HUSCH BLACKWELL

Charles G. Renner

PARTNER

KANSAS CITY, MO
PHONE: 816.329.4702
EMAIL: CHARLES.RENNER@HUSCHBLACKWELL.COM

OVERVIEW

Charles has played a leading role in facilitating significant public-private partnerships (P3) across the United States.

He conducts an annual survey and analysis on P3 projects nationwide and continuously evaluates trends and best practices for the unique financing tool. Charles applies his findings when advising clients and communities on projects that serve the lasting interests of businesses, government and people.

Charles, chair of the firm's Public-Private Partnership team, also has broad experience working with complex development incentives such as community improvement districts and tax increment financing. His approach is collaborative, seeking true long-term partnerships with mutually beneficial outcomes for all public and private stakeholders.

Charles is a firm believer in competition among cities to build for the future with the goal of improving metropolitan communities for years to come. He is motivated by the satisfaction of seeing tangible results from working on a built environment project from the ground up.

Industry

Real Estate, Development, & Construction

Services

Data Centers

Development Incentives & Tax Credits

Public-Private Partnerships (P3)

"He has great experience across the country. Charles is very well respected and effective in how he develops projects."

— Chambers USA 2024

© 2026 HUSCH BLACKWELL LLP. ALL RIGHTS RESERVED

Case Studies

Garney Construction

We represented the project lead in the Vista Ridge project, the largest water infrastructure P3 in the United States.

Hunt Development Group

Our P3 team assisted the client in crafting a winning bid to develop a 430,000-square-foot civil and family courthouse facility to replace the Heman Marion Sweatt Courthouse.

Netrality Properties, LP

Our team ensured the issuance of $56 million in bonds for the development and renovation of an important client site.

Moving Harris Park Midtown Sports & Activity Center From Vision to Reality

Our team helped bring a sports-themed development project in Kansas City's urban core to fruition.

Featured Experience

Public-Private Pipeline Keeps Water Flowing

San Antonio, Texas, was exploring options to diversify its water supply for its growing region. A long-term contract between a private party and a governmental entity was the solution. Husch Blackwell's P3 team was tapped to represent Garney Construction in the consortium. As Garney's role as construction partner expanded, Charles led the company in assuming leadership of the design, construction and financing of the project. The $3.4 billion, 30-year pipeline project allows the city of San Antonio to sustain burgeoning population growth and sets an example for other P3 water projects in the United States.

Experience

PUBLIC-PRIVATE PARTNERSHIPS (P3S)

- Represented the City of Kansas City in the P3 financing, planning and construction of its new $1 billion KCI Airport Terminal, now slated for completion in 2023.

© 2026 HUSCH BLACKWELL LLP. ALL RIGHTS RESERVED

Experience

- Legal counsel for a consortium led by Hunt Development Group LLC, which was selected for the design, development and construction of the new Travis County civil courthouse in Austin. This project had been in the planning stage for a significant period.
- Crafted public-private partnership (P3) structure on behalf of master developer of 55-acre expansion project at University of Kansas, including academic integrated science facility, student union, student housing in three buildings, dining center and parking spaces.
- Represented Garney Construction, owner of $3.4 billion San Antonio Water System Vista Ridge water supply project. The 142-mile Vista Ridge pipeline is the first-of-its-kind, large-scale P3 in U.S. water industry.
- Represented Texas Infrastructure Council in drafting legislation to create P3 Center of Excellence, which provides best practice processes related to procurement of infrastructure through P3s and the development of strategic pipeline of infrastructure projects.
- Crafted P3 structure on behalf of Kauffman Center for the Performing Arts for multiuse parking facility that allowed for development of $400 million nationally recognized performing arts center.
- Serving as grantor's counsel for Sarpy County and Cities Wastewater Agency in a potential Design Build Finance Operate Maintain (DBFOM)-P3 approach to build the Unified Southern Sarpy Wastewater System, a sanitary sewer system to serve the southern portion of Sarpy County.
- On behalf of developer, led formation of P3 focused on redeveloping more than 25 acres of dilapidated medical campus in heart of southern Kansas City residential community. Partnership included large hospital operator, two private development groups and the city.

