CITY OF COFFEYVILLE
BOARD OF COMMISSIONERS AGENDA ITEM

MEETING DATE	02/10/2015	
RESOLUTION OR ORDINANCE NUMBER	S-15-02	
AGENDA TITLE	4 State Maintenance Tax Incentive/Abatement	
REQUESTING DEPARTMENT	Economic Development	
PRESENTER	Trisha Purdon	
FISCAL INFORMATION	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available	N/A
	New Appropriation Required:	[ ] Yes [X] No
PURPOSE	To provide an annual review of the Four State Ad Valorem Property Tax Exemption and determine the rate for level of exemption for 2015.	

BACKGROUND	The original exemption request was approved by Ordinance S-09-05, effective January 1, 2009, through December 31, 2019. The exemption was for a 10,000 square foot addition to the existing Four State warehouse located at 503 N. Cline. This is Year 6 of the current tax exemption for Four State. In addition to the on-going exemption, Four State previously had an exemption for real and personal property for the 10-year period January 1, 2001, through December 31, 2010. The City is required to provide renewal documentation of all open tax exemptions to the County Appraiser on an annual basis by March 1. According to the City's Policy and Procedures on Ad Valorem Property Tax Exemptions and Incentives for Economic Development, *"The extent and term of any tax exemption incentive granted shall be subject to annual review by the Governing Body to ensure that the ownership and use of the property and any other qualifying criteria of the business for the tax exemption incentive continue to exist."* Our current policy for tax exemptions has been in place since June, 1995. Annual reviews have been conducted for the last five years of the Four State tax exemption. In each of the last five years, a 100% tax exemption has been granted to Four State, abating only the incremental taxes that would have been generated by the expansion. Four State continues to pay real and personal property taxes on the buildings and equipment that existed before the expansion.
SPECIAL NOTES	none

ANALYSIS	Four State annually provides their Quarterly Wage Reports and some supplementary payroll information for the prior year with their renewal application, which enables the City to analyze a number of criteria. Job creation is one such criteria taken into account when an exemption is initially considered. Often, the rationale for abating such property taxes is that job creation and/or increased wage rates stimulate the local economy and are thus worth the investment of tax dollars. **Refer to Exhibit A:** Four State Maintenance and Supply has had a significant amount of turnover and rehiring over the past year. Due to this, they are now back up to 29 employees. This is an increase from last year's employment number by one employee. This number does not include 1 contracted employee, however. This contracted employee would bring their number up to 30 employees, which is their base employment that was established in 2008 when the exemption was first approved by the City Commission. One of the most significant developments is the increase in local employees. Last year, the Commission encouraged Four State to consider residency when adding new employees and encouraging those employees to live in Coffeyville when they are hired. As of 02/06/2015, 76% (22 out of 29 Employees) of all employees live in Coffeyville. Two of the remaining 7 employees live in Montgomery County. They have hired 6 new employees this year, and are expecting to hire more over the next year. Due to the expansion of services into the hard wood floor refinishing business, they anticipate that they will need to hire additional employees over the next few years. This expansion would very likely allow Four State Maintenance to meet their initial Employee Hiring goal of 11 new employees. In addition, they have added a second shift at their facility to accommodate the increased business that they are experiencing. It is difficult to gauge the extent to which economic factors beyond their control have impacted their ability to grow as a company and thus provide

	additional employment as originally projected. As well as the fact that the addition of 11 jobs during the abatement period does not appear to require that such jobs be created in any particular year or on a predefined schedule. Presuming the linear addition of employees over the abatement period, Four state would have added one new employee, which they did, in addition to hiring one contracted employee. That said, one important factor to consider in this application is the average hourly wage for all full time employees and the average starting wage for new employees. This rate is considerably higher than the average starting and median wage of businesses in Coffeyville. **Exhibit B** Further identifies the tax benefit Four State has received for the exemption. To date, total taxes exempted for the new addition are $52,948.39. Our tax exemption policy is written such that the initial three years of an exemption (considered the "ramp-up" period) are abated at 100%. The remaining seven years shall be exempted at $1,000 per job, but may be adjusted by the Governing Body as a result of the annual review. Historically, not just for Four State Maintenance Supply but for all exemptions granted by the City, the exempted rate has remained at 100% during the term of the abatement.
PUBLIC INFORMATION PROCESS	Because tax exemption renewals require an ordinance, two readings are required and will be conducted at Commission meetings on 2/10/15 and 2/24/15, respectively, as well as publication in the Coffeyville Journal upon final approval.
BOARD OR COMMISSION RECOMMENDATION	N/A

STAFF RECOMMENDATION	Staff has determined the ownership and use of the exempted property is consistent with the original tax exemption application. While employment levels are below projected levels in the application, hourly wages and annual salary wages are considerably above the projections in their application. Staff recommends that the Commission should consider both employment levels, the increased number of local hires, and total compensation in determining the approval and rate at which the tax exemption will be set.
REFERENCE DOCUMENTS ATTACHED	Exhibit A: Job Creation and Wage Analysis

