



CITY OF OLATHE, KANSAS
 APPLICATION FOR ISSUANCE OF INDUSTRIAL REVENUE BONDS
 (IRB)
 New Business to Olathe

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).

A non-refundable \$4,000 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.

DRG Holdings LLC, and assigns

Applicant's Name

cdarling@distributionrealty.com

913.579.7008

Applicant's Email Address

Telephone Number

1 Burton Hills Blvd, Suite 150W, Nashville, TN 37215 (firm's HQ)

Applicant's Address

Curran Darling (Managing Partner)

913.579.7008

Name and Title of Responsible Officer/Contact

Telephone Number

6247 Brookside Blvd, Suite 244, KCMO, 64113

Address (if other than corporate address)

Ben Bigham (Polsinelli PC)

Attorney for Applicant

bbigham@polsinelli.com

816.360.4383

Attorney's Email Address

Telephone Number

900 W. 48th Place, Suite 900, KCMO, 64112

Attorney's Address

Applicant will purchase Bonds

Bond Purchaser/Underwriter for Applicant

Same as above.

Bond Purchaser/Underwriter's Address

Telephone Number

Same as above.

Bond Counsel for Applicant

Same as above.

Bond Counsel's Address

Telephone Number

I. BUSINESS INFORMATION

A. In what line or lines of business is the applicant engaged?

Industrial/warehouse development.

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

Corporation (LLC)

C. Year and State of incorporation 2015 (Delaware)

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

Jimmy Love (1/3), Michael Augustine (1/3), Curran Darling (1/3)

D. List the names and titles of the officers of the applicant firm:

Curran Darling (Managing Partner)

Jimmy Love (Managing Partner)

Michael Augustine (Managing Partner)

E. Are you pursuing an other incentives offered by another government entity? No
If yes, please indicate below what the other incentives are.

N/A

II. THE PROJECT

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.

DRG is purchasing +/-37.63 acres of vacant land in the SWC of 167th & Lone Elm, Olathe, KS. DRG will develop two speculative warehouse buildings on the property (+/-251,160 SF and +/-307,800 SF). Due to the speculative nature of the development, it is unknown what the future tenant's will manufacture or distribute from the buildings.

A. Approximate amount requested for:

Land (Attach a legal description of property as <u>Exhibit A</u>)	\$ 4,918,000
Building	\$ 35,000,000
Machinery and Equipment	\$ _____
Pollution Control Facilities	\$ _____
Other Costs*	\$ _____
Total	\$ 39,918,000

* State other costs:

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

No If yes, please describe below.

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

No If yes, what will you be doing with your existing facilities after relocating?

D. Where is the location of the project?

SWC of 167th and Lone Elm, Olathe, KS (annexed in 2025).

E. Is the prospective location properly zoned?_ No

If a zoning change is pending, cite application number and present status. If application has not been made, briefly describe what change will be needed and plans for submitting application:

The property re-zoning application will be submitted on 2/18/26 to take the parcel from Agricultural to M-2 (General Industrial). Annexation was completed in 2025.

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

Construct two speculative Class A concrete tilt wall warehouse buildings of approximately (+/-251,160 SF and +/-307,800 SF) and all associated site work and infrastructure.

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

If yes, name the firms and describe the nature of the competition:

DRG will be competing with other warehouse landlords in the Johnson County area for tenants to fill vacant warehouse space. Due to the lack of existing vacant Class A warehouse space, DRG expects to quickly lease up the buildings.

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

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

N/A

J. 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: Yes

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:

N/A

K. What percentage of usable floor space will be occupied by applicant? 0%

What percentage will be occupied by other occupants? 100% If known, indicate each occupant below:

The buildings will be leased by third party tenants looking for Class A warehouse space in Olathe.

L. Name and address of construction contractor and/or architect:

Davidson Architecture & Engineering
4301 Indian Creek Parkway, Overland Park, KS 66207

M. How many persons will be employed at the project? See Firm Data Sheet.

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

** Please complete Appendix I on page 10.*

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

(e.g. - management, office, skilled and unskilled):

See Firm Data Sheet.

O. 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?

TBD

P. What percentage of sales will be sold locally? TBD Is this percentage increasing, decreasing, or remaining stable from the current trend? Increasing

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

TBD

R. Is there likelihood for expansion of the proposed facility within three (3) years? No

If such expansion is contemplated, please describe below:

The land will be fully developed as part of the DRG project.

III. FINANCING

A. Have arrangements been for the marketing of the bonds? No

If yes, please proceed to answer 1 - 7.

If no, please proceed to answer 8 - 12.

