

Parcel DF231408-3003 - 05/05/2026

Applicant Information

Applicant / Primary Contact Information

Name	Type	Relationship To City
Mark Sprecker	Developer	New Business Establishment

Business Profile

Name	Phone	Ext
Scannell Properties #476 LLC	(816) 217-8181	No information entered
Email	Physical Address	Mailing Address
No information entered	8801 River Crossing Blvd #300 Indianapolis Indiana 46240	8801 River Crossing Blvd #300 Indianapolis Indiana 46240

Questions

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

Ans. Real Estate Development & Investment

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

Ans. No information entered

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

Ans. Corporation

4. Year and State of incorporation:

Ans. 2020, Indiana

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

Ans. Yes

6. Please describe:

Ans. Developed Buildings 3 and 4, and is currently developing Building 5, all within I-35 Logistics Park.

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

Ans. Marc Pfleging, Manager David Duncan, Manager Ralph Shiley, Manager Douglas Snyder, Manager Robert Scannell, Manager

8. 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

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

Ans. No

10. Indicate name of rating service and types of instruments:

Ans. No information entered

11. Describe all outstanding or threatened litigation

Ans. No information entered

Property Information

Parcel Id DF231408-3003	Parcel Address Parcel DF231408-3003, OLATHE, KS, 66061	
Last Assessment 2024 - \$495,785.00	Previous Year Assessment No recent assessments	Districts WARD 1
Parcel Id DF231408-2008	Parcel Address Parcel DF231408-2008, OLATHE, KS, 66061	
Last Assessment 2024 - \$180,158.00	Previous Year Assessment No recent assessments	Districts WARD 1
Parcel Id DP36360000 OT0D	Parcel Address 15695 S MIZE RD, Olathe, KS, 66061	
Last Assessment 2024 - \$131,313.00	Previous Year Assessment No recent assessments	Districts WARD 1

Parcel Id
DP36360000 0T0G

Parcel Address
Parcel DP36360000 0T0G,
OLATHE, KS, 66061

Last Assessment
2024 - \$15,664.00

Previous Year Assessment
No recent assessments

Districts
WARD 1

Questions

1. Please provide a short description of the location of the project?

Ans. The remaining developable space in I-35 Logistics Park at the NWC of Clare Road and West 159th Street

Party Information

Attorney for Applicant

Business Name
Polsinelli PC

EIN

First Name
Mark

Last Name
Sprecker

Phone Number
+1 (816) 572-4558

Ext
No information entered

Email
msprecker@polsinelli.com

Address
900 West 48th Place, Suite 800, Kansas City, Missouri, 64112

Bond Purchaser/Underwriter for Applicant

Business Name
Scannell Properties #476 LLC

EIN
No information entered

First Name
Cam

Last Name
Duff

Phone Number
+1 (816) 217-8181

Ext
No information entered

Email

cam.duff@scannellproperties.com

Address

No information entered

Bond Counsel for Applicant

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

Contractor

Business Name

Brinkmann Constructors

EIN**First Name**

No information entered

Last Name

No information entered

Phone Number**Ext**

No information entered

Email

No information entered

Address

11101 Switzer Road, Suite 310, Overland Park, Kansas, 66210

Architect

Business Name

Gray Design Group

EIN**First Name**

No information entered

Last Name
No information entered

Phone Number

Ext
No information entered

Email
No information entered

Address
349 Marshall Avenue, Suite 100, St. Louis, Missouri, 63119

Proposed Project Information

Details

Proposed Use No No information entered	Public Improvements No information entered	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 business park (flex, office, and industrial) consisting of approximately two buildings totaling approximately 683,800 SF on an approximately 43.54+/- acre site located in the NWQ of Clare Road and West 159th Street along with all associated site work and infrastructure.

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

Ans. No

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

Ans. No information entered

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

Ans. Two speculative industrial buildings along with all associated site work and infrastructure.

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. I Understand

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. 0%

10. What percentage will be occupied by other occupants?

Ans. 100%

11. If known, indicate each occupant below:

Ans. No information entered

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

Ans. No

13. Name the firms:

Ans. No information entered

14. Describe the nature of the competition:

Ans. No information entered

15. Does the applicant plan to use the City of Olathe trash service?

Ans. Yes

Eligible Costs

Land

(Attach a legal description of property as Exhibit A)

Land	\$5,224,800.00
Sub Total:	\$5,224,800.00

Building

Building	\$84,449,300.00
Sub Total:	\$84,449,300.00

Machinery and Equipment

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

Pollution Control Facilities

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

Other Costs

Other	\$0.00
Sub Total:	\$0.00

Sources of Funds

Fund Request

Funding Request	Not Specified
Eligible Costs Total	\$89,674,100.00
Total Estimated Project Cost	No information entered
Total Funding Amount Requested	No information entered

Questions

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

Ans. No information entered

2. Will a bond and interest reserve be provided?

Ans. No information entered

3. State amount and source of funding:

Ans. No information entered

4. Indicate whether bonds will be publicly or privately placed:

Ans. Privately

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

Ans. Project will be 100% privately financed.

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

Ans. TBD

7. Has the applicant considered conventional financing?

Ans. Yes

8. Proposed date of issuing bonds:

Ans. No information entered

9. List below previous participation in IRB financing:

Ans. Buildings 3, 4, and 5, in I-35 Logistics Park, Olathe, Kansas.

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

Ans. No information entered

11. Describe its determination and attach statement:

Ans. No information entered

12. Have arrangements been made for the marketing of the bonds?

Ans. No information entered

13. Describe interest rate structure and term of bonds:

Ans. No information entered

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

Ans. Yes

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

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

16. 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

17. Please describe:

Ans. No information entered

18. What is the source of such funds?

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 years. 80% abatement.

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

Ans. Applicant requests to fix the PILOTs at 20% of the then comparable market value TBD at each bond issuance.

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. The proposed project is expected to stimulate growth and development within Olathe by providing a new source of employment and additional tax and utility revenue for the community.

Projections

Questions

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

Ans. TBD

2. 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. Less than 5%

3. What percentage of sales will be sold locally?

Ans. N/A

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

Ans. Increasing

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

Ans. N/A

6. How many persons will be employed at the project?

Ans. TBD

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

Ans. Yes

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

Ans. No information entered

9. Is there likelihood for expansion of the proposed facility within 3 years?

Ans. No

10. If such expansion is contemplated, please describe?

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 Master Park Resolution - New 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 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 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

