

15680 S KEELER TER - 04/08/2026

Applicant Information

Applicant / Primary Contact Information

Name	Type	Relationship To City
JON MICHAEL MITCHELL	Business Property Owner	Existing Business / Expanding To Additional Location

Business Profile

Name	Phone	Ext
MITCHELL PROPERTIES II, LLC	(913) 208-3507	No information entered
Email	Physical Address	Mailing Address
JMITCHELL@GETECP.COM	15680 South Keeler Terrace Olathe KS 66062	15612 South Keeler Terrace Olathe KS 66062

Questions

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

Ans. MANUFACTURING

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

Ans. JON-MICHAEL MITCHELL 50% BRAD MITCHELL 50%

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

Ans. Partnership

4. Year and State of incorporation

Ans. 1999 KANSAS

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

9. Describe all outstanding or threatened litigation:

Ans. N/A

Property Information

Parcel Id
DF231412-2016

Parcel Address
15680 S KEELER TER, OLATHE,
KS, 66062

Last Assessment
2024 - \$127,297.00

Previous Year Assessment
No recent assessments

Districts
CTY IP-2, 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
Stormwater Drainage

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. DISTRIBUTION CENTER/WAREHOUSE. 33K SF. \$2M FOR LAND. NEW FACILITY. FINISHED GOODS ON LOCATION.

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

Ans. INSULATED STEEL SIDING

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. No information entered

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

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. No information entered

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

Ans. 100%

10. What percentage will be occupied by other occupants?

Ans. 0%

11. If known, indicate each occupant below:

Ans. No information entered

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

Ans. Yes

13. Please describe below:

Ans. 15612 S. KEELER TERR.; 15620 S. KEELER TERR.; 15657 S. KEELER TERR.

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	\$1,000,000.00
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Sub Total:	\$1,000,000.00
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Building

Building	\$7,000,000.00
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Sub Total:	\$7,000,000.00
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Machinery and Equipment

Machinery	\$0.00
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Equipment	\$0.00
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Sub Total:	\$0.00
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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	\$0.00
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Sub Total:	\$0.00
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Party Information

Attorney for Applicant

Business Name MITCHELL PROPERTIES II, LLC	EIN 334552272
First Name JON MICHAEL	Last Name MITCHELL
Phone Number +1 (913) 764-5454	Ext No information entered
Email JMITCHELL@GETECP.COM	
Address 15612 S. KEELER TERR, OLATHE, KS, 66062	

Bond Purchaser/Underwriter for Applicant

Business Name MITCHELL PROPERTIES II, LLC	EIN 334552272
First Name JON MICHAEL	Last Name MITCHELL
Phone Number +1 (913) 764-5454	Ext No information entered
Email JMITCHELL@GETECP.COM	
Address 15612 S. KEELER TERR, OLATHE, KS, 66062	

Bond Counsel for Applicant

Business Name MITCHELL PROPERTIES II, LLC	EIN 334552272
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First Name

JON MICHAEL

Last Name

MITCHELL

Phone Number

+1 (913) 764-5454

Ext

No information entered

Email

JMITCHELL@GETECP.COM

Address

15612 S. KEELER TERR, OLATHE, KS, 66062

Contractor

Business Name

No information entered

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

Architect

Business Name

No information entered

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

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. 2 UNSKILLED

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. No information entered

4. What percentage of sales will be sold locally?

Ans. 100

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. No information entered

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. Yes

Sources of Funds

Fund Request

Funding Request	Reimbursement
Eligible Costs Total	\$8,000,000.00
Total Estimated Project Cost	\$8,000,000.00
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 information entered

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. No information entered

13. Has the applicant considered conventional financing?

Ans. No information entered

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

Ans. No information entered

15. Proposed date of issuing bonds:

Ans. No information entered

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

Ans. No information entered

17. List below previous participation in IRB financing:

Ans. No information entered

Additional Notes / Comments

No information entered

Taxes

Questions

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

Ans. 10/50%

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

Ans. No information entered

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

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

A handwritten signature in black ink, appearing to read 'Jon-Michael Mitchell', with a long horizontal line extending to the left.

Name: JON-MICHAEL MITCHELL

Date: 04/08/2026