



Ralph E. Bellar, Jr.

Member

rebellar@lewisricekc.com

Kansas City, MO / (816) 472-2511

Ralph Bellar is a highly regarded real estate attorney with deep experience in development, financing, land use, and economic incentives, representing developers, companies, and retailers in some of the Kansas City region's most significant projects.

With more than 30 years' experience in commercial and residential real estate development, Ralph represents developers, national and regional companies, tenants, and retailers in a variety of real estate matters. He handles construction, leasing, land acquisition, land use, purchase and sale contracts, development and easement agreements, pipeline and utility easements and licenses, financing, bond financing, zoning, and subdivision matters. Ralph acts as general counsel to a number of community improvement districts and transportation development districts in the state of Missouri.

Ralph has extensive experience assisting developers and companies in obtaining economic development incentives such as tax increment financing, Chapter 99 and Chapter 353 real property tax abatements, Enhanced Enterprise Zone tax credits and tax abatements, Chapter 100 industrial revenue bond financing, and in the formation of community improvement districts, transportation development districts and neighborhood improvement districts. While representing clients on zoning, platting, subdivision, land use, special benefit districts, and related development matters, Ralph regularly appears before city councils, plan commissions, tax increment financing commissions, and zoning boards in both Missouri and Kansas.

Ralph has been involved in many large projects in the Kansas City metropolitan area, including three of the largest office buildings in Kansas City: the Town Pavilion (38-story office/retail building), the 1201 Walnut Building, and One Kansas City Place; the representation of one of the nation's largest retailers in acquiring property to open its first stores in the Kansas City metropolitan area; the development of Barry Towne (346-acre mixed-use development); the sale of the historic Boley Building to a company for use as its corporate headquarters; the Plaza Colonnade project (a \$72 million public/private venture with the public library, resulting in a new library, office building, retail, and parking garage); Summit Fair (a 500,000-square foot retail development in Lee's Summit, MO); and the Streets of West Prior (a 73 acre mixed-use project in Lee's Summit, Missouri).

Ralph served as Chair of the Recruiting Committee for the Kansas City office from 1995 to 2025 and ran the summer associate program during that time. He is a member of the

Services

- Municipal Law, Zoning & Finance
- Real Estate

Missouri Bar as well as the Kansas Bar and Kansas City Metropolitan Bar Association, where he was the Chairman of the Real Estate Law Committee. His accolades include being named "Lawyer of the Year" for Real Estate Law in 2026 by *Best Lawyers*® and being selected for inclusion in *Best Lawyers*® from 2009 to 2026, *Ingram's Best Lawyers in Kansas City*® 2008-2012, and AV® Preeminent™ Peer Review Rated by Martindale-Hubbell. Ralph is actively involved in several community organizations and charitable activities.

Education

- University of Kansas School of Law (J.D., 1988)
 - *Kansas Law Review*, associate editor
 - *Kansas Criminal Procedure Review*, notes editor
 - Moot Court Council, Phi Delta Phi
- Kansas State University (B.S., 1985)
 - Marketing

Professional Affiliations

- Past Chairman, Real Estate Committee, Kansas City Metropolitan Bar Association
- International Council of Shopping Centers, Missouri Economic Development Financing Association

Admissions

- District of Kansas, U.S. District Court
- Missouri Bar
- Kansas Bar

Charitable & Civic Involvement

- Blue Valley Recreation Committee
- United Methodist Church of the Resurrection
- Member and past Board of Directors, Overland Park South Rotary Club
- Board of Directors, Downtown Council of Kansas City

Firm Committees

- Chair, Recruiting Committee (Kansas City office)