ORDINANCE NO. S-15-02

AN ORDINANCE TO APPROVE AN ANNUAL RENEWAL OF THE TEN-YEAR PROPERTY TAX EXEMPTION-INCENTIVE (JANUARY 1, 2009 THROUGH DECEMBER 31, 2018) GRANTED BY ORDINANCE NO. S-09-05 ON CERTAIN IDENTIFIED REAL AND PERSONAL PROPERTY OF FOUR STATE MAINTENANCE SUPPLY, INC. FOR THE ONE-YEAR PERIOD BEGINNING JANUARY 1, 2015 THROUGH DECEMBER 31, 2015.

WHEREAS, the Board of Commissioners of the City of Coffeyville, Kansas has reviewed updated information on Four State Maintenance Supply, Inc. and determined the ownership, use of the property and other qualified criteria for the tax exemption-incentive of Four State Maintenance Supply, Inc. continues to exist and is consistent with their original property tax exemption-incentive applications.

NOW, THEREFORE, BE IT ORDAINED, by the Board of Commissioners of the City of Coffeyville, Kansas that pursuant to the provisions of the City's "Statement of Policy and Procedures on Ad Valorem Property Tax Exemptions and Incentives for Economic Development" (Resolution No. R-95-02) the ten-year property tax exemption-incentive (January 1, 2009 through December 31, 2018) granted by Ordinance No. S-09-05 on certain identified real and personal property of Four State Maintenance Supply, Inc. is approved for an annual renewal at the rate of _____% for the one-year period beginning January 1, 2015 through December 31, 2015.

PASSED BY THE BOARD OF COMMISSIONERS OF THE CITY OF COFFEYVILLE THIS 24th DAY OF FEBRUARY 2015.

_____
James Falkner, Mayor

ATTEST:

_____
Cindy Price, City Clerk

APPROVED AS TO FORM AND LEGALITY:

_____
Paul Kritz, City Attorney

ANNUAL CLAIM FOR EXEMPTION FROM PROPERTY TAXATION

To Be Filed with the County Appraiser on or before March 1st

See other side for instructions

Name & Address of Taxpayer:

Four State Maintenance Supply Inc

PO Box 591 - 503 N. Cline Rd

Coffeyville, KS 67337

County: Montgomery

Parcel I.D. No.: 063-198-34-0-10-01 -007.00 A

Personal Prop No.: _____

Tax Year: 2014

County Use Only
Description on file ☐ Check ✓ if Yes
If Yes mail copy of form and written statement to PVD

NOTICE

This Annual Claim for Exemption by law must be accompanied by:

(1) **A Written Statement** *See instructions, other side* **and**

(2) **A Description/List of Exempt Property** *See instructions, other side*

1. I (we) Tom Tipton, President, do hereby file a claim for property tax exemption for the tax year 2014, on the attached list of property.

2. The basis for the exemption is:
   Board of Tax Appeals Order, Docket No. 2010-968-EDX.

3. The Board Order indicates that the property is exempt pursuant to:
   A. K.S.A. 79-201a *Second* (Industrial Revenue Bond-Funded Property)
   B. Article 11, Section 13 of the Kansas Constitution
   C. K.S.A. 79-221 (Certain Leased Property)
   D. Other _____ (explain).

4. The period of exemption set forth in the Board's Order is:
   2009 through 2018.

5. If the property is only partially exempt or if a payment in lieu of tax must be made, please attach the agreement and/or uniform policy setting forth the terms.

6. Are you filing a claim for any property acquired *after* the Board of Tax Appeals issued the order exempting disclosed in number 2 above? No. If yes, please explain why you believe this property is exempt.

7. Has the *ownership* of the property for which you are filing a claim for exemption changed in the past year? No. If yes, attach a full explanation.

8. Has the *use* of the property for which you are filing a claim for exemption changed in since the Board determined that it was exempt? No. If yes, attach a full explanation.

I do hereby assert that the information furnished by me herein and in the attached schedules is true, accurate, and complete.

Applicant's Signature: Tom Tipton

Date: 02-03-2015

Name & Title: Tom Tipton, President

Phone: 620-251-7033/515-1375

PV-AD-1
(Rev. 6/2014)

EXEMPT REAL PROPERTY FORM

Supplemental page

If more than one building exists on a parcel identification number (PIN), please report only one building on each copy of the Exempt Real Property Form. The requested information is parcel specific. Make as many copies of this form as is necessary to report your exempt real property.

