

M. Kevin Lee

SHAREHOLDER

Kansas City, MO | 816.360.4323

klee@polsinelli.com



Kevin Lee focuses his practice on real estate and economic development projects. Drawing on his background in construction engineering, Kevin brings a unique perspective and provides practical, business-minded approaches to sophisticated legal issues. His extensive experience in structuring, negotiating, and documenting all aspects of commercial real estate transactions—including purchase and sale agreements, title review, leases, lending and bond documentation, easements and restrictive covenants, and development agreements—translates into valuable insight for both developer and investor clients.

Kevin routinely represents landowners, developers, and business entities before municipalities in zoning and development plan approvals, with an emphasis on large-scale projects that utilize complex federal, state, and municipal development incentives. Through his extensive interaction with government and the political process, Kevin has negotiated, secured approval of, and documented hundreds of millions of dollars in incentives for his clients' projects in every asset class of real estate.

Kevin has substantial experience in the industrial, multifamily, sports/entertainment, retail, office, and hospitality sectors, including those projects involving:

- STAR Bonds;
- Tax increment financing;
- Community improvement districts;
- Transportation development districts;
- Special benefit districts;
- Neighborhood revitalization areas;
- Real and personal property tax exemptions;
- Opportunity Zones; and
- Numerous federal and state tax credit programs.

Prior to earning his Juris Doctor at Washington University in St. Louis, Kevin studied construction engineering at Pittsburg State University, where he was a two-time MIAA Academic Honoree while playing quarterback for the Gorillas.

Capabilities

- Real Estate Development
- Real Estate
- Government Incentives
- Zoning & Land Use

Education

- Washington University in St. Louis (J.D., *cum laude*, 2014)
 - Washington University Jurisprudence Review, Senior Editor; Dean's List; John C. Shapleigh Scholar in Law Award; CALI Award - Patent Drafting
- Pittsburg State University (B.S., *magna cum laude*, 2011)
 - Engineering Technology

Bar Admissions

- Kansas, 2015
- Missouri, 2014

Recognition

- Selected for inclusion in *Best Lawyers in America*® for Real Estate Law, 2025-2026
- Selected for inclusion in *Super Lawyers* "Rising Stars," 2022-2023
- Ranked in *Chambers USA: America's Leading Lawyers for Business*, Real Estate, Missouri: Kansas City & Surrounds, 2022-2025
- Recognized as one of *Ingram's Magazine's* "20 in Their Twenties," 2017

Matters

- Representation of one of the nation's largest private industrial developers on tens of millions of square feet of speculative and build-to-suit projects across the country.
- Represented private industrial developer in connection with the acquisition and redevelopment of multiple properties to consist of more than 2 million square feet of speculative industrial uses with an aggregate project cost in excess of \$175 million.
- Represented developer in connection with the acquisition and redevelopment of a former water park into a destination sports and entertainment venue in Wyandotte County, Kansas, including negotiating and securing the approval of more than \$130 million in economic development incentives.
- Represented one of the world's most dynamic companies in temperature-controlled logistics in connection with the development of an approximately 400,000 square foot cold storage facility in Olathe, Kansas.
- Represented transportation services, finance and technology company in connection with the development of a new approximately 1 million square foot Class A office campus in Overland Park, Kansas, including negotiating and securing the approval of more than \$100 million in state and local economic development incentives.
- Represented developer in connection with the proposed redevelopment of the Great Mall of the Great Plains in Olathe, Kansas, to consist of approximately 1 million square feet of mixed-use and sports/entertainment uses.
- Represented developer in connection with the redevelopment of the historic Spaghetti Works building and adjacent Naftzger Park into a mixed-use apartment and commercial/retail project in Wichita, Kansas.
- Represented the American Royal Association in connection with its redevelopment initiatives in Kansas and Missouri, including negotiating and securing the approval of more than \$80 million in economic development incentives.
- Represented developer in connection with a transformative mixed-use multifamily and commercial/retail project in Andover, Kansas, including negotiating and securing the approval of more than \$30 million in economic development incentives.

- Representation of developers in connection with multiple Tax Increment Financing and Community Improvement Districts throughout Kansas and Missouri.