

Curtis M. Holland

SHAREHOLDER

Kansas City, MO | 913.234.7411

cholland@polsinelli.com



With over 30 years of experience, Curtis Holland understands the careful balance needed between private and public partnerships. Curtis leads an experienced team of legal professionals assisting clients in their pursuit of permitting and entitlements in the areas of real estate development, land use and zoning and public financing programs. He has significant experience in:

- Handling complex and difficult to obtain entitlements and permits for real estate development projects including large mixed-use developments, major office and industrial parks, retail shopping centers, warehouse and distribution centers, multifamily and residential subdivisions, C&D and solid waste landfills, rock quarries and mining operations, grocery and convenience stores, senior living/assisted living facilities, NASCAR race tracks, casinos and gaming operations and entertainment venues.
- Negotiating public financing incentives and government development agreements including tax increment financing, community improvement districts, industrial revenue and other municipal bonds, tax abatements, tax credits, transportation districts and other economic development programs.
- Arguing cases before government boards in dozens of cities and counties, as well as state agencies.

A major adjunct of Curtis' practice area includes representing wireless communications carriers and tower development companies. Curtis has been lead zoning counsel for more than 1,000 communication tower applications. In addition to his entitlement practice, Curtis has also assisted clients with acquiring and selling wireless assets, negotiating wireless lease agreements, drafting zoning ordinances for wireless communication facilities and Telecom Act appeals.

In his practice, Curtis regularly appears before planning commissions, boards of zoning appeals, city councils, county commissions and other local and state regulatory agencies

Capabilities

- Real Estate
- Telecommunications
- Zoning & Land Use
- Telecommunications Litigation

Education

- Creighton University (J.D., *cum laude*, 1993)
 - American Jurisprudence Award, Trial Practice

- Creighton University (B.A., 1983)

Bar Admissions

- Kansas, 1994
- Missouri, 1993

Court Admissions

- Kansas Supreme Court
- U.S. District Court, District of Kansas
- Supreme Court of Missouri

Memberships

- Johnson County Bar Association
- Kansas City Metropolitan Bar Association
- Lenexa Chamber of Commerce
 - Former Board Member
- Lenexa Chamber Legislative Committee
- The Missouri Bar
- MoKan Wireless Association
 - Former President, 2012-2013
 - Board of Directors, 2012-2015

Recognition

- Named to *Missouri Lawyers Media's* 2025 Power List 100
- Named to *Missouri Lawyers Media's* POWER List for Top Missouri Commercial Real Estate Attorneys, 2024
- Selected for *Best Lawyers*® “Lawyer of the Year” for Land Use and Zoning Law in Kansas City, Kansas, 2022, 2020 and 2017
- Selected for inclusion in *Best Lawyers in America*® for:
 - Real Estate Law, 2019-2025
 - Land Use and Zoning Law, 2016-2025

Matters

- Created community improvement district and levy community improvement district sales tax to provide \$1.2 million of public financing of small neighborhood shopping center in Lee's Summit, Mo.
- Lead counsel for rezoning approval and tax increment financing of a \$70 million, 568 multi-family unit project in Lenexa, Kan.
- Lead counsel for rezoning approval and industrial revenue bond financing and tax abatement for \$103 million industrial park in Lenexa, Kan.
- Lead counsel for rezoning approval and tax increment financing of a \$20 million, grocery store-anchored shopping center.
- Lead counsel for rezoning approval and variances for a 70,000-square-foot, class A office building in Leawood, Kan.
- Lead counsel for rezoning approval for a class A, 280-unit multifamily residential project in Overland Park, Kan.

- Secured property tax abatement and \$8 million industrial revenue bond financing for flex industrial building.
- Represented client in CNN application before the Kansas Corporation Commission.
- Lead counsel in rezoning case involving conversion of a hotel to a senior living facility in Olathe, Kan.
- Assisted client in securing entitlements and financing of large wind farm project in Kansas.
- Lead counsel in securing state liquor licenses for various sporting venues on the Kansas State University campus.
- Lead counsel in rezoning for 290-unit class A, multifamily dwelling in Leawood, Kan.
- Lobbying on behalf of MoKan Wireless Association for passage of telecom siting act to streamline approvals of cellular communication facilities.
- Lead counsel in securing liquor licensing of large casino in Kansas City, Kan.
- Assisted client with Federal Communications Commission licensing issue for radio facilities at large mine in Arizona.