© 2026 HUSCH BLACKWELL LLP. ALL RIGHTS RESERVED

Experience

DEVELOPMENT INCENTIVES AND TAX CREDITS

- Represented developer of first-of-its-kind $62 million Passive House-certified residential development in securing Chapter 353 property tax abatement from the City of Kansas City, Missouri, and tax-exempt bond financings from U.S. Department of Housing and Urban Development.
- Represented developer of Gallery Green, an $80 million mixed-use project, in securing 25-year, 60 percent property tax abatement. The Shared Success Fund, an economic development policy that generates more benefits throughout the broader Kansas City community, was crafted to overcome citizen opposition to project.
- Represented Highwoods Properties in a $240 million Country Club Plaza development initiative in Kansas City, including tax increment financing application.
- Represented clients in formation of numerous special taxing districts, including first sales tax community improvement district in Missouri and one of first such districts in Kansas.
- Advised multifamily residential developer in undertaking and obtaining public financing for $57 million redevelopment project in Kansas City, Missouri.
- Represented developer of multiphase retail development, including public revenue bonds and tax increment financing.
- Assisted client Milhaus in obtaining a tax abatement and tax exemptions for a mixed-use development project.
- Represented Northwestern University in an energy P3 for the campus. Negotiated a master energy-as-a-service agreement that provides for multiple service agreements on behalf of the private university, which provides for long-term energy savings, a green campus initiative.
- Represented GaleHart Communities in the development of 1,000 acres into a mixed-use residential development in Liberty, Missouri, including more than 700 single-family homes, small retail, civic space and large public infrastructure.

© 2026 HUSCH BLACKWELL LLP. ALL RIGHTS RESERVED

Experience

- Represented the Nelson Gallery Foundation, one of largest art museums in the U.S., with its long-term "master plan" for the city's museum district. This included the disposition of property and the development of other tracts, along with land use, redevelopment of historical properties, zoning and construction issues.
- Represented client in the development of an $8.2 billion multifacility data center and technology campus. Handled land use and public approvals as well as negotiated incentives package.
- Represented client in the redevelopment of an industrial site into a multifamily development in an energy-efficient building in the River Market area of Kansas City, Missouri.
- Represented a privately owned cleaning products company with its redevelopment and expansion of a corporate headquarters, including a manufacturing and distribution complex, in St. Joseph, Missouri. Worked with the client and the state of Missouri to develop an environmental risk remediation plan and secure Brownfields Tax Incentives to help with the expense.
- Represented client in the redevelopment of a building for a high-speed data center for companies that rely on high-speed data transmission. Worked with the state and city to successfully requalify the site for public financing.

REAL ESTATE INVESTMENT

- Completed an investment real estate restructuring to turn real estate management company into an investment real estate fund and represented client as it acquired projects, secured financing and raised capital, assisting the company in growing from $125 million in annual revenue to $600 million in annual revenue.

© 2026 HUSCH BLACKWELL LLP. ALL RIGHTS RESERVED

Recognition

- *The Best Lawyers in America®*
  - Land Use and Zoning Law, 2014-2027
  - Real Estate Law, 2019-2027
- *Chambers USA*
  - Real Estate, 2018-2026
  - Real Estate, Up & Coming, 2015-2017
- *The Legal 500 United States*
  - Real estate, Recommended lawyer, 2023-2026
- *IFLR 1000 United States*
  - Real Estate (Missouri), Highly Regarded, 2019, 2022-2025
- *Ingram's* 250, 2022
- *Kansas City Business Journal*, Best of the Bar, 2017-2018
- *Missouri & Kansas Super Lawyers*, Business/Corporate, 2015-2020, 2023-2025; Rising Star, 2009-2010
- *Missouri Lawyers Weekly*, "Up and Coming Lawyers," 2009

Education

- J.D., University of Missouri-Kansas City School of Law
  - Order of the Barristers
  - National Moot Court Team, Best Appellate Brief
  - Student Bar Association, President, Vice-President, 1999-2000
  - *UMKC Law* Review, Staff, 1999-2000
- B.A., University of Missouri-Kansas City
  - Political Science

© 2026 HUSCH BLACKWELL LLP. ALL RIGHTS RESERVED

Admissions

- Missouri
- Kansas

Community Leadership

- Citizens Association
- Kansas City Consensus, President, 2004-2016
- South Kansas City Chamber of Commerce

The Best Lawyers in America®

© 2026 HUSCH BLACKWELL LLP. ALL RIGHTS RESERVED