



**CITY OF OLATHE, KANSAS**  
**APPLICATION FOR ISSUANCE OF INDUSTRIAL REVENUE BONDS**  
**(IRB)**  
**Sales Tax Exemption Only**

*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.**

**Inclusion Connections, Inc.**

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**Applicant's Name**

rododo@oddodev.com

816.210.0082

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**Applicant's Email Address**

*Telephone Number*

15300 W 105th Terr, Lenexa KS, 66219

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**Applicant's Address**

debbie Horn, Executive Director

913-221-6717

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**Name and Title of Responsible Officer/Contact**

*Telephone Number*

2073 E Santa Fe St, Olathe, KS 66062

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**Address (if other than corporate address)**

Curt Holland

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**Attorney for Applicant**

cholland@polsinelli.com

816-753-1000

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**Attorney's Email Address**

*Telephone Number*

900 W 48th Place, Suite 900 KC MO 64112

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**Attorney's Address**

NA

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**Bond Purchaser/Underwriter for Applicant**

NA

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**Bond Purchaser/Underwriter's Address**

*Telephone Number*

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**Bond Counsel for Applicant**

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**Bond Counsel's Address**

*Telephone Number*

## I. BUSINESS INFORMATION

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

Nonprofit serving individuals with intellectual disabilities with programs in education, employment and independent living.

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

Corporation (LLC)



C. Year and State of incorporation 2013 Kansas

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

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

Jonathan Twidwell, President  
Phil Mason, Vice President  
Kathryn Winegar, Treasurer

E. Are you pursuing an other incentives offered by another government entity? Yes  
If yes, please indicate below what the other incentives are.

LIHTC  
Appropriation from Senator Moran

## 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.

Land has been purchased at 11501 S Ridgeview Rd 3.2 acres. We plan to build a 3 story approx 70K sq ft apartment complex.

### A. Approximate amount requested for:

Land (Attach a legal description of property as <u>Exhibit A</u> )	\$ 545,000
Building	\$ 16,800,000
Machinery and Equipment	\$ 1,000,000
Pollution Control Facilities	\$
Other Costs*	\$
Total	\$ 18,345,000

### \* State other costs:

Architectural and engineering \$500,000

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

Yes \_\_\_\_\_ If yes, please describe below.

headquarters 2073 E Santa Fe St, Olathe

### 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?

11501 S Ridgeview Rd

E. Is the prospective location properly zoned?\_ Yes

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:

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

The building will be a 3 story wood frame construction.

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

No \_\_\_\_\_

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

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:

NA

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:

NA

K. What percentage of usable floor space will be occupied by applicant? 100% \_\_\_\_\_

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

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

Architect is H & D Architects (Greg Highbarger)  
the GC is not determined at this time.

M. How many persons will be employed at the project? 25

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):

1 management

2 office

22 direct support professionals

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

No sales, just rents

P. What percentage of sales will be sold locally? \_\_\_\_\_ 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?

Dining hall will supply 3 meals a day for 45 residents

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

If such expansion is contemplated, please describe below:

### III. FINANCING

A. Have arrangements been for the marketing of the bonds? Yes

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:

We will buy our own bonds

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

no

3. Will a bond and interest reserve be provided for? Yes If yes, state amount and source of funding.

no

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? Yes If yes, describe below:

no

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

If yes, describe its determination below:

no

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?

Yes, all.

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

Owner contribution from fundraising \$7m

LIHTC \$12m

Loan 1.5m

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

10. Has the applicant considered conventional financing? Yes

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

12. Proposed date of issuing bonds: September 2025

B. List below previous participation in IRB financing:

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.

#### IV. CERTIFICATION OF APPLICANT

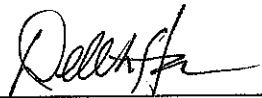
Applicant understands and agrees to pay all fees described on Page 1 of this application.

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 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 dated this 24th day of April 2025, is true and correct to the best of my knowledge.

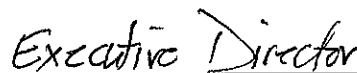
Applicant understands that the City reserves the right to ask for additional financial information, including, but not limited to financial reports, credit ratings, shareholder reports, on-going litigation information and proforma statements.

Signed



Name

By



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. 15

Occupational Classification	Total	Average Starting Wage	Average Maximum Wage	Number By County of Residence *
Direct Support Professionals	6	\$22/hr	\$26/hr	Johnson 5
				Other 1
Clerical	6	\$25/hr	\$26/hr	Johnson 5
				Other 1
Management	3	\$70k annual	\$80K annual	Johnson 3
				Other
				Johnson
				Other
				Johnson
				Other
				Johnson
				Other



**EXHIBIT A**

Insert or attach here: