

Parcel DF231422-2003 - 04/24/2026

Applicant Information

Applicant / Primary Contact Information

Name Clayton Anderson	Type Developer	Relationship To City Existing Business / Expanding To Additional Location
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Business Profile

Name 175 COMMERCE CENTER LAND LLC	Phone (816) 932-5511	Ext No information entered
	Email No information entered	Physical Address 4622 Pennsylvania Ave Suite 700 Kansas City Missouri 64112

Mailing Address
4622 Pennsylvania Ave Suite 700
Kansas City Missouri 64112

Questions

1. In what lines of business is the applicant engaged?

Ans. Real estate acquisition, development, and management.

2. If proprietorship, partnership, or close corporation, list the names of owners and the approximate amounts owned by each of its principal stockholders:

Ans. Not applicable. Applicant is an LLC.

3. Is the applicant (or its parent) a proprietorship, partnership, or corporation (LLC)?

Ans. No information entered

4. Year and State of incorporation

Ans. 2022 // Delaware

5. Are you pursuing any other incentives offered by another government entity?

Ans. No

6. Please indicate below what the other incentives are:

Ans. No information entered

7. List the name of the certified public accounting firm (or firms) which has performed audits of the applicant firm (or its parent) books and records for the past three (3) years. Attach financial reports (income statements, retained earnings statements, changes in working capital, balance sheets, etc.) for same years.

Ans. No information entered

8. Have the applicant's credit instruments been rated by a rating service?

Ans. No information entered

9. Describe all outstanding or threatened litigation:

Ans. No information entered

Property Information

Parcel Id DF231422-2003	Parcel Address Parcel DF231422-2003, OLATHE, KS, 66062	
Last Assessment 2024 - \$10,035.00	Previous Year Assessment No recent assessments	Districts WARD 1
Parcel Id DF231422-2001	Parcel Address 22440 W 175TH ST, OLATHE, KS, 66062	
Last Assessment 2024 - \$12,639.00	Previous Year Assessment No recent assessments	Districts WARD 1

Proposed Project Information

Details

Proposed Use

No No information entered

Public Improvements

No

Estimated Future Assessed Value

No information entered

Proposed Square Footage

No information entered

Improvements Requested**Estimated Future Tax**

No information entered

Questions

1. Briefly describe the nature of the proposed project, including information as to the structure itself (size of building, amount of land to be purchased, etc.), whether it is an expansion of an existing facility or the construction of a new facility, and what products or services are to be manufactured or provided there.

Ans. Construct one new speculative industrial building of approximately 1,102,793 SF on an approximately 61.113 +/- acre site located at the business park known as 175th Street Commerce Centre East, generally located at the NE corner of W. 175th St. and S Hedge Ln., along with all associated site work and infrastructure.

2. Describe the type of buildings to be constructed and type of machinery and equipment to be financed:

Ans. The buildings will be used for bulk distribution, industrial, warehouse, office and limited retail purposes. Machinery and equipment will be determined by tenants.

3. Will the applicant be in direct competition with other local firms?

Ans. No

4. Name the firms and describe the nature of the competition:

Ans. Not applicable.

5. Are adequate public streets and utilities available to the proposed site?

Ans. Yes

6. Specify if unusual demands for water and sewer will be made:

Ans. No information entered

7. Per the City IRB policy, an applicant is required to use City of Olathe solid waste service upon the start of the abatement period. Please indicate that you understand this requirement by answering yes:

Ans. Yes

8. If you have a current existing contract with another contractor, please indicate below when that

will expire. If you have any extenuating circumstances that would result in the City not being able to adequately serve your needs, please indicate those below:

Ans. Not applicable.

9. What percentage of usable floor space will be occupied by applicant?

Ans. 0%.

10. What percentage will be occupied by other occupants?

Ans. 100%.

11. If known, indicate each occupant below:

Ans. TBD.

12. Does the applicant, or its parent, presently have offices or industrial facilities located in Olathe, Kansas?

Ans. Yes

13. Please describe below:

Ans. Master ROI for 175th Street Commerce Centre East.