Firm Name: Four State Maintenance Supply Inc

Parcel Id. #: 063-198-34-0-10-01-007-00-A

Docket Number: 2010-968-EDX

Exempt Period: 2009-2018

Legal Description:
503 N. Cline Rd, Coffeyville, KS 67337
New building addition (10,000 sq/ft)
Project started 4/1/2008; Finished 07/1/2008

Is land acquisition associated with this exemption? Yes ____ No X

If land acquisition is associated with this exemption, then provide the following information:

What date was the land purchased? _____

What was the purchase price of the land? _____

- If this is an Industrial Revenue Bond (IRBX) exemption, provide the amount of bond funds spent on this parcel of land associated with this docket number: _____

If an improvement(s) is/are associated with this exemption, then provide the following information:

Building name and number (if applicable): _____

Description of the improvement: 10,000 sq/ft addition to warehouse and personal property

Date of completion: 07-01-2008

Total square footage of the improvement: 10,000

Provide the total cost of the improvement attributable to the exemption under this docket number: $250,000

- If this is an Industrial Revenue Bond (IRBX) exemption, provide the amount of bond funds spent on the improvement associated with this docket number: _____

If an in-lieu-of payment agreement is associated with this exemption provide the following information:

Amount of in-lieu-of tax payment for ____ for this parcel: _____
Please attach a copy of the in-lieu-of tax agreement.

I do hereby assert that the information furnished by me herein and in the attached schedules is true, accurate, and complete.

Applicant's Signature _____ Date: 02/03/2015

Name & Title Tom Tipton, President Phone: 620-251-7033/515-1375

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY ICON.

FOUR STATE MAINTENANCE SUPPLY, INC
25 Years of Service
PO Box 591 - 503 N. Cline RD.
COFFEYVILLE, KS 67337
(620) 251-7033

Community
State Bank
1414 W. 11th - (620) 251-1313
Coffeyville, KS 67337
83-147/1011

168792

2/4/2015

PAY TO THE ORDER OF City of Coffeyville $ **100.00

One Hundred and 00/100********** DOLLARS

City of Coffeyville
P.O. Box 1629
Coffeyville, KS 67337

FOUR STATE MAINTENANCE SUPPLY, INC.

MEMO

Jim D. Roberts MP
AUTHORIZED SIGNATURE

Security features included. Details on back.

⑈168792⑈ ⑆101101471⑆ ⑈524115⑈

FOUR STATE MAINTENANCE SUPPLY, INC 168792

City of Coffeyville		2/4/2015	
640 · Legal & Professional	2014 Tax Abatement		100.00

Community State Ban 100.00

7/2008 New WH Addition

-35.5YD 4/30/2008(Dock footing/StemWall)	Coffeyville Concrete		$2,657.54	CK#11061	
-59.5YD 5/2008(Dock Floor/Footing)	Coffeyville Concrete		$4,654.53	CK#11393	
-85 YD	Coffeyville Concrete		$6,457.02	CK#11482	
-170 YD 7/1/2008(Main Floor)	Coffeyville Concrete		$15,127.00	CK#11698	
-34 YD 7/9/2008(Approach New Dock)	Coffeyville Concrete		$2,684.22	CK#11698	$31,580.31
Dock Base Levelers	Berry Material Handling	$505.14	$505.14	CK#VISA	
Dock Leveler System	Berry Material Handling	$2,678.83	$2,678.83		
Insulation for Floor	Diebolt Lumber		$3,714.55	CK#11282	$6,393.38
Remove and Landscape Dirt New Warehouse	Chris Isle		$1,240.00	Ck#11557	$35,160.10
Skylights/Trim/Base Trim	Miller Metals		$1,563.43	CK#11738	
Concrete Center Column	Dixon		$325.00	CK#11994	
Install New Phone Lines & Computer Lines	Dave's Phone Service		$796.64	CK#11996	
Ramp Guard & Stairs for new dock	Testerman		$840.00	CK#12062	
Misc Metal Trim	Lucas		$173.13		
Yellow Saftey Chain for Dock	Isham's 11/6/2008		$221.66		
	Total	**$225,885.98**	**$224,021.11**		

8/22/08 New Equipment for warehouse	JFJ Reality	$10,550.00	
9/29/08 Water Cooler	Lowes	$131.57	
9/25/08 Carpet Pole	HMS(Derailed Commodity)	$161.33	
9/17/08 Pallet Racking/2ea pickers	Best Warehouse	$2,020.00	
9/18/08 Pallet Racking/Grid,Tables	Tate Enterprises	$1,260.00	
9/29/08 Wire Grid	Tate Enterprises	$260.00	
9/23/08 Air Compressor/Etc.	Northern Tool	$1,086.71	
9/29/08 Clocks, Calculator	Sam's	$118.02	
4/7/08 Q1 Battery		$194.01	
3/18/08 5ea Q1	Tech for Less	$3,411.01	
3/18/08 Q1		$735.00	
4/08/08 Q1 Organizer		$640.72	
7/18/08 Benches		$2,807.84	
10/29/08 Crossbeams	Best Warehouse	$110.00	CK#12170
9/11/2008 Steel for Work Bench	Atlas Steele	$1,486.68	
	Total	$24,972.89	

