HUSCH BLACKWELL



Caroline L. Hermeling

PARTNER

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OVERVIEW

Carrie approaches every case with a trial lawyer mentality, with the goal of being prepared from day one.

Carrie is able to cut to the core of matters and resolve conflicts efficiently on behalf of clients. As a seasoned litigator, she knows the judges in the St. Louis region and has a good working knowledge of the experts who often are involved in these cases.

She handles claims across the spectrum of real estate, development and construction, including sales and commercial leases, eminent domain, land use, title issues and foreclosures. As lead counsel in dozens of commercial lending litigation matters, Carrie also represents lenders in the enforcement of loan and security agreements, notes, guaranties, deeds of trust and related documents. Frequently these representations involve defending lender liability claims and business-related torts to favorable conclusions.

Carrie takes seriously her role as a leader at the firm, on the Diversity Council and within the community. She particularly embraces the role of mentor in helping diverse attorneys in the legal profession.

Industry

Real Estate, Development, & Construction

Services

Commercial Litigation
Construction & Design
Construction Litigation
Development Incentives & Tax Credits
Land Use
Levee & Flood Protection
Litigation & Alternative Dispute Resolution
Nonprofit Organizations & Religious Institutions
Public Law
Tax

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Experience

FINANCIAL & LENDER LIABILITY

- Successfully achieved defendant's verdict in $3 million lender liability case in federal court.
- Spearheaded litigation to enforce loan covenants, resulting in judicial appointment of receiver for more than 20 restaurants in eastern Missouri and southern Illinois and other receivership actions relating to apartment complexes.

EMINENT DOMAIN & LEVEES

- Won summary judgment on inverse condemnation claim relating to levee and flood protection infrastructure improvements.
- Represented local sponsors of federally constructed levee in defeating condemnation of portion of their levee, asserting violations of U.S. and Illinois statutes. Award to clients reimbursed them attorneys' fees and costs.
- Secured favorable decision from Missouri Supreme Court that blocked Southeast Missouri Regional Port Authority from using eminent domain to condemn 30 acres of private land owned by client. Ruling was first by state high court applying 2006 Missouri law that barred condemnations "for solely economic development purposes."
- Represented levee districts in defeating opposition to construction of levee improvements by property owners.

LAND USE

- Acted as co-counsel in land use litigation, successfully reversing major municipality's decision to deny zoning for educational institution's intended use of vacant campus property.
- Obtained favorable judicial ruling to force city to approve assisted living facility next to residential subdivision, despite neighborhood opposition.

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Experience

FORECLOSURES

- Received summary judgment in wrongful foreclosure lawsuit preventing actual and punitive damages to lender client.
- Prevented setting aside of foreclosure sales and borrower/guarantor counterclaims in deficiency judgment litigation.
- Led foreclosure sale process for regional shopping mall, as well as dozens of commercial properties across Missouri.

TITLE & COVENANTS

- Structured quiet title action to address title issues post-closing to allow purchaser to pursue commercial development.
- Regained title for owner of residential condominium, despite property being sold at city tax sale.
- Obtained modification of recorded restrictive covenant through litigation and mediation to permit medical office building to be converted to office building.

DEVELOPMENT & CONSTRUCTION

- Defended multiple taxpayer (competitor-driven) lawsuits seeking to void economic incentive financing packages in excess of $20 million relating to regional shopping center and hotel/convention center developments.
- Litigated to allow 125-plus-acre single-family home subdivision development to proceed despite strong municipal and neighborhood opposition.
- Provided Independence Center, a community-based rehabilitation program for adults, with advice on development of new housing for their independent living mission and programs.

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Experience

LEASES

- Successfully represented national tenant to defeat landlord's attempted termination of long term commercial lease on basis of tenant's failure to monitor invitee conduct in the common areas.
- Obtained extended lease term for commercial tenant in litigation to enforce option to renew despite landlord opposition.
- Spearheaded lease dispute litigation to force terminations of multiple commercial locations and renewal of lease term despite landlord opposition.

OUTDOOR ADVERTISING

- Excluded nationally recognized opposing governmental witness in outdoor advertising condemnation trial. *The Department of Transportation v. Drury Displays Inc. and National Advertising Co.*

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Recognition

- *The Best Lawyers in America®*
  - Best Lawyers® Real Estate Law "Lawyer of the Year," St. Louis, 2027
  - Construction Law, 2016-2027
  - Land Use and Zoning Law, 2021-2027
  - Litigation - Real Estate, 2023-2027
  - Real Estate Law, 2015-2027
  - Best Lawyers® Land Use and Zoning Law "Lawyer of the Year," St. Louis, 2022 and 2026
  - Best Lawyers® Litigation - Real Estate "Lawyer of the Year," St. Louis, 2023
- *Benchmark Litigation*
  - Local Litigation Star, 2020-2026
  - Future Star, 2015-2019
- *Missouri Lawyers Media*, Women's Justice Awards: Litigation Practitioner Award, 2025
- Legal Services of Eastern Missouri, Robert Walston Chubb Award, 2011
- *Missouri and Kansas Super Lawyers*, Land Use/Zoning, 2006-2007
- *St. Louis Daily Record*, Justice Award, 2007
- Notre Dame Club of Saint Louis, Member of the Year Award, 1998
- Missouri Bar Pro Bono Wall of Fame, 2021

Education

- J.D., Saint Louis University School of Law
  - *cum laude*
- B.A., University of Notre Dame
  - Economics

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Admissions

- Missouri
- Illinois

Community Leadership

- Independence Center, Board Member, 2023-present
- City of University City Historic Preservation Commission, 2024-present
- Visitation Academy, School Board Chair, 2019-2024
- DePaul USA, St. Louis Advisory Council, 2017-2018
- Legal Services of Eastern Missouri, Annual Bar Campaign, Co-chair, 2011-2012
- Missouri Lawyer Trust Account Foundation, Director, 2010-2016
- United Way, Women's Leadership Society Cabinet, 2013-present
- Gateway Greening Inc., Board of Directors, President, 1996



2026 Benchmark Litigation - Litigation Star

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