14. Will you be relocating from your existing Olathe facilities to new facilities constructed by this project?

Ans. No

15. What will you be doing with your existing facilities after relocating?

Ans. No information entered

Eligible Costs

Land

(Attach a legal description of property as Exhibit A)

Land	\$6,122,000.00
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Sub Total:	\$6,122,000.00
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Building

Building	\$55,187,000.00
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Sub Total:	\$55,187,000.00
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Machinery and Equipment

Machinery	\$1,000,000.00
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Equipment	\$9,000,000.00
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Sub Total:	\$10,000,000.00
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Pollution Control Facilities

Pollution Control Facilities	\$0.00
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Sub Total:	\$0.00
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Other Costs

Other Tenant Improvements	\$6,000,000.00
Sub Total:	\$6,000,000.00

Party Information

Attorney for Applicant

Business Name

Polsinelli PC

EIN**First Name**

Curtis

Last Name

Holland

Phone Number

+1 (913) 234-7411

Ext

No information entered

Email

cholland@polsinelli.com

Address

900 W 48th Pl, STE 900, Kansas City, Missouri, 64112

Bond Purchaser/Underwriter for Applicant

Business Name

Applicant will purchase bonds.

EIN

No information entered

First Name

No information entered

Last Name

No information entered

Phone Number

No information entered

Ext

No information entered

Email

No information entered

Address

No information entered

Bond Counsel for Applicant**Business Name**

To be determined.

EIN

No information entered

First Name

No information entered

Last Name

No information entered

Phone Number

No information entered

Ext

No information entered

Email

No information entered

Address

No information entered

Contractor**Business Name**

ARCO National Construction

EIN

No information entered

First Name

Cody

Last Name

Beall

Phone Number

+1 (816) 877-0530

Ext

No information entered

Email

cbeall@arco1.com

Address

5450 NW 40th St , Riverside , Missouri , 64150

Architect**Business Name**

No information entered

EIN

No information entered

First Name**Last Name****Phone Number****Ext**

No information entered

Email

No information entered

Address

No information entered

Projections

Questions

1. Will this project represent an increase in employment opportunities in Olathe, Kansas?

Ans. Yes

2. Briefly describe the approximate number of persons to be employed by the project at all levels:

Ans. TBD - commensurate with other comparable uses in the area. See Firm Data Sheet for estimates.

3. What dollar amount and percentage of the applicant's total projected annual sales for the next ten (10) years, is expected to be generate by the project?

Ans. TBD - commensurate with other comparable uses in the area.

4. What percentage of sales will be sold locally?

Ans. Not applicable

5. Is this percentage increasing, decreasing or remaining stable from the current trend?

Ans. Increasing

6. What is the estimated annual amount of merchandise and services purchased locally by the applicant?

Ans. See Firm Data Sheet for estimates.

7. Is there likelihood for expansion of the proposed facility within three (3) years?

Ans. No

8. Please describe below:

Ans. No information entered

9. Has or will an environmental audit be performed for the site?

Ans. No information entered

Sources of Funds

Fund Request

Funding Request	Not Specified
Eligible Costs Total	\$77,309,000.00
Total Estimated Project Cost	\$0.00
Total Funding Amount Requested	No information entered

Questions

1. Have arrangements been for the marketing of the bonds?

Ans. No

2. Describe interest rate structure and term of bonds below:

Ans. No information entered

3. Will the applicant pledge any assets other than the project itself to secure the bonds?

Ans. No information entered

4. Will a bond and interest reserve be provided for?

Ans. No

5. State amount and source of funding:

Ans. No information entered

6. Does the applicant have any major contractual arrangements that would tend to assure, or be a detriment to, the successful financing and marketing of the proposed bonds?

Ans. No information entered

7. Describe below:

Ans. No information entered

8. Has a bond underwriter determined whether or not the bonds are marketable?

Ans. No information entered

9. Describe its determination below:

Ans. No information entered

10. Indicate whether bonds will be publicly or privately placed.

Ans. No information entered

11. Does the applicant, or its parent, intend to purchase all or any part of the proposed bond issue?

Ans. No information entered

12. What will be the applicant's equity investment? Please describe:

Ans. TBD.

13. Has the applicant considered conventional financing?

Ans. Yes

14. Indicate name of primary officer, institution name, and address of trustee and/or fiscal agent.

Ans. TBD.

15. Proposed date of issuing bonds:

Ans. 12/1/2026

16. What portion of the project will be financed from funds other than bond proceeds, and what is the source of such funds?

Ans. None.

17. List below previous participation in IRB financing:

Ans. Master ROI for 175th Commerce Center East.

