HUSCH BLACKWELL

JoAnn T. Sandifer

PARTNER

ST. LOUIS, MO
PHONE: 314.480.1833
EMAIL: JOANN.SANDIFER@HUSCHBLACKWELL.COM

OVERVIEW

JoAnn has a passion for furthering clients' objectives, whether that means defeating challenges to a real estate project, defending key aspects of a client's business or favorably resolving a dispute.

Thirty years into her practice, JoAnn still loves seeing clients' projects and goals come together. She focuses on real estate, commercial and appellate litigation. Although she works on cases nationwide, JoAnn is especially fond of working on cases that advance civic projects in her own community, such as St. Louis' Loop Trolley project and renovation of the Scottrade Center.

Clients often look to JoAnn to handle precedent-setting cases that protect their business plans and goals. For example, she has represented developers and municipal bodies in constitutional and statutory challenges to their development plans, creating seminal law on behalf of her clients. Similarly, she has represented a national mortgage registry company in multiple challenges to key aspects of its business, obtaining favorable decisions that validated the company's business model.

Industry

Real Estate, Development, & Construction

Services

Appellate
Arena & Stadium Development
Asbestos Litigation
Class Action Defense
Commercial Litigation
Levee & Flood Protection
Litigation & Alternative Dispute Resolution
Public Law
State & Local Tax (SaLT) Litigation

"JoAnn is an expert in her field, with sound judgment and great client service."

— Chambers USA 2026

© 2026 HUSCH BLACKWELL LLP. ALL RIGHTS RESERVED

Experience

- Represented owners of Scottrade Center and St. Louis Blues hockey team in successfully defending constitutional challenge to bond financing deal for improvements to hockey arena, and obtained mandamus order against public official who refused to sign off on financing agreement.
- Successfully defended City of St. Louis Land Clearance Authority against litigation challenging financing for St. Louis Cardinals' stadium.
- Defended transportation development district against statutory and constitutional challenges to its billion-dollar trolley project. Obtained summary judgment orders in favor of client in separate state and federal cases, and obtained affirmances of both on appeal.
- Represented national developer of retail shopping centers in seminal appeal challenging use of eminent domain for development purposes. Missouri Supreme Court reversed decision, ruled in favor of client and authorized condemnation to proceed.
- Represented City of St. Louis agency in suit challenging use of eminent domain for redevelopment purposes. Successfully defended constitutional challenges in trial court and on appeal to Missouri Supreme Court.
- Advised City of St. Louis in suit to block city from changing use of key property under redevelopment agreement. Obtained rulings in favor of city in trial court and on appeal.
- Represented red-light camera company in several cases and successfully defended constitutional challenges to municipal red-light camera programs.
- Counsel mortgage registry company in numerous cases nationwide, defending company's business model and validity of its mortgage interests. Won several leading cases for company at trial and appellate levels.
- Represented mortgage registry company in multimillion-dollar *qui tam* action on behalf of counties seeking damages for alleged misrepresentations in recorded document and alleged avoidance of recording fees. Obtained order dismissing case.

© 2026 HUSCH BLACKWELL LLP. ALL RIGHTS RESERVED

Experience

- Represented owner of large manufacturing facility before administrative agency and appellate court to secure 50 percent reduction in facility's property assessment, entitling client to multimillion-dollar refund.
- Represented developer in litigation seeking to block demolition of building for mixed-use development project. Obtained declaratory judgment in favor of developer and affirmance on appeal.
- Defended developer of resort community against challenges to its development under restrictive covenants. Obtained declaratory judgment in favor of client that was upheld on appeal.
- Defended several employers in retaliatory discharge cases before U.S. Court of Appeals and Missouri Supreme Court. Set leading precedent in area.
- Advised nationwide mall owner in appeal of multimillion-dollar verdict in premises liability case. Obtained reversal of verdict on appeal.
- Obtained motion to dismiss for high-profile 501(c)(4) organization and its board members after political activist plaintiff brought suit. Prior to this unprecedented matter, no case analyzed statute at issue. Court dismissed claims against social welfare organization and board members with prejudice. Decision was affirmed on appeal.
- Secured a victory in expedited proceedings before a St. Louis County judge on behalf of three St. Louis County Council members sued by the St. Louis County Counselor in a dispute over leadership of the County Council for the 2021 calendar year.
- Represented home builder through four-year lawsuit against municipality to secure approval of plans for development of residential subdivision. Obtained a $75,000 sanctions award against the opposing counsel based upon that counsel's bad faith conduct during the proceedings, which award was affirmed on appeal.

© 2026 HUSCH BLACKWELL LLP. ALL RIGHTS RESERVED

Experience

- Obtained reversal of a circuit court judgment ordering commercial tenant to vacate premises; appellate court held that tenant did not breach multimillion lease and that landlord had no right to seek possession.

Recognition

- *Benchmark Litigation*
  - Local Litigation Star, 2020-2026
  - Future Star, 2015-2019
- *The Best Lawyers in America®*
  - Appellate Practice, 2022-2027
  - Commercial Litigation, 2020-2027
- *Chambers USA*, Litigation: General Commercial, 2026
-
- *Missouri Lawyers Media*
  - POWER List for Appellate Law, 2021-2026
  - Women's Justice Awards, Litigation Practitioner Award, 2023
- *Missouri & Kansas Super Lawyers*
  - Appellate, 2018-2019, 2025
-
- *Missouri Lawyers Weekly*
  - Missouri Lawyers Awards, Influential Appellate Advocate, 2017
- "Best Overall Article," Real Property, ABA Section of Real Property, Trust and Estate Law's Probate & Property Magazine, 2013

© 2026 HUSCH BLACKWELL LLP. ALL RIGHTS RESERVED

Education

- J.D., Saint Louis University School of Law
  - *cum laude*
  - Order of the Woolsack
  - *Saint Louis University Law Journal*, editor-in-chief
- B.S.B.A., University of Missouri
  - *summa cum laude*
  - Finance

© 2026 HUSCH BLACKWELL LLP. ALL RIGHTS RESERVED

Admissions

- Missouri
- Illinois
- U.S. District Court, District of Colorado
- U.S. District Court, Central District of Illinois
- U.S. District Court, Southern District of Illinois
- U.S. District Court, Eastern District of Michigan
- U.S. District Court, Eastern District of Missouri
- U.S. District Court, Western District of Missouri
- U.S. District Court, Western District of Tennessee
- U.S. Court of Appeals, Federal Circuit
- U.S. Court of Appeals, Second Circuit
- U.S. Court of Appeals, Sixth Circuit
- U.S. Court of Appeals, Seventh Circuit
- U.S. Court of Appeals, Eighth Circuit
- U.S. Court of Appeals, Ninth Circuit
- U.S. Court of Appeals, Tenth Circuit
- U.S. Court of Appeals, Eleventh Circuit
- U.S. Supreme Court

© 2026 HUSCH BLACKWELL LLP. ALL RIGHTS RESERVED

Community Leadership

- St. Louis County Library Foundation; Board Member, 2016-present; Board Secretary, 2022-present
- St. Louis Foster & Adoptive Care Coalition, Board Member, 2016-present

2026 Benchmark Litigation - Litigation Star

© 2026 HUSCH BLACKWELL LLP. ALL RIGHTS RESERVED