



SpencerFane®

Shelby Wood

Partner

Contact

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Overview

Shelby Wood focuses his practice in the areas of commercial real estate, commercial real estate finance, environmental law, and renewable energy.

Shelby assists clients seeking to buy, sell, lease, manage, finance, develop, and construct commercial real estate across a wide range of asset classes, including multifamily, mixed-use, office, agricultural, retail, and industrial. While he regularly assists clients throughout all stages and aspects of their projects, he has specific expertise helping resolve complex title issues, preparing CCRs and other documents to facilitate land development, assisting clients secure real property tax abatement and other local governmental incentives, advising clients on 1031 exchange transactions, assisting with transactions involving seller carryback financing, and more.

In a related area of his busy practice, Shelby also represents both financial institutions and non-traditional lenders making and documenting real estate mortgage loans. His experience includes all forms of real estate lending, including purchase, refinance, and construction financing, and also loan transactions relating to projects involving tax increment financing, historic tax credits, property tax abatement, and other development incentives.

Shelby's environmental law practice primarily focuses on assisting clients seeking to buy, sell, manage, finance, and redevelop environmentally impaired properties. Shelby regularly helps clients manage, investigate, and remediate CERCLA (Superfund) sites and contaminated properties in state-led cleanup programs. In this area of his practice, he has negotiated environmental use controls, restrictive covenants, and other agreements associated with managing long-term environmental liability at contaminated sites. Shelby has also represented operators of solid waste transfer stations and solid waste landfills on permitting, compliance, and operational matters.

A true partner to his clients, Shelby also represents both developers and landowners in connection with renewable energy projects across the Midwest. He has experience with both utility scale wind and solar energy projects, as well as landfill gas to energy projects where he primarily has represented the landfill operator in the negotiation of contracts, operating agreements, and permit revisions required to support landfill gas to energy development.

Shelby graduated with distinction from the University of Iowa College of Law and received undergraduate degrees in Oxbridge Institutions and Policy and Economics from William Jewell College. He is a Springfield, Missouri native.

Education

- University of Iowa College of Law, 2016 (J.D.), *with distinction*
- William Jewell College, 2012 (B.A.)

Bar Admissions

- Missouri, 2016

Distinctions

- *Best Lawyers in America*, Ones to Watch, 2023–2026

Memberships

- Urban Land Institute, Kansas City