Additional Notes / Comments

No information entered

Taxes

Questions

1. What is the requested tax abatement term in years? _____ Percentage requested _____%

Ans. 10 Years. 80%.

2. If a Fixed PILOT payment is proposed for the project, please outline proposed structure:

Ans. Applicant requests to fix the PILOT at 20% of the then comparable market value.

3. Under normal circumstances, the City will require payment in lieu of payments for property which becomes tax exempt. If tax abatement is requested, please describe special features or benefits of the project, which would justify tax abatements at the requested percentage and term. Include information about other local revenues associated with the project, such as sales taxes and franchise fees.

Ans. No information entered

Documentation Collection

Documents

1. Name: 175 Commerce Centre East - Lot 8 & Monticello right-of-way for Final Plat - Legal Description.docx

Uploaded Date: 4/24/2026 1:33:30 PM

2. Name: BKTPA-NE 175th and Hedge-- 2026-04-24- Firm Data Sheet (Building 8 - Existing Business)(110315058.3).pdf

Uploaded Date: 4/24/2026 1:38:53 PM

Declarations

Disclosure Of Interests

Is any owner of the business and / or land / building, or any tenant, or any of the project developers an elected official or appointed official or related to an elected official or appointed official, or routinely contracts to provide goods or services to the governing body. (IRB Existing Business)

Applicant Answer: No

Relationship: No information entered

Declarations

A non-refundable \$2,000 application / filing fee must accompany this application. The IRB application review process will not start until the application in full is received. If bonds are issued, the City will require an issuance fee of .0025 of the first \$40 million of bonds issued plus .0020 of the amount of bonds issued in excess of \$40 million (issuance fee shall not be less than \$2,500 or more than \$250,000). For warehouse distribution or logistics-type projects the City will require an issuance fee of .0030 of the par amount of bonds being issued (which amount shall not be less than \$2,500 or more than \$250,000). Additionally, the applicant shall be responsible for bond counsel fees, trustee fees and other fees associated with the issuance of the bonds. See Section 6 of Resolution No. 22-1080 and contact Bond Counsel for a more detailed explanation

of the fees.

Applicant Answer: Yes

The Governing Body reserves the right to deviate from any policy, but not any procedure, set forth in this Resolution or any other procedural requirements of state law, when it considers such action to be of exceptional benefit to the City or extraordinary circumstances prevail that are in the best interests of the City.

Applicant Answer: Yes

Applicant understands and agrees to pay all fees described on this application. Applicant agrees to comply with the provisions of Chapter 2.82 of the Olathe Municipal Code (the "Code") regarding Public Art for the Project, or to pay the necessary payment to the City's Public Art Fund. Applicant agrees to comply with Section 2(D) of Policy No. F-5, Resolution No. 22-1080. It is understood that a performance agreement shall be required, as set forth in the City's tax abatement policy, for applications requesting tax abatement. I hereby swear that the foregoing and attached information is true and correct to the best of my knowledge. Applicant understands that the City reserves the right to ask for additional financial information, including, but not limited to financial reports, credit ratings, shareholder reports, on-going litigation information and proforma statements.

Applicant Answer: Yes

Prior to the contractor starting construction on the project, the applicant shall notify the City Clerk whether or not to proceed with an application for a sales tax exemption from the state of Kansas. Prior to, or at completion, of the project, the applicant shall inform the City Clerk to proceed with the issuance of the industrial revenue bonds and filing with the state board of tax appeals for a tax abatement on the project.

Applicant Answer: Yes

This application is submitted in conformance with the city's tax abatement policy. It is understood that the city may require in lieu payments for property which becomes tax exempt. The attached sheet(s), if any, are submitted as Exhibit A of this application. This application must be submitted within sufficient time to meet procedural requirements of the abatement policy, (refer to the tax abatement calendar).

