



# James F. Freeman III

## Attorney

**Email:** [jfreeman@swansonbernard.com](mailto:jfreeman@swansonbernard.com)

**Phone:** (816) 886-4810

**Alternate:** (816) 410-4600

## A proven problem-solver.

### Experience

- Successfully prosecuted and resolved thousands of mechanics' liens and construction claims for subcontractors, contractors, architects, and owners in multiple states and internationally ranging in value from \$5,000 to \$300 million.
- Represented the developer of a 30-plus-story high rise office to multi-family conversion in acquisition, design, construction, and operations.
- Represented sellers of large tract commercial properties in the sale and development of the properties.
- Represented an international just-in-time parts supplier in the multi-national negotiation and recovery of manufacturing tooling and finished goods from a distressed manufacturer to avoid millions of dollars in daily damages exposure.
- Successfully represented foreign manufacturer in the recovery of a multi-million dollar specialty industrial equipment from bankrupt domestic fertilizer plant.
- Successfully recovered \$30 million LNG plant from a distressed EPC contractor. Then negotiated the sale and delivery of the plant to a pipeline project in Peru.
- Successfully represented an architect in a multi-million dollar fee recovery against design claims by a high-profile hotel, commercial, retail, and entertainment multi-use developer.
- Represented a non-profit in the successful recovery of a more than 500-acre lake retreat, a university campus, a nursing home, and a \$100 million-plus foundation.



4600 Madison Ave., Suite 600, Kansas City, MO 64112 (816) 410-4600 [swansonbernard.com](http://swansonbernard.com)

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## Summary

James is a problem-solver. He practices law to help people find solutions by examining and recommending structural changes to address and resolve the underlying issues and working to prevent them from re-occurring. He works with developers, owners, and subcontractors in all aspects of construction, real estate, commercial litigation, bankruptcy claims, non-profit, and probate litigation.

He has successfully represented clients through the purchase, design, development, and litigation of a variety of projects, including industrial, institutional, international, high-rise multi-family conversions, commercial, and retail. His unique background serving on the Lee's Summit, Mo., city council and as the city's mayor pro tempore allows him to bring an expert perspective to construction and real estate law.

## Practice Areas

Agribusiness  
Bankruptcy and Creditors' Rights  
Construction Services  
Corporate and Business Services  
Employment, Labor, Benefits and Executive Compensation  
Energy  
Family-Owned Business  
Health Care and Life Sciences  
Insurance and Workers' Compensation  
Litigation and Trial Advocacy  
Nonprofit Organizations  
Real Estate/ Land Use

## Admissions

Missouri  
Kansas  
U.S. Supreme Court  
U.S. Court of Appeals – 8th Circuit  
U.S. Court of Appeals – 10th Circuit  
U.S. District Court of Western Missouri  
U.S. District Court of Eastern Missouri  
U.S. District Court of Kansas  
U.S. Bankruptcy Court of Western Missouri  
U.S. Bankruptcy Court of Eastern Missouri  
U.S. Bankruptcy Court of Kansas  
U.S. Court of Federal Claims

## Professional Affiliations

Martindale-Hubbell – “AV” rating

## Education

J.D., University of Missouri – Kansas City, 1989  
B.S., University of Missouri – Kansas City, 1986

## Honors and Awards

Missouri/Kansas Super Lawyer  
Robert C. Welsh Volunteer Attorney of the Year, Kansas City Metropolitan Bar Association  
Heart of America Council's Silver Beaver Award, Boy Scouts of America

