

# Stephen M. Kyle

## Shareholder, CEO

Steve currently serves two roles at the firm: attorney and CEO.

**The ideal real estate lawyer.** Steve Kyle represents real estate professionals such as buyers, sellers, landlords, tenants, developers and brokers who seek counsel with their real estate transactions, including sales, purchases, leases, developments, and loans. He has more than 30 years of experience and, unlike many attorneys with that much experience, Steve enjoys taking a hands-on approach. This means drafting documents and doing things that many senior attorneys would routinely hand off to younger associates when that approach makes sense for the client. This makes Steve a unique choice for your legal work because he can bring his years of hands-on experience and his experience, knowledge and drive to provide you with skilled and cost-efficient legal counsel.

**A go-to partner for mergers and acquisitions.** Steve has extensive experience with mergers and acquisitions across multiple industries. He represents clients throughout the merger and acquisition process with contract negotiation and execution. His goal is to always move forward, which translates to quick turnarounds and reasonable prices for you and your business.

**The experience to counsel on general corporate transactions.** Steve's years of broad experience have given him the know-how to provide your business with a broad perspective of recommendations and legal documents, and he is well suited to provide general corporate transaction advice. Many clients comment that his high quality work, responsiveness, and frequent communication make him a great business partner.

**A commitment to community and giving back.** Steve is very involved in both the legal community and the Kansas City community. His current community activities include being Chair of the Church Council of Old Mission United Methodist Church in Fairway, Kansas, a member of the Board of Directors of United Community Services of Johnson County, and a member of the Ambassadors Rotary Club. In the past Steve has served as the Chairman of the Board of Zoning Appeals for the City of Roeland Park, Kansas; as Chair of the Board of Trustees and a high school Sunday School teacher at Old Mission United Methodist Church; as a member of the Shawnee Mission School District Committee for Excellence, as a member of the Board of Directors for the Foundation for Lawyers Encouraging Academic Performance (LEAP); as a coach for the NEU Youth Soccer League; and as a mentor for the Project Northstar Student Mentoring Program.



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 Kansas City, MO 64108



## Education

Washington University – St. Louis, J.D., 1990

University of Nebraska, B.A., 1986

## Admissions

Missouri

## Services

[Commercial Lending](#)

[Corporate Law](#)

[Mergers & Acquisitions](#)

[Real Estate Law](#)

[Restaurant and Hospitality](#)

[Banking and Financial Services](#)

## Representative Clients

- Hunt Midwest Real Estate
- Wenger Manufacturing
- Murphy-Hoffman Company
- The Land Source/Stag Commercial

## Representative Transactions: Real Estate and Development

- Represent Hunt Midwest Real Estate Development in the purchase, sale, leasing, and financing of commercial and industrial real estate relating to developments for logistics centers, senior living facilities, self-storage facilities, and multifamily projects.
- Serve as real estate counsel for Murphy-Hoffman Company, the owner and operator of over 100 Kenworth truck dealerships and truck leasing facilities, in the purchase, sale, and leasing of real estate throughout the United States.
- Serve as legal counsel to The Land Source/Stag Commercial and related entities in the purchase, sale, and development of commercial and multifamily projects.
- Represented Andrews McMeel Universal in the acquisition, financing, and renovation of the historic Boley Building located at 12th and Walnut in downtown Kansas City, Missouri.
- Represented Cleveland University – Kansas City in the acquisition of the 130,000 square foot former Farmer’s Insurance building at 10850 Lowell, Overland Park, Kansas, in a transaction that was financed by the issuance of revenue bonds by the Kansas Development Finance Authority, the conversion of the building to a condominium, and the acquisition of an adjacent 46,000 square foot 2-story office building.
- Represented M&I Bank, the lender to MBS Mall Investor-98, LLC, in a construction loan and TIF bond transaction in excess of \$56 million relating to the redevelopment of the former Blue Ridge Mall property at Sterling Avenue and Interstate 70 in Kansas City and Independence, Missouri.
- Represented Briarcliff Development Company in the development and sale of business condominium units in the City of Riverside, Missouri.
- Served as general legal counsel to JFJ Real Estate Limited Partnership, the developer and owner of residential, office, and shopping center properties in Missouri, Kansas, Florida, and Illinois. Among other transactions, he represented JFJ in the sale of the Manor Square office/retail complex; and the purchase of an industrial building in the Crossroads District in downtown Kansas City, Missouri for conversion into residential condominium units, and successfully obtained a 25-year tax abatement for the project.
- Represented Neighborhood Works, Inc. in the acquisition of low-income housing tax credit apartment complexes in Kansas City and Belton, Missouri.
- Represented the former Health Midwest healthcare system in a number of real estate transactions, including the sale of the Menorah Medical Center hospital and medical office building complex at 49th and Rockhill in Kansas City, Missouri to the Stowers Institute for Medical Research, and the leasing by Health Midwest of the Overland Park Regional Medical Center and Independence Regional Health Center hospital and medical office building facilities from Columbia HCA. He also assisted in developing office lease forms used by Health Midwest Office Facilities Corporation in the leasing of space in its medical office buildings to physicians.
- Represented Dunes Residential Services, Inc. in the acquisition and refinancing of two 300-unit apartment complexes in Dallas, Texas, and in the development of a townhome and apartment community adjacent to the Falcon Valley golf course in Lenexa, Kansas.
- Represented TransAm Trucking, Inc., an Olathe, Kansas-based trucking company, as borrower’s counsel with respect to the issuance of Industrial Revenue Bonds by the City of Olathe, Kansas to finance the cost of the acquisition, construction and equipping of TransAm’s truck terminal facility and office building on 169 Highway in Olathe, Kansas.