7/2008 New WH Addition

Grand Total **$248,994.00**

		SQ/FT
Warehouse		16000
Office		3040
New Warehouse		10000
	Total	29040
	Charged .43/SqFt	$8,200
	New Rent	$12,487.00

7/2008 New WH Addition

Grand Total **$248,994.00**

	SQ/FT
Warehouse	16000
Office	3040
New Warehouse	10000
Total	29040

Charged .43/SqFt	$8,200
New Rent	$12,487.00

Montgomery County Appraisers
PO Box 507
Independence, Kansas 67301

IRB'S EDX'S
2014 Estimate of Taxes

BUSINESS	DOCKET #	RETURN TO TAX ROLL	TAXING UNIT	ESTIMATE OF ASSESSED VALUE PERSONAL PROPERTY	ESTIMATE ASSESSED VALUE REAL ESTATE	LEVY	ESTIMATE OF TAX DOLLARS PERSONAL PROPERTY	ESTIMATE OF TAX DOLLARS REAL ESTATE
AMAZON.COM.KSDC.INC	2005-850-EDX	1/1/2015	11	91,888	0	0.136335	$12,527.55	$0.00
AMAZON.COM.KSDC.INC	2007-2014-EDX	1/1/2016	11	476,606	0	0.136335	$64,978.08	$0.00
CESSNA AIRCRAFT COMPANY	2006-2290-IRBX	1/1/2016	38	594,958	0	0.135690	$80,729.85	$0.00
CESSNA AIRCRAFT COMPANY	2006-2291-IRBX	1/1/2016	38	80,218	3,279,295	0.135690	$10,884.78	$444,967.54
CESSNA AIRCRAFT COMPANY	2007-2091-IRBX	1/1/2017	38	202,793	0	0.135690	$27,516.98	$0.00
CESSNA AIRCRAFT COMPANY	2008-1317-IRBX	1/1/2018	38	91,051	0	0.135690	$12,354.71	$0.00
CESSNA AIRCRAFT COMPANY	2013-1269-IRBX	1/1/2023	38	0	53,423	0.135690	$0.00	$7,248.97
CORNERSTONE WAREHOUSING	2010-8691-EDX	1/1/2020	108		120,255	0.174063		$20,931.95
FOUR STATE MAINTENANCE	2010-968-EDX	1/1/2019	105	0	54,910	0.173734	$0.00	$9,539.73
HACKNEY & SONS INC	2006-1593-EDX	1/1/2016	108	26799	0	0.174063	$4,664.71	$0.00
HACKNEY & SONS INC	2012-9644-EDX	12/31/2022	108		147,408	0.174063		$25,658.28
HARMON PROPERTIES	2005-1850-IRBX	1/1/2015	107	209	390,673	0.175031	$36.58	$68,379.89
KANSAS AVIATION	2008-2999-EDX	1/1/2017	38	26,913	0	0.135690	$3,651.82	$0.00
KANSAS AVIATION	2010-8944-EDX	1/1/2020	38	0	200,405	0.135690	$0.00	$27,192.95
MATCOR METAL FABRICATION	2008-1320-IRBX	1/1/2018	108	447,689	0	0.174063	$77,926.09	$0.00
SPEARS	2010-955-IRBX	1/1/2020	103	0	413,285	0.161227	$0.00	$66,632.70
TOTAL				2,039,124	4,659,654		$295,271.16	$670,552.01

PERSONAL PROPERTY TAX STATEMENT

9403

NANCY CLUBINE
MONTGOMERY COUNTY TREASURER
P.O. Box 767
INDEPENDENCE, KS 67301
(620) 330-1100

TAX YEAR	STATEMENT#	TAXPAYER ID	TAXPAYER NAME(S)
2014	2400708	FOUR0003	FOUR STATE MAINTENANCE

PROPERTY DETAILS

Owner..FOUR STATE MAINTENANCE Unit.105-COFFEYVILLE CITY-USD445-CCC

Categories:	Value	Taxable	Penalty	Total Asd
MOTOR VEHICLES	40587	12176		12176
COMM & INDUST EQUIPMENT	3040	760		760
Total :	43627	12936		12936*

Vehicles:	VIN#	Value
2012 UD 2000 4X2	JNAL310H2CAK15008	40,587

Levy. 173.73400	1st Half	2nd Half	Total Tax
Personal Property Tax Amount	1123.71	1123.71	2247.42
GRAND TOTAL 2014 TAX STATEMENT	***1123.71***	***1123.71***	***2247.42***

PLEASE MAKE PAYMENT TO: MONTGOMERY COUNTY TREASURER
P.O. Box 767
INDEPENDENCE, KS 67301

TAX DISTRIBUTION SUMMARY

State...	19.41	City....	542.14	School..	576.41
County..	536.51	Township	.00	Library.	.00
Fire....	.00	Cemetery	.00	Other...	572.95

YOUR ASSESSED VALUE

The first $2300 in residential assessed value is exempt from the Statewide USD Mill Levy.