Applicant Answer: Yes



Name: Clayton Anderson, Attorney for Applicant

Date: 04/24/2026

LOT 8 LEGAL DESCRIPTION:

A PORTION OF TRACT 1 AND TRACT 2 OF A SPLIT SURVEY RECORDED NOVEMBER 23, 2020 AS DOCUMENT NO. 20201123-010570 IN BOOK 202011 AT PAGE 010570 IN THE OFFICE OF THE REGISTER OF DEEDS FOR JOHNSON COUNTY, KANSAS. SAID TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 14 SOUTH, RANGE 23 EAST, IN THE CITY OF OLATHE IN SAID COUNTY AND STATE. THIS ORIGINAL DESCRIPTION WAS PREPARED APRIL 13, 2026, UNDER THE DIRECT SUPERVISION OF JEFFREY P. MEANS, PROFESSIONAL SURVEYOR, KANSAS LICENSE NO. KS-PS-1381 UNDER THE AUTHORITY OF MEC CORPORATE CERTIFICATE / LICENSE NUMBER 336, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 22, BEING ALSO THE SOUTHEAST CORNER OF AFORESAID TRACT 2; THENCE S88°03'32"W (S88°03'38"W, SURVEY) ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 30.00 FEET; THENCE N01°36'08"W DEPARTING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, BEING NOW ALONG A LINE 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 630.01 FEET; THENCE S88°03'32"W, A DISTANCE OF 2,432.32 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 26°42'50", AND AN ARC LENGTH OF 83.92 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED CURVE, HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 26°44'45", AND AN ARC LENGTH OF 91.03 FEET; THENCE S88°05'27"W, 57.68 FEET TO A POINT OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, BEING ALSO A POINT ON THE WEST LINE OF AFORESAID TRACT A; THENCE N01°54'33"W (N01°54'27"W, SURVEY) ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 1,019.99 FEET; THENCE N88°03'32"E DEPARTING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 2,693.90 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, BEING ALSO A POINT ON THE EAST LINE OF SAID TRACT 2; THENCE S01°36'08"E (S01°36'02"E, SURVEY) ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 1,610.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,662,087 SQUARE FEET OR 61.113 ACRES, MORE OR LESS.

BASIS OF BEARINGS: KANSAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH ZONE 1501.

Firm Data Sheet

Information for firm that will occupy the facility and its employees

PLEASE NOTE APPENDIX TWO (BOTTOM TABS)

Use information on firm that will occupy the facility

Name of Firm

175 COMMERCE CENTER LAND LLC, successors and assigns

Description of the firm's location or expansion in the community:

Construct one new speculative industrial building of approximately 1,102,793 SF on an approximately 61.113 +/- acre site located at the business park known as 175th Street Commerce Centre East, generally located at the SW corner of W. 175th St. and S Hedge Ln., along with all associated site work and infrastructure.

Requested tax abatement term in years 10 Abatement percentage requested 80%

Square footage of the facility 1,102,793

Acreage of land the project will occupy 61.113

NAICS or SIC Code 493110

Market Value of the firm's initial new or additional investment in:

Land \$6,122,000

Building and Improvements \$61,187,000

Furniture, Fixtures and Equipment \$10,000,000

Other Costs

Total \$77,309,000

Project expansion (if acceptable):

Year of expansion N/A

Additional investment in:

Land

Building and Improvements

Furniture, Fixtures and Equipment

Total Sales (from the most current completed fiscal year):

Year N/A *Sales*

New or additional sales of the firm - as a result of the project:

<i>Year</i>			
<i>1</i>	<u>\$1,654,190</u>	<i>6</i>	<u>\$502,669</u>
<i>2</i>	<u>\$413,547</u>	<i>7</i>	<u>\$527,803</u>
<i>3</i>	<u>\$434,225</u>	<i>8</i>	<u>\$554,193</u>
<i>4</i>	<u>\$455,936</u>	<i>9</i>	<u>\$581,903</u>
<i>5</i>	<u>\$478,733</u>	<i>10</i>	<u>\$610,998</u>

Percent of those sales subject to sales tax in the:

City (Olathe) TBD

County (Johnson) TBD

State (Kansas) TBD

Annual net taxable income, as a percent of sales, on which state corporate income taxes will be computed:

TBD

New or Additional annual purchases of the firm as a result of the project:
(items used in operations of business, not inventory that will be sold)

<i>Year</i>	
<i>1</i>	<u>\$1,334,380</u>
<i>2</i>	<u>\$333,595</u>
<i>3</i>	<u>\$350,275</u>
<i>4</i>	<u>\$367,788</u>
<i>5</i>	<u>\$386,178</u>
<i>6</i>	<u>\$405,487</u>
<i>7</i>	<u>\$425,761</u>
<i>8</i>	<u>\$447,049</u>

9	<u>\$469,402</u>
10	<u>\$492,872</u>

Percent of those purchases subject to sales taxes in the:

City (Olathe)	<u>15%</u>
County (Johnson)	<u>30%</u>
State (Kansas)	<u>30%</u>

Additional annual utilities that will be used by the firm as a result of the project

Water	<u>\$174,462</u>
Wastewater	<u>\$43,622</u>
Telephone	<u>\$311,593</u>
Electricity	<u>\$934,780</u>
Gas	<u>\$311,592</u>
Garbage	<u>\$24,928</u>
Cable	<u>N/A</u>

Number of new employees to be hired each year (to be used to complete Appendix II)

Year	
1	<u>735</u>
2	<u>10</u>
3	<u>10</u>
4	<u>10</u>
5	<u>10</u>
6	<u>10</u>
7	<u>10</u>
8	<u>10</u>
9	<u>10</u>
10	<u>10</u>

Number of new employees moving to the county each year (use numbers from above):

Year	From Out-of-State	From Another Kansas County	Will not move	Total
1	<u>147</u>	<u>221</u>	<u>368</u>	<u>735</u>
2	<u>2</u>	<u>3</u>	<u>5</u>	<u>10</u>
3	<u>2</u>	<u>3</u>	<u>5</u>	<u>10</u>
4	<u>2</u>	<u>3</u>	<u>5</u>	<u>10</u>
5	<u>2</u>	<u>3</u>	<u>5</u>	<u>10</u>
6	<u>2</u>	<u>3</u>	<u>5</u>	<u>10</u>
7	<u>2</u>	<u>3</u>	<u>5</u>	<u>10</u>
8	<u>2</u>	<u>3</u>	<u>5</u>	<u>10</u>
9	<u>2</u>	<u>3</u>	<u>5</u>	<u>10</u>
10	<u>2</u>	<u>3</u>	<u>5</u>	<u>10</u>
Total	<u>165</u>	<u>248</u>	<u>413</u>	<u>825</u>

Average annual salary of all employees:

Year	
1	<u>\$48,000</u>
2	<u>\$50,400</u>
3	<u>\$52,920</u>
4	<u>\$55,566</u>
5	<u>\$58,344</u>
6	<u>\$61,262</u>
7	<u>\$64,325</u>
8	<u>\$67,541</u>
9	<u>\$70,918</u>
10	<u>\$74,464</u>

Household size of a typical new worker 2.80

Number of school age children in the household of a typical new worker 0.75

Construction

Initial construction or expansion

Cost of Construction at the firm's new or expanded facility \$61,187,000

If construction is by an outside contractor, estimate percent profit on the cost of construction:

4.00%

Total construction salaries (A)

\$24,474,800

Amount paid to average construction worker during the construction period (B)

\$58,307

$A \div C = B$

Number of construction workers (C)

420

Household size of an average construction worker

2.83

Expansion II (if applicable):

Cost of Construction at the firm's new or expanded facility

If construction is by an outside contractor, estimate percent profit on the cost of construction:

Total construction salaries (A)

Amount paid to average construction worker during the construction period (B)

$A \div C = B$

Number of construction workers (C)

Household size of an average construction worker

Visitors

Number of out-of-town visitors expected at the firm:

Year			
1	735	6	785
2	745	7	795
3	755	8	805
4	765	9	815
5	775	10	825

Number of days that each visitor will stay in the area 1.75

Number of nights that a typical visitor will stay in a local hotel or motel:

In the City of Olathe	1
Anywhere in the county	1.75

Firm Data Sheet
July 2024

Sales Tax Exemption Certificate Yes

Prior to the contractor starting construction on the project, that applicant shall notify the City Clerk whether or not to proceed with an applicant for a sales tax exemption from the state of Kansas.

Project Completion and Processing of the Tax Abatement

Prior to the completion of the project, the applicant shall inform the City and Bond Counsel to proceed with the state board of tax appeals for a tax abatement on the project.

APPENDIX II (must correspond with above information)														
New jobs to be created in each of the next ten years														
Occupational Classification	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Average Starting Wage (use current pay scale)			
Management		147	2	2	2	2	2	2	2	2	2	\$80,000		
Office / Clerical												\$40,000		
Professional												\$65,000		
Skilled												\$45,000		
Unskilled		588	8	8	8	8	8	8	8	8	8	\$35,000		
Total		735	10	10	10	10	10	10	10	10	10			