience litigating commercial, real estate, and construction disputes. His commercial litigation experience also includes representation of lending institutions in creditor's rights matters, contract disputes, commercial landlord-tenant disputes and evictions, construction defect actions, insurance coverage disputes, and contractor/creditor representation in bankruptcy adversarial proceedings.

PRACTICES & INDUSTRIES

Real Estate & Public Finance
Real Estate Litigation
Construction

ADMISSIONS

Missouri
Kansas
Arizona
U.S. District Court for the District of Arizona
U.S. District Court for the District of Kansas
U.S. District Court for the Eastern District of Missouri
U.S. District Court for the Western District of Missouri

EDUCATION

University of Missouri-Kansas City School of Law, J.D., 2007

- Dean's List
- Business and Entrepreneurial Law Emphasis

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Prior to joining Stinson, Chris was general counsel of a global consortium of real estate investment and service entities as well as the director of complex litigation at a Phoenix-based real estate law firm.

- Entrepreneurial Law and Practice Clinic
University of Kansas, B.G.S., Economics, 2004

EXPERIENCE

Real Estate and Construction Contracts and Projects

Represented project owners and assisted project managers in negotiating and preparing design and construction contracts for commercial data centers located throughout the United States with project totals exceeding \$5 billion in the aggregate.

Assisted Fortune 100 telecommunications company in the negotiations of private easements for placement of fiber optic cable, fiber optic cable relocation agreements, license agreements with municipalities for placement and maintenance of fiber optic cables in public right-of-way, and preparation of right-of-way permits.

Representation of regional real estate developer with the disposition of hundreds of lots in lieu of lender's enforcement of guaranty.

Representation of regional sand mining company in negotiations with city and county zoning boards to procure permits to commence mining efforts on local waterways.

Representation of industrial manufacturing company in negotiating and drafting commercial lease workout agreements which permitted client to prematurely terminate lengthy lease obligation.

Real Estate and Construction Litigation

Successful representation of general contractor in breach of contract claim brought by municipality with respect to excusable delays in the construction of a large water purification plant.

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Representation of general contractor in breach of contract claim seeking delay damages brought by subcontractor with respect to delays in large boring project caused by unforeseen ground and surface water impediments.

Represented developer/lessor of large commercial space against claims that client had permitted a non-conforming use to expire thereby rendering the lease a nullity.

Represented architect and commercial HVAC company in state and related federal bankruptcy actions in successfully enforcing mechanic's liens.

Successful representation of abstract and title company through appeal against negligence claim brought by a developer alleging failure to include restriction on warranty deed as required by newly passed Kansas anti-transfer fee covenant.

Commercial Litigation

Secured defense verdict on behalf of lending institution in lender liability lawsuit predicated on putative borrower's claim that lender refused to consummate significant construction loan.

Secured summary judgment on behalf of insurance carrier on its claims against its underwriter for breach of underwriting guidelines which had resulted in the issuance of three consecutive CGL policies.

Obtained favorable settlement for institutional client on its breach of contract claim against a foreign reinsurer predicated on a 1978 retrocession treaty for failure to reimburse for long-tail losses.

Successful prosecution of breach of contract claim brought against a provider of managed care services under a joint marketing agreement seeking return of improperly paid plan premiums.

RECOGNITIONS

Recognized in *The Best Lawyers in America*® list, 2024, 2025

Missouri/Kansas *Super Lawyers*, Rising Star, 2014-2016

PROFESSIONAL & CIVIC ACTIVITIES

Earl E. O'Connor Inn of Court, Barrister

Ross T. Roberts Trial Academy, Graduate

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NEWS

Stinson Demonstrates Commitment to Community Through Pro Bono Nonprofit Legal Clinic

06.14.2024

175 Stinson Attorneys Selected to the 2024 *Best Lawyers in America* List

08.17.2023

Stinson's Pro Bono Nonprofit Legal Clinic Continues to Serve Kansas City-Area Communities

06.29.2023

SPEAKING ENGAGEMENTS

2023 Construction Law Update

Stinson LLP, 02.23.2023

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