

Anna Krstulic

PARTNER

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Office: Kansas City



Tenacity, attention to detail and passion for service distinguish Anna's approach to assisting governmental and commercial clients with achieving their strategic goals and building vibrant, sustainable communities.

Poised at the intersection of real estate and public law, Anna helps governmental and commercial clients with all manner of transactional, contractual, development, legislative and administrative matters. Prior experience as a social worker makes her a tough advocate who brings a unique perspective and creative approach to problem solving.

In her public law practice, Anna advises cities and counties with respect to governmental authority and procedures, open records and meetings, legislative and administrative policy and enforcement, planning and zoning, economic development projects with public incentives, and various issues that arise from day to day.

Anna's public law practice informs her representation of private sector clients, particularly with respect to securing land use and zoning entitlements where her keen understanding of the development process and applicable evaluation criteria enables her to place clients in the best possible position for approval.

PRACTICES & INDUSTRIES

Real Estate & Public Finance

Public/Private Partnerships, Finance & Incentives

Real Estate Development

ADMISSIONS

Kansas, 2010

Missouri, 2009

EDUCATION

Washburn University School of Law, J.D.,
Dean's Honors, 2009

- *Washburn Law Journal*, Staff Member and Published Writer
- *Family Law Quarterly*, Student Editor-in-Chief

Benedictine College, B.A., *cum laude*, 1999

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Well-versed in traditional real estate practice, Anna also assists with purchases, sales, leases and licenses of real property.

EXPERIENCE

Public Law

City Attorney for the Cities of Mission Hills, Fairway, and Tonganoxie, Kansas.

Negotiates a range of agreements, including contracts, franchises, easements and interlocal agreements.

Drafts ordinances, regulations and policies for all types of government affairs, including zoning, subdivision, signs, telecommunications facilities, public offenses, nuisances, domestic animals and right-of-way management.

Oversees public meetings of governing bodies, planning and zoning boards, architectural review boards and committees.

Evaluates open record requests and prepares responses.

Special counsel for City of Independence, Kansas to review and draft amendments to zoning and subdivision regulations.

Public Finance

Experienced with Kansas public incentives, including tax increment financing (TIF), community improvement districts (CID), sales tax and revenue bonds (STAR Bonds), industrial revenue bonds (IRBs, also known as private activity bonds), transportation development districts (TDD), neighborhood revitalization act (NRA) rebates, rural housing incentive districts (RHID) and economic development exemptions (EDX).

Lead counsel for the City of Tonganoxie, Kansas in negotiating the development of:

State-of-the-art, highly-automated Hill's Pet Nutrition facility, which involved the largest capital investment ever made by a manufacturer in Leavenworth County at over \$250 million.

Several multi-family projects involving RHIDs.

Special counsel for the Unified Government of Wyandotte County/Kansas City, Kansas in the development of:

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Homefield project, a multi-sport venue with indoor and outdoor facilities and a youth baseball complex, in addition to retail and entertainment uses and hotels.

Kaw River Bridge project, an innovative transformation of the historic Rock Island Railroad Bridge into a unique entertainment venue that will include a public trail connecting the West Bottoms area of Kansas City, Missouri to existing levee trails along the west side of the Kansas River, common spaces for public viewing and events, an outdoor food hall, coffee shops, restaurants, bars, and other recreational and commercial amenities.

Mixed-use and multi-family projects, including The Yards II, Village West and Downtown Campus, which also includes redevelopment of the Jack Reardon Convention Center.

Commercial Development

Special counsel for online vehicle auction provider in securing land use entitlements for multiple locations in Kansas, including rezoning, plat, site plan and special use permit approvals.

Special counsel for aerospace technology company in acquiring rezoning and site plan approvals for development of a new office and manufacturing facility in Lenexa, Kansas.

Special counsel for telecommunications company in securing use approvals for small cell facilities in multiple jurisdictions, including special or conditional use permits and certificates of appropriateness for locations within historic districts.

RECOGNITIONS

Named to the *Best Lawyers: Ones to Watch® in America* list, 2025

PROFESSIONAL & CIVIC ACTIVITIES

Kansas Bar Association

The Missouri Bar

City Attorneys Association of Kansas

International Municipal Lawyers Association

The Family Conservancy Board of Directors

- Head Start Committee, 2016-present
- Executive Committee, 2017-2018, 2022-present

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NEWS

Best Lawyers® Names 34 Stinson Attorneys to *Best Lawyers: Ones to Watch® in America* List
08.15.2024

Stinson Attorneys Give Behind the Scenes Look into Redevelopment of the Rock Island Bridge in *Kansas City Business Journal*
04.20.2023

Stinson Serves as Legal Counsel in Innovative Redevelopment of Historic Rock Island Bridge
02.16.2023

SPEAKING ENGAGEMENTS

Kansas Bar Association 2020 Kansas Annual Survey of Law, Volume XXXI, Chapter 22, Local Government,
May 2020

Speaker, City Attorneys Association of Kansas, "Code Enforcement 101," June 2023