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

2. Will the applicant pledge any assets other than the project itself to secure the bonds?
3. Will a bond and interest reserve be provided for? No If yes, state amount and source of funding.
4. 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? No If yes, describe below:
5. Has a bond underwriter determined whether or not the bonds are marketable? No
If yes, describe its determination below:
6. Indicate whether bonds will be publicly or privately placed. Privately
7. Does the applicant, or its parent, intend to purchase all or any part of the proposed bond issue?
Applicant will purchase all bonds.
8. What portion of the project will be financed from funds other than bond proceeds, and what is the source of such funds?
Project will be 100% privately financed, with IRBs reimbursing costs of land acquisition, construction, and FF&E.
9. What will be the applicant's equity investment? Please describe:
+/- \$24 million
10. Has the applicant considered conventional financing? Yes

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

BOKF, Wendee Peres, 2405 Grand Boulevard, Suite 840 Kansas City, Missouri 64108

12. Proposed date of issuing bonds: Issuances requested for each building as constructed.

B. List below previous participation in IRB financing:

TBD.

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.

V. TAXES

A. What is the requested tax abatement term in years? 10 Percentage requested 80 %

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

Applicant wishes to establish a master IRB resolution of intent that contemplates approximately 558,960 SF of warehousing space located in 2 buildings. With each individual issuance, Applicant would like the option to fix the PILOT at 20% of the then comparable market value.

- C. 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.

VI. CERTIFICATION OF APPLICANT

Applicant understands and agrees to pay all fees described on Page 1 of 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 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 dated this 19th day of February 2026, 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.

Signed  _____
Name

By Managing Partner _____
Title of Responsible Officer

APPENDIX I*
EMPLOYMENT INFORMATION
APPLICATION FOR ISSUANCE OF INDUSTRIAL REVENUE BONDS

State law requires a fiscal impact analysis be performed prior to the issuance of a tax abatement. Information provided in sections below of Appendix I is essential in order for the city to meet this requirement.

Current number of employees at firm's present site. See Firm Data Sheet.

Occupational Classification	Total	Average Starting Wage	Average Maximum Wage	Number By County of Residence *
See Firm Data Sheet.				Johnson
				Other
				Johnson
				Other
				Johnson
				Other
				Johnson
				Other
				Johnson
				Other
				Johnson
				Other

EXHIBIT A

Insert or attach here:

EXHIBIT A

Property Legal Description & Map

Legal Description:

EXHIBIT A

All of the North Half of the Northeast Quarter of Section 22, Township 14, Range 23, Johnson County, Kansas, except part in road.

Less and except: A tract of land located in the Northeast Quarter of Section 22, Township 14, Range 23, Johnson County, Kansas, being more particularly described as follows:

Beginning at the Northwest Corner of the Northeast Quarter of said Section 22, Township 14, Range 23; thence N 88° 02' 04" E, along the North line of said Northeast Quarter a distance of 1336.41 feet to a point; thence S 01°52' 39" E, a distance of 1332.12 feet to a point; thence S 88° 11' 21" W, a distance of 1343.07 feet to a point; thence N 01° 35' 25" W, a distance of 1328.52 feet to the Point of Beginning, containing 1,782,266.1011 square feet or 40.9152 acres more or less.

Less and except:

Right-of-Way

All that part of a tract of land described in Kansas Warranty Deeds found in Book 201506, at Page 3684, 3685, 3686 and 3687, in the Johnson County Register of Deeds Office, lying in the Northeast Quarter of Section 22, Township 14 South, Range 23 East, in Johnson County, Kansas, described by Kenneth J. Dedrick, PS-1067, on this 19th Day of November 2017 as follows:

Commencing at the Northeast corner of said Northeast Quarter;

thence South 88°02'04" West (this and all following bearing are based on the Johnson County Control Network) along the North line of said Northwest Quarter, a distance of 44.93 feet;

thence South 01°57'56" East, a distance of 20.00 feet to the intersection of the South right-of-way line of 167th Street and the West right-of-way line of Lone Elm Road, said point being the **POINT OF BEGINNING**;

thence South 02°09'56" East along said West right-of-way line, a distance of 260.20 feet;

thence North 87°50'04" East along said West right-of-way line, a distance of 5.00 feet;

thence South 02°09'56" East along said West right-of-way line, a distance of 591.71 feet;

thence North 06°13'02" West, a distance of 212.28 feet;

thence North 03°33'46" West, a distance of 410.13 feet;

thence North 13°51'58" West, a distance of 173.96 feet;

thence North 80°39'20" West, a distance of 101.98 feet;

thence South 88°02'04" West, a distance of 230.75 feet;

thence North 83°26'05" West, a distance of 269.65 feet to a point on said South right-of-way line;

thence North 88°02'04" East along said South right-of-way line, a distance of 652.48 feet to the **Point of Beginning**.

General Depiction:



Johnson County Parcel ID:

Parcel No. 6F231422-3001