## Representative Transactions: Mergers and Acquisitions

- Represented Wenger Manufacturing, a Sabetha, Kansas, based food processing manufacturing company in the sale of its business to Marel, a publicly traded Icelandic company, for \$540 million. Had previously represented Wenger in the acquisition of the stock of Extru-Tech, Inc., its largest competitor in the manufacture of food extrusion equipment, in a stock purchase transaction, and continue to assist in serving as general legal counsel to Wenger.
- Represented Barrier Companies and its affiliates Barrier Technologies and Barrier Compliance Services in its recapitalization transaction with Lincolnshire Management Inc. and VSS Capital Partners, private equity firms based in New York.
- Represented Holliday Sand & Gravel Company, a Kansas City-based sand and gravel mining company with riverbed mining operations in Kansas, Missouri, and Oklahoma, in the sale of its assets and real estate to Ash Grove Cement Company.
- Represented Holliday Sand & Gravel Company in the sale of its Topeka sand plant operation, and in the acquisition of a sand and gravel business located in Tulsa and Bixby, Oklahoma.
- Represented Excel Equities International Pty Ltd, an Australian corporation, in the acquisition of an equity interest in Transmar Coal, Inc., a Texas corporation, and Complejo Siderurigo Del Lago S.A., a Venezuelan company, the owners of certain coal reserve properties in the United States and Venezuela.
- Represented the sole shareholder of Gemaco, a Kansas City-based playing card manufacturer, in the sale of the company to private investors in a stock sale transaction, and assisted the buyers in obtaining approvals from various gaming commissions located in the United States and Canada to the sale of the company and the issuance of gaming supplier licenses to the buyers.
- Represented the shareholders of Creative Candles, Inc., a Kansas City-based candle manufacturer and seller, in a stock sale to a group of private investors, and in the lease and eventual sale of the Creative Candles building to the new ownership group.
- Represented the owner of Colorworks, Inc., a Kansas City-based printing company, in the sale of its assets to Henry Wurst, Inc., and in the lease of the building housing the Colorworks operations to Henry Wurst, Inc.
- Represented Saztec International, Inc., a publicly traded data processing company, in the acquisition of several companies by both stock purchase and asset purchase, and in the completion of multiple private placement transactions with a series of private investors involving the issuance of convertible debentures, preferred stock, and common stock of the corporation.
- Assisted in the representation of Hunt Midwest Mining, Inc. in the formation, with Martin Marietta Materials, Inc., of Hunt Martin Materials, LLC, a joint venture of the two companies to operate limestone mines in Missouri and Kansas.
- Assisted in the representation of TransAm Trucking, Inc. in the acquisition of the assets of James Helwig & Son, Inc., a trucking company located in Rockwall, Texas.
- Through the firm's representation of a trade association of farm implement and equipment dealers, assisted in the representation of numerous farm implement dealers in the sale of their dealership assets and real estate.
- Through the firm's representation of the Health Midwest and Mountain States Health Alliance health care systems, assisted in the acquisition of the assets of multiple physician practices
- Assisted in the representation of Health Midwest in the sale of its hospital assets and real estate to HCA Inc. in a transaction that constituted the largest conversion of a non-profit healthcare system to for-profit in U.S. history.

## Education

- Washington University (St. Louis), J.D., 1990
- University of Nebraska, B.A., 1986

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## Admissions

- Missouri

## Professional Affiliations

- Lawyers Association of Kansas City (President, 2010-11)
- Kansas City Metropolitan Bar Association
- The Missouri Bar
- American Bar Association