YOUR MILL LEVIES	YOUR TAXES

REVENUE FROM PROPERTY TAX LEVIES

16/20M TRUCKS TAX STATEMENT

9404

NANCY CLUBINE
MONTGOMERY COUNTY TREASURER
P.O. Box 767
INDEPENDENCE, KS 67301
(620) 330-1100

TAX YEAR	STATEMENT#	TAXPAYER ID	TAXPAYER NAME(S)
2014	6400145	FOUR0003	FOUR STATE MAINTENANCE

PROPERTY DETAILS

Levy.. 126.95100

Unit.. 105 COFFEYVILLE CITY-USD445-CCC

Year	Make/VIN#	Asd. Value	1st Half	2nd Half	Total Tax
2007	FORD 1FTSW21P57EA60979	1859	118.00	118.00	236.00
	GRAND TOTAL 2014 TAX STATEMENT		***118.00***	***118.00***	***236.00***

PLEASE MAKE PAYMENT TO: MONTGOMERY COUNTY TREASURER
P.O. Box 767
INDEPENDENCE, KS 67301

TAX DISTRIBUTION SUMMARY

State...	2.41	City....	60.69	School..	39.74
County..	65.46	Township	.00	Library.	.00
Fire....	.00	Cemetery	.00	Other...	67.70

YOUR ASSESSED VALUE

The first $2300 in residential assessed value is exempt from the Statewide USD Mill Levy.

YOUR MILL LEVIES	YOUR TAXES

REVENUE FROM PROPERTY TAX LEVIES

REAL ESTATE TAX STATEMENT

26576

NANCY CLUBINE
MONTGOMERY COUNTY TREASURER
P.O. Box 767
INDEPENDENCE, KS 67301
(620) 330-1100

TAX YEAR	STATEMENT#	TAXPAYER ID	TAXPAYER NAME(S)
2014	1424388	TTTE0001	LLC TTT ENTERPRISES

PROPERTY DETAILS

Owner..LLC TTT ENTERPRISES

Unit.COFFEYVILLE CITY-USD445-CCC
Legal.CC 009909

Parcel.105- 30160
CAMA #.198-34-0-10-01-007-00-0-01
Subdiv.C42 Blk. Lots.
Sec....34 Twn.34 Rng.16

see notes

Address. 503 N CLINE RD

Deed Information:
TTT ENTERPRISES, LLC
PO BOX 591

COFFEYVILLE, KS 67337

Values: Code.CU Land. 5548 Impr. 59165 Penalty. 0 Tax. 11242.86
Total Acres. 3.7 Ag Acres. 3.7
Levy. 173.73400

	1st Half	2nd Half	Total Tax
Real Estate Tax Amount.....	5621.43	5621.43	11242.86
GRAND TOTAL 2014 TAX STATEMENT	***5621.43***	***5621.43***	***11242.86***

PLEASE MAKE PAYMENT TO: MONTGOMERY COUNTY TREASURER
P.O. Box 767
INDEPENDENCE, KS 67301

TAX DISTRIBUTION SUMMARY

State...	97.07	City....	2712.12	School..	2883.55	Special Assessments	
County..	2683.85	Township	.00	Library.	.00	Total..	.00
Fire....	.00	Cemetery	.00	Other...	2866.27		

YOUR ASSESSED VALUE

Property Class	2013	2014	Value Change	% Change
Residential*	0	0	0	.0
Non-Residential	270,701	64,713	-205,988	-76.1
TOTAL	270,701	64,713	-205,988	-76.1

The first $2300 in residential assessed value is exempt from the Statewide USD Mill Levy.

YOUR MILL LEVIES				YOUR TAXES			
Taxing Authority	2013	2014	% Chg	2013	2014	$ Chg	% Chg
STATE	1.50000	1.50000		96.75	97.07	.32	.3
COUNTY	40.64400	41.47300	2.0	2,621.56	2,683.85	62.29	2.4
STATEWIDE USD*	20.00000	20.00000		1,290.02	1,294.26	4.24	.3
USD 445	24.60600	24.55900	-.2	1,587.11	1,589.29	2.18	.1
Coffeyville City	42.00200	41.91000	-.2	2,709.18	2,712.12	2.94	.1
General Fund - CCC	42.03800	37.84400	-10.0	2,711.50	2,449.00	-262.50	-9.7
Capital Outlay - CCC	1.97400	1.99400	1.0	127.33	129.04	1.71	1.3
Rec Comm Employee Benefi	.30600	.30800	.7	19.74	19.93	.19	1.0
Recreation Commission	3.98500	2.99400	-24.9	257.04	193.75	-63.29	-24.6
Wildcat Ext. Dst. #14	1.16100	1.15200	-.8	74.89	74.55	-.34	-.5
TOTAL	178.21600	173.73400	-2.5	11,495.12	11,242.86	-252.26	-2.2

