



## Stephen G. Mitchell

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### KANSAS CITY

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### Assistant

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### PRACTICE AREAS

Closely Held & Family Business

Entrepreneurial Services

Nonprofit & Tax-Exempt  
Organizations

Social Enterprises & Social  
Entrepreneurship

Real Estate & Development

Sales, Exchanges & Leases

### INDUSTRIES

Restaurant, Food & Beverage

### COURT MEMBERSHIPS

- Missouri
- Kansas

### EDUCATION

Columbia University, LL.M.,  
1975

University of Kansas School of  
Law, J.D., 1974

Steve Mitchell has extensive experience in representing clients in major real estate and business transactions; commercial office and industrial building leases for both landlords and tenants and land use and zoning; historic preservation regulation issues; public finance bond document review and negotiation; and commercial loan transactions for both lenders and borrowers. He has worked extensively with the City of Kansas City, Missouri on land use and historic preservation issues. Steve has extensive experience in drafting and/or approving legal opinion letters needed for both real estate and lending transactions.

Steve negotiates business agreements to bring parties together in complex legal arrangements so that all deal points and details are properly covered and drafted and there are no surprises as contractual provisions are implemented and/or development takes place.

### Recent Career Highlights

- In 2016, Steve was the lead counsel for the YMCA in a large restructuring of its long-term debt which involved payoff of two 2002 Bond issues, new Kansas Development Finance Authority Bonds and numerous related loan documents.
- Since 2002, Steve has been counsel for the YMCA in its negotiations and documentation of various public-private joint venture arrangements with Kansas and Missouri counties, cities and school districts for the building or management of community centers and other fitness facilities to be operated by the YMCA.
- From 2005-2006, Steve was the lead negotiator and draftsman for Jackson County, Missouri, for a \$575 million expansion and renovation of the Truman Sports Complex in Kansas City and for new long term leases with the Kansas City Chiefs Football and

- Order of the Coif
- Phi Beta Kappa
- Associate Editor, *Kansas Law Review*

University of Kansas, B.A., *with highest distinction*, 1970

Kansas City Royals Baseball organizations. This work included Missouri Development Finance Board (MDFB) state tax credits and county bond financing. Steve was also involved in preparation of a comprehensive MBE/WBE Fair Share Agreement for the construction project for the stadiums.

- From the mid-1990's to 2002, Steve was the principal attorney for the development of the \$70 million plus "Mill Street Station" and "Midtown Market Place" shopping centers in Kansas City, Missouri. This project involved two blighted tracks of property comprising approximately five blocks in the Westport area and 20 blocks at Linwood Boulevard and Main Street, each in Kansas City, Missouri. In addition to extensive lease and property sale negotiations with national retailers (Home Depot, Costco, et al.) and other development legal services, Steve assisted the developer in securing tax increment financing (TIF) for the many public improvements needed for the project. This project also required Steve negotiating and drafting the first "revenue sharing" provisions for private-public TIF Cooperative Agreements to be used in Kansas City. This work also involved a number of other complex land use and development agreements and easements with adjoining property owners that were primarily handled by Steve.

## Presentations

- *Real Estate*, The Missouri Bar CLE
- *Incorporation of New Business*, The Missouri Bar CLE
- *Basic Business and Corporate Skills*, UMKC/KCMBBA CLE
- *Americans with Disabilities Act*, National Business Institute CLE
- *Mortgage/Deed of Trust Foreclosures*, National Business Institute CLE

## News Releases

- Eight Lathrop GPM Attorneys Named Lawyer of the Year, 89 Ranked as The Best Lawyers in America©  
August 17, 2023
- Six Lathrop GPM Attorneys Named Lawyer of the Year, 95 Ranked as The Best Lawyers in America©  
August 18, 2022
- Seven Lathrop GPM Attorneys Named Lawyer of the Year, 100 Ranked as The Best Lawyers in America©  
August 19, 2021

- Lathrop GPM Attorneys Named to The Best Lawyers in America®, Lawyer of the Year, and Ones to Watch for 2021  
August 20, 2020
- Best Lawyers in America 2020 Names 72 Lathrop Gage Attorneys; 13 Lawyers of the Year  
August 15, 2019
- Best Lawyers in America Recognizes 70 Lathrop Gage Attorneys  
August 15, 2018
- Best Lawyers in America Recognizes 78 Lathrop Gage Attorneys  
August 15, 2017
- Best Lawyers in America Recognizes 78 Lathrop Gage Attorneys  
August 16, 2016
- Lathrop Gage Recognized as a Leading Law Firm by Chambers USA  
June 3, 2016
- Chambers USA Recognizes Lathrop Gage as a Leading Law Firm  
May 20, 2015
- 81 Lathrop Gage Attorneys Named “Best Lawyers in America”  
August 15, 2013
- Lathrop Gage LLP Receives Honors from Chambers USA  
May 24, 2013
- 80 Lathrop Gage Attorneys Named “Best Lawyers in America”  
August 22, 2012
- Lathrop Gage Receives Leading Law Firm and Lawyer Rankings from Chambers USA  
June 7, 2012
- Lathrop Gage Receives Top Rankings from Chambers USA  
June 10, 2011
- 59 Lathrop Gage Attorneys Named Best Lawyers in America  
August 6, 2010
- Lathrop Gage Obtains Leading Law Firm Ratings from Chambers USA  
June 11, 2010
- Chambers USA Names Lathrop Gage a Leading Firm in Ten Practice Areas for 2009  
June 11, 2009

## Professional Affiliations

- Lawyers Association of Kansas City
- Main Street Special Review District Committee for Kansas City, Missouri
- The Missouri Bar
- Kansas City Metropolitan Bar Association

## Community Involvement

- Historic Kansas City Foundation, Past Director and General Counsel
- The Hyde Park Neighborhood Association, Director, 2005-2006
- The John Wornall House Museum, President, 2004
- Landmarks Historic Trust Corporation of Kansas City, Missouri, Board Member, 2002 - Present
- Preservation of John B. Wornall House Organization, Board Member, 1996-2011
- The Civic Council of Greater Kansas City, Kansas City Tomorrow Leadership Program, Class XV, 1992
- Janssen Place Lot Owners Association, Trustee, 1991-2004
- Westport Citizens Action Coalition, Board Member, 1991-2001
- Wornall Homestead Homes Association, Past Director and President, 1984

## Honors

- Selected among *The Best Lawyers in America*®, 2011-2024
- Selected as one of "Kansas City's Top Lawyers, Recognized for Excellence in Real Estate Law" by *Ingram's Magazine*, 2010
- *Chambers USA*, Missouri Real Estate, 2009-2018
- *Who's Who in American Law*
- Martindale-Hubbell® "AV" Rating