



## Stephen (Steve) G. Mitchell

Senior Counsel

Kansas City

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Steve Mitchell has extensive experience 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.

Steve is the co-author of the book, "Janssen Place – A Unique Kansas City Neighborhood Still on Parade After 125 Years," about the historic Janssen Place neighborhood in Kansas City dating back to 1897, published in 2024.

### Areas of Focus

#### Services

[Real Estate & Development](#)

[Closely Held & Family  
Businesses](#)

[Sales, Exchanges & Leases](#)

#### Sectors

[Restaurant, Food & Beverage](#)

[Nonprofit & Tax-Exempt  
Organizations](#)

[Liquor & Licensing  
Compliance](#)

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### Experience

- 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.

- 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 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 projects 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 and Costco) and other development legal services, Steve assisted the developer in securing tax increment financing (TIF) for the many public improvements needed for the projects. These projects 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.
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## Credentials

### Education

- Columbia University, LL.M., 1975
- University of Kansas School of Law, J.D., 1974
  - Order of the Coif
  - Associate Editor, *Kansas Law Review*
- University of Kansas, B.A., Economics, 1970, with highest distinction
- Phi Beta Kappa

### Bar Admissions

- Kansas
- Missouri

### Recognition

- Selected among *The Best Lawyers in America*®, 2011-2025

- 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
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## **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
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## **Professional Activities**

- 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 Vice President, 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, 1990-2004



- Westport Citizens Action Coalition, Board Member, 1991-2001
- Wornall Homestead Homes Association, Past Director and President, 1984