



## Lindsay S. C. Brinton

Rails to Trails Practice Group Leader

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Lindsay Brinton is a nationally recognized advocate for property owners, leveraging deep experience in federal takings law to secure compensation for clients impacted by government land use actions.

Lindsay represents landowners across the country whose property has been seized by the federal government. As a leader of Lewis Rice's Federal Takings & Rails to Trails Practice Group, she works closely with individuals affected by rail-trail conversions—situations in which the federal government repurposes abandoned railroad corridors into public parks or trails. With more than 15 years of experience in this specialized area of law, Lindsay has secured awards totaling millions of dollars for thousands of homeowners, farmers, and businesses.

She has represented clients before the U.S. Court of Appeals for the Federal Circuit, state supreme courts, and the U.S. Supreme Court, bringing both legal expertise and a strong commitment to justice in property rights cases.

### Education

- University of Missouri at Columbia School of Law (J.D., 2006)
  - Managing Editor, *Missouri Environmental Law and Policy Review*
  - Regional Moot Court Team/National Moot Court Prize
  - Dean's list
  - Cali Award for Excellence in Administrative Law
- University of Missouri at Columbia (B.J., *magna cum laude*, 2002)

### Legal Background

- Counsel, Arent Fox (2010-2019)
- Associate, Lathrop & Gage (2007-2010)
- Associate, Brown & James (2006-2007)

### Professional Affiliations

### Services

- Federal Takings & Rails to Trails
- Eminent Domain & Land Use
- Complex Litigation

- Bar Association of Metropolitan St. Louis

## **Admissions**

- Missouri Bar
- District of Columbia Bar
- U.S. Tax Court
- U.S. Court of Appeals, Federal Circuit
- Eastern District of Missouri, U.S. District Court

## **Charitable & Civic Involvement**

- Legal Advocates for Abused Women
- Marygrove
- Marian Middle School
- Chaminade College Preparatory School's mock trial team

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# **Rails to Trails**

Lindsay represents landowners throughout the United States pursuing takings claims against the federal government. One of her primary focuses is representing land owners in what is commonly referred to as rails to trails takings. Lindsay litigates cases in the United States Court of Federal Claims on behalf of those whose property was taken by the federal government pursuant to the National Trails System Act, which authorizes abandoned railroad lines to be converted to public parks. Her goal is to obtain compensation from the government for the taking of their land for the public recreational trail. Lindsay focuses on both proving the taking has occurred as well as establishing the value of the property that was taken. Her national work for landowners includes representing land owners coast-to-coast, including 11 states.

In securing judgments for clients after trial and pre-trial settlements, Lindsay has secured multi-million dollar awards for these landowners. She also has significant experience representing landowners in The United States Court of Appeals.

Lindsay represents clients in this area of law through contingency fee arrangements, which allow our clients to prosecute their claims without paying attorney fees upfront. Attorney fees are paid only if a favorable outcome is achieved.

## **Rail-Trail Conversions**

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# **Rails to Trails FAQs**

## **Explain what you handle in your practice.**

I represent landowners from across the country in filing inverse condemnation claims. We bring lawsuits against the federal government on behalf of landowners seeking just compensation for their property taken for rail-trail conversions. My days can vary widely.

Some days I'm researching potential cases, inspecting potential rail-trail corridors and meeting with landowners. Other days I may be reviewing century-old deeds and state-specific research to determine how a railroad was originally acquired. This research then carries over to writing and editing briefs and oral arguments. We interview and meet with appraisers and inspect the properties in question. In some cases where settlement is not possible, we represent our clients in valuation trials.

### **What got you interested in your practice area?**

Before law school I spent a few months working at a local law firm that represented landowners in these types of cases. I then returned to this law firm to work as a summer associate during law school and then as an associate after law school. I fell in love with this area of law where we can represent landowners in vindicating their constitutional rights.

### **What guides you in your law practice?**

My law practice is guided by three core values: passion for upholding landowners' constitutional rights, dedication to securing the highest compensation possible, and creativity in finding efficient solutions with our skilled team at Lewis Rice. I take the time to understand my clients' concerns and work tirelessly to secure the maximum award, even if I can't prevent the taking itself.

### **How do you approach understanding your clients and their needs to provide the best legal advice?**

I enjoy meeting with my clients in person. It's an excellent opportunity to learn more about their concerns, their property, and what a successful outcome would look like for them.

### **How do you stay up to date on the latest developments and trends that could impact your clients?**

I attend several conferences throughout the year pertaining to eminent domain litigation. I also read new cases each week and confer with attorneys who handle the same type of legal representation.

### **What do you like to do outside of work?**

I love to spend time with my family and friends. My husband and I have three kids, two dogs and a lizard. My kids are very involved in sports, so that consumes much of our time. My family and I also love to travel, and when I get the time, I enjoy being outside playing tennis, golfing and hiking.

### **How are you involved in your community?**

I serve on the tennis committee at our community's golf and tennis club due to my lifelong passion for tennis. I am also an assistant coach for my daughter's volleyball team. Volleyball was a significant part of my upbringing, and it brings me joy to help the girls learn and grow within the sport. I also help prepare Chaminade's mock trial team for competitions and enjoy attending events and fundraisers for local organizations such as Marygrove and Marian Middle School.

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## **Guiding Principles**

Three important tenants guide my law practice: passion, dedication, and creativity.

### **Passion**

I love my job, and I feel fortunate to represent landowners across the country vindicating their constitutional rights. When the government takes your property, they should tell you and offer you just compensation. But, in most cases, they don't have to. Thus it is my passion to not only inform landowners of their constitutional rights, but to vindicate those rights so landowners receive the just compensation owed to them.

### **Dedication**

I am dedicated to making sure each of my clients recovers the maximum award of just compensation. I love meeting with clients to learn more about their property and their concerns regarding the rail-trail conversion. Although I can't prevent the taking, I can help ensure my clients receive the maximum award of just compensation.

### **Creativity**

Each day I strive to find creative ways to solve my clients claims. With my clients in mind, I'm always thinking of the most efficient way to recover the maximum award of just compensation for the government's taking. Here at Lewis Rice, we have an excellent team of attorneys, paralegals, and assistants who help me achieve these goals.

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## **Beyond the Law**

In her free time, Lindsay likes to spend time with her husband and their three children. Lindsay is co-chair of her parish carnival and an active volunteer at her children's school. Lindsay loves to exercise, golf, play tennis, and travel.



*Lindsay, her husband, and three children in Iceland (summer 2018)*