REVENUE FROM PROPERTY TAX LEVIES

Taxing Authority	From 2013	From 2014	$ Change	% Change
STATE	439,643.36	441,904.36	2,261.00	.5
COUNTY	11,953,316.37	12,216,810.10	263,493.73	2.2
STATEWIDE USD*	2,365,673.41	2,359,688.36	-5,985.05	-.3
USD 445	3,212,965.71	3,196,262.22	-16,703.49	-.5
Coffeyville City	2,060,066.10	2,043,173.55	-16,892.55	-.8
General Fund - CCC	6,981,644.03	6,248,742.05	-732,901.98	-10.5
Capital Outlay - CCC	327,840.81	329,276.08	1,435.27	.4
Rec Comm Employee Benefi	39,880.64	40,057.28	176.64	.4

4 STATE
Maintenance Supply

PO BOX 591 COFFEYVILLE, KS 67337 PHONE 620-251-7033 FAX 620-251-0391

February 4, 2015

In Reference to the Tax Abatement application 4-State employed a total of 34 employees, 32 full time and 2 part time for 2014. In addition 4-State employs 1 individual through contract labor. This is a total of 35 people employed by 4-State in 2014.

The total wages paid by 4-State in 2014 was $1,279,537.81 of which $1,263,434.10 was full-time wages and $16,103.71 was part-time wages.

Thank you.
Tom Tipton, President

Employment Verification Report – 02/6/2015

4 State Maintenance Supply, Inc.

Number of Employees											
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
23	24	26	26	26	26	27	28	29	29	29	29

** These numbers do not include 1 additional Contracted Employee who works for 4State Maintenance full time.
**Numbers do not include 3 employees that are responsible for facility maintenance and administrative support, as on IRS forms are listed as Triple T Employees (property owner).
**Numbers do not include 3 Temporary Contract Employees during summer ramp up.

Total Wages	$	1,279,537.81
Average Starting Wage	$	17.06
Average Starting Salary	$	35,485.00
Average Salary for FTE	$	41,937.37
Average Rate (PT)	$	9.25
% Local Employees		76%

Exhibit "A"

Four State Maintenance Supply, Inc.

Savings From Tax Exemption/ Incentive Benefit
Property Tax Exemption / Incentive- Ordinance No. S-09-05
6-Feb-15

Calendar Year	Base Employment 2008	New Job Creation Goal Per App	Cumulative Total Job Goal + Base	New Jobs Created to Date	Actual Avg. Total Employment To Date	Performance To Date Plus or Minus
2009	30	2	32	1	31	-1
2010	30	1	33	-1	29	-4
2011	30	1	34	-2	28	-6
2012	30	1	35	0	30	-5
2013	30	1	36	-2	28	-8
2014	30	1	37	-1	29	-8
2015	30	1	38			
2016	30	2	40			
2017	30	0	40			
2018	30	1	41			
Total	30	11	41	-5	29	

Exhibit "B"

Four State Maintenance Supply, Inc.

Savings From Tax Exemption/ Incentive Benefit
Property Tax Exemption / Incentive- Ordinance No. S-09-05
6-Feb-15

Calendar Year	Total Taxes That Would have Been Paid Without An Exemption	Actual Real Property Tax Paid	Actual Personal Property Tax Paid	Total Actual Real & Personal Property Tax Paid	Real & Personal Property Tax Savings From Exemption
2009	$ 24,819.14	$ 16,983.70	$ 2,216.12	$ 19,199.82	$ 5,619.32
2010	$ 25,020.96	$ 6,668.12	$ 8,817.28	$ 15,485.40	$ 9,535.56
2011	$ 26,435.18	$ 11,597.96	$ 5,524.04	$ 17,122.00	$ 9,313.18
2012	$ 25,717.48	$ 11,290.00	$ 5,272.72	$ 16,562.72	$ 9,154.76
2013	$ 29,965.52	$ 11,495.12	$ 8,684.56	$ 20,179.68	$ 9,785.84
2014	$ 23,266.01	$ 11,242.86	$ 2,483.42	$ 13,726.28	$ 9,539.73
2015				$ -	
2016				$ -	
2017				$ -	
2018				$ -	
Total	$ 155,224.29	$ 69,277.76	$32,998.14	$ 102,275.90	$ 52,948.39

Analysis of Jobs Created Versus Savings From Tax Exemptions

Combined Savings to Date from Tax Exemption	New Jobs Created to Date	Tax Exemption Per Job Created	Annual Savings Per Job Created
$ 52,948.39	-1	$ (52,948.39)	$ (17,649.46)

KANSAS DEPARTMENT OF LABOR
www.dol.ks.gov K-CNS 100 (Rev. 10-13)

QUARTERLY WAGE REPORT & UNEMPLOYMENT TAX RETURN

For Internal Use Only

To **avoid a penalty** this return must be postmarked or electronically submitted by the last day of the month after the quarter ending date. This report must be filed if you have an active account, even if you have No Wages or No Tax Due.

1. Business Name:	FOUR STATE MAINTENANCE SU INC	2. Employer Serial Number	1 9 9 6 2 1	3. Quarter Ending (M M D D Y Y Y Y)	0 3 3 1 2 0 1 4	Q	1	Y Y Y Y	2 0 1 4

9. Number of continuation sheets attached: 1 (See Instructions)

10. NAICS CODE: (For Internal Use Only)

8. Total Wages for THIS page ► 1 9 6 9 8 0 4 5 8 9 6 3 0 4 4

11. For each month, report the number of covered workers who worked during or received pay for the payroll period which includes the 12th of the month. ► Month 1: 2 5 Month 2: 2 6 Month 3: 2 5

25

12. Total Wages from ALL pages If NO Wages were paid mark X Here ☐	2 7 3 1 1 4 4 9
13. Total Excess Wages from ALL Pages	9 3 2 6 4 4 1
14. Compute Taxable Wages. (item 12 minus item 13)	179850 08
15. Unemployment Tax Due. Multiply (Item 14 by Tax Rate) Tax Rate = 4.59%	8255 12
16. SUTA Penalty Rate (See instructions) Penalty Rate = 0.00%	0 00
17. Late Filing Penalty (See Instructions)	0 00
18. Interest on Late Payment (See Instructions)	0 00
19. Prior amount due	0 00
20. Prior Overpayment	0 00
21. Total Due. If tax is $5 or more, pay to KANSAS EMPLOYMENT SECURITY FUND	8255 12

22. I **certify** that the information on this return is true, correct and complete, to the best of my knowledge and belief.

YOUR COPY - DO NOT EXECUTE OR RETURN TO STATE

Phone Number

Date M M D D Y Y Y Y

NOTICE: By submitting your payment by check, you are consenting to the department processing your check by using your routing numbers to initiate an electronic funds transfer. If you do not want to electronically transfer funds from your bank account, you must pay by money order or credit card.

(Please refer to instructions on back for assistance with completing each item)

23. Check if this is your final wage report. ☐

FILE ONLINE AT: www.KansasEmployer.gov OR RETURN TO: Kansas Department of Labor P.O. Box 400, Topeka, KS 66601-0400

KANSAS DEPARTMENT OF LABOR
www.dol.ks.gov K-CNS 100 (Rev. 10-13)

QUARTERLY WAGE REPORT & UNEMPLOYMENT TAX RETURN

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1. Business Name:	2. Employer Serial Number	3. Quarter Ending M M D D Y Y Y Y	Q	Y Y Y Y
FOUR STATE MAINTENANCE SU INC	199621	06 30 2014	2	2014

9. Number of continuation sheets attached: 1 (See Instructions)

10. NAICS CODE: (For Internal Use Only)

8. Total Wages for THIS page ► 2021699 3 1975199 4

11. For each month, report the number of covered workers who worked during or received pay for the payroll period which includes the 12th of the month. ► Month 1: 26 Month 2: 27 Month 3: 26

12. Total Wages from ALL pages If NO Wages were paid mark X Here ☐	3008874 8	
13. Total Excess Wages from ALL Pages	2608487 5	
14. Compute Taxable Wages. (Item 12 minus item 13)	40038	73
15. Unemployment Tax Due. Multiply (Item 14 by Tax Rate) Tax Rate = 4.59%	1837	78
16. SUTA Penalty Rate (See Instructions) Penalty Rate = 0.00%	0	00
17. Late Filing Penalty (See Instructions)	0	00
18. Interest on Late Payment (See Instructions)	0	00
19. Prior amount due	0	00
20. Prior Overpayment	0	00
21. Total Due. If tax is $5 or more, pay to KANSAS EMPLOYMENT SECURITY FUND	1837	78

MUST BALANCE TO CHECKBOOK

22. I certify that the information on this return is true, correct and complete, to the best of my knowledge and belief.

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Phone Number

Date M M D D Y Y Y Y

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QUARTERLY WAGE REPORT & UNEMPLOYMENT TAX RETURN

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1. Business Name:	2. Employer Serial Number	3. Quarter Ending (M M D D Y Y Y Y)	Q	Y Y Y Y
FOUR STATE MAINTENANCE SU INC	1 9 9 6 2 1	0 9 3 0 2 0 1 4	3	2 0 1 4

8. Total Wages for THIS page ► 1 8 8 7 7 6 8 9 1 8 8 7 7 6 8 9

9. Number of continuation sheets attached 1 (See Instructions)

11. For each month, report the number of covered workers who worked during or received pay for the payroll period which includes the 12th of the month. ► Month 1 2 6 Month 2 2 6 Month 3 2 6 26

10. NAICS CODE:
(For Internal Use Only)

12. Total Wages from ALL pages If NO Wages were paid mark X Here ☐	3 0 4 4 0 4 6 3	
13. Total Excess Wages from ALL Pages	2 8 1 0 5 0 4 6	
14. Compute Taxable Wages. (Item 12 minus item 13)	23354	17
15. Unemployment Tax Due. Multiply (Item 14 by Tax Rate) Tax Rate = 4.59%	1071	96
16. SUTA Penalty Rate (See Instructions) Penalty Rate = 0.00%	0	00
17. Late Filing Penalty (See Instructions)	0	00
18. Interest on Late Payment (See Instructions)	0	00
19. Prior amount due	0	00
20. Prior Overpayment	0	00
21. Total Due. If tax is $5 or more, pay to KANSAS EMPLOYMENT SECURITY FUND	1071	96

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Phone Number

Date M M D D Y Y Y Y

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1. Business Name:	FOUR STATE MAINTENANCE SU INC	2. Employer Serial Number	1 9 9 6 2 1	3. Quarter Ending	M M D D Y Y Y Y	Q	Y Y Y Y
					1 2 3 1 2 0 1 4	4	2 0 1 4

4. Social Security Number | 5. Employee Last Name | First Name | MI | 6. Total Wages | Total Tips

8. Total Wages for THIS page ► 1 5 1 8 1 4 0 5 | 1 4 1 1 2 1 3 2

9. Number of continuation sheets attached [ ] 1 (See Instructions)

11. For each month, report the number of covered workers who worked during or received pay for the payroll period which includes the 12th of the month. ► Month 1 [ ] 2 5 Month 2 [ ] 2 6 Month 3 [ ] 2 6

26

10. NAICS CODE:
(For Internal Use Only)

12. Total Wages from ALL pages If NO Wages were paid mark X Here [ ]			3	0	8	5	3	3 9 6
13. Total Excess Wages from ALL Pages			2	9	5	9	5	6 8 6
14. Compute Taxable Wages. (Item 12 minus item 13)							12577	10
15. Unemployment Tax Due. Multiply (Item 14 by Tax Rate) Tax Rate = 4.59%							577	29
16. SUTA Penalty Rate (See Instructions) Penalty Rate = 0.00%							0	00
17. Late Filing Penalty (See Instructions)							0	00
18. Interest on Late Payment (See Instructions)							0	00
19. Prior amount due							0	00
20. Prior Overpayment							0	00
21. Total Due. If tax is $5 or more, pay to KANSAS EMPLOYMENT SECURITY FUND							577	29

Additions to Data Items

22. I certify that the information on this return is true, correct and complete, to the best of my knowledge and belief.

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Phone Number [ ] [ ] [ ]

Date [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ]
M M D D Y Y Y Y

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Employment Verification Report – 02/6/2015

4 State Maintenance Supply, Inc.

Number of Employees											
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
23	24	26	26	26	26	27	28	29	29	29	29

** These numbers do not include 1 additional Contracted Employee who works for 4State Maintenance full time.
**Numbers do not include 3 employees that are responsible for facility maintenance and administrative support, as on IRS forms are listed as Triple T Employees (property owner).
**Numbers do not include 3 Temporary Contract Employees during summer ramp up.

Total Wages	$	1,279,537.81
Average Starting Wage	$	17.06
Average Starting Salary	$	35,485.00
Average Salary for FTE	$	41,937.37
Average Rate (PT)	$	9.25
% Local Employees		76%

Exhibit "A"

Four State Maintenance Supply, Inc.

Savings From Tax Exemption/ Incentive Benefit
Property Tax Exemption / Incentive- Ordinance No. S-09-05
6-Feb-15

Calendar Year	Base Employment 2008	New Job Creation Goal Per App	Cumulative Total Job Goal + Base	New Jobs Created to Date	Actual Avg. Total Employment To Date	Performance To Date Plus or Minus
2009	30	2	32	1	31	-1
2010	30	1	33	-1	29	-4
2011	30	1	34	-2	28	-6
2012	30	1	35	0	30	-5
2013	30	1	36	-2	28	-8
2014	30	1	37	-1	29	-8
2015	30	1	38			
2016	30	2	40			
2017	30	0	40			
2018	30	1	41			
Total	30	11	41	-5	29	

Exhibit "B"

Four State Maintenance Supply, Inc.

Savings From Tax Exemption/ Incentive Benefit
Property Tax Exemption / Incentive- Ordinance No. S-09-05
6-Feb-15

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2014	$ 23,266.01	$ 11,242.86	$ 2,483.42	$ 13,726.28	$ 9,539.73
2015				$ -	
2016				$ -	
2017				$ -	
2018				$ -	
Total	$ 155,224.29	$ 69,277.76	$32,998.14	$ 102,275.90	$ 52,948.39

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