

Firm Data Sheet

Information for firm that will occupy the facility and its employees

PLEASE NOTE APPENDIX TWO (BOTTOM TABS)

Use information on firm that will occupy the facility

Name of Firm

1918, LLC

Description of the firm's location or expansion in the community:

If approved, Project Sandhills would result in the construction of a state-of-the-art, high-volume, case ready beef production facility. The operation would be unique to the food industry, combining the latest in meat production design with best-in-class packaging and material handling systems. The facility would use sustainable design solution and provide the company with reliability and flexibility in raw material storage, track and trace, wet and dry processing, palatalizing, and finished project handling systems. The facility would not be a kill site, but instead process and pack sub-primal cuts of beef into retail ready cuts and products. Animals are to be raised and processed in another state.

The Olathe operation would take over production of the Choice Beef cuts for most of the company's stores in states including, MT, WY, CO, ND, NE, OK, MN, WI, IA, MO, AR. This plant would service the Choice Been in 100% of the company's Kansas stores.

In order to properly support Project Sandhills, the site under consideration is approximately 60 acres and the newly constructed building would be approximately 320,000 sq. ft.

Requested tax abatement term in years 10 Abatement percentage requested 50%

Square footage of the facility 320,000

Acerage of land the project will occupy ~60

NAICS or SIC Code 311612

Market Value of the firm's initial new or additional investment in:

<i>Land</i>	<u>\$25,000,000</u>
<i>Building and Improvements</i>	<u>\$152,000,000</u>
<i>Furniture, Fixtures and Equipment</i>	<u>\$80,000,000</u>
<i>Other Costs</i>	<u></u>
<i>Total</i>	<u>\$257,000,000</u>

Project expansion (if acceptable): N/A

Year of expansion

Additional investment in:

<i>Land</i>	<u></u>
<i>Building and Improvements</i>	<u></u>
<i>Furniture, Fixtures and Equipment</i>	<u></u>

Total Sales (from the most current completed fiscal year):

<i>Year</i>	<u>N/A</u>	<i>Sales</i>	<u></u>
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New or additional sales of the firm - as a result of the project:

Year			
1	282M	6	516M
2	477M	7	516M
3	515M	8	516M
4	516M	9	502M
5	516M	10	502M

Percent of those sales subject to sales tax in the:

City (Olathe)	10.0%
County (Johnson)	10.0%
State (Kansas)	10.0%

Annual net taxable income, as a percent of sales, on which state corporate income taxes will be computed:

TBD

New or Additional annual purchases of the firm as a result of the project:
(items used in operations of business, not inventory that will be sold)

Year	
1	7.5M
2	7.5M
3	7.5M
4	7.5M
5	7.5M
6	7.5M
7	7.5M
8	7.5M
9	7.5M
10	7.5M

Percent of those purchases subject to sales taxes in the:

City (Olathe)	15%
County (Johnson)	15%
State (Kansas)	15%

Additional annual utilities that will be used by the firm as a result of the project

Water	\$90,000
Wastewater	\$35,000
Telephone	\$5,000
Electricity	\$1,200,000
Gas	\$225,000
Garbage	\$150,000
Cable	\$5,000

Number of new employees to be hired each year (to be used to complete Appendix II)

Year	
1	2
2	20
3	483
4	162
5	0

6	<u>0</u>
7	<u>0</u>
8	<u>0</u>
9	<u>0</u>
10	<u>0</u>

Number of new employees moving to the county each year (use numbers from above):

<i>Year</i>	<i>From Out-of-State</i>	<i>From Another Kansas County</i>	<i>Will not move</i>	<i>Total</i>
1	2			2
2	5	5	10	20
3	10	35	438	483
4	5	15	142	162
5				0
6				0
7				0
8				0
9				0
10				0
<i>Total</i>	22	55	590	667

Average annual salary of all employees:

<i>Year</i>	
1	\$174,928
2	\$62,400
3	\$35,360
4	\$36,067
5	\$36,789
6	\$37,524
7	\$38,275
8	\$39,040
9	\$39,821
10	\$40,618

Household size of a typical new worker 2.79

Number of school age children in the household of a typical new worker 0.79

Construction

Initial construction or expansion

Cost of Construction at the firm's new or expanded facility	<u>\$152,000,000</u>	
If construction is by an outside contractor, estimate percent profit on the cost of construction:	<u>4.00%</u>	
Total construction salaries (A)	<u>\$45,600,000</u>	
Amount paid to average construction worker during the construction period (B)	<u>\$70,154</u>	$A \div C = B$
Number of construction workers (C)	<u>650</u>	

Household size of an average construction worker 2.79

Expansion II (if applicable):

Cost of Construction at the firm's new or expanded facility _____

If construction is by an outside contractor, estimate
percent profit on the cost of construction: _____

Total construction salaries (A) _____

Amount paid to average construction worker during the
construction period (B) _____ $A \div C = B$

Number of construction workers (C) _____

Household size of an average construction worker _____

Visitors

Number of out-of-town visitors expected at the firm:

Year			
1	<u>75</u>	6	<u>75</u>
2	<u>75</u>	7	<u>75</u>
3	<u>75</u>	8	<u>75</u>
4	<u>75</u>	9	<u>75</u>
5	<u>75</u>	10	<u>75</u>

Number of days that each visitor will stay in the area 2

Number of nights that a typical visitor will stay in a local hotel or motel:

<i>In the City of Olathe</i>	<u>2</u>
<i>Anywhere in the county</i>	<u>2</u>

Firm Data Sheet
January 2018

Sales Tax Exemption Certificate

Prior to the contractor starting construction on the project, that applicant shall notify the City Clerk whether or not to proceed with an applicant for a sales tax exemption from the state of Kansas.

Project Completion and Processing of the Tax Abatement

Prior to the completion of the project, the applicant shall inform the City and Bond Counsel to proceed with the state board of tax appeals for a tax abatement on the project.

APPENDIX II (must correspond with above information)													
New jobs to be created in each of the next ten years													
Occupational Classification	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Average Starting Wage (use current pay scale)		
Management	2	5	33	0	0	0	0	0	0	0	\$94,500		
Office / Clerical	0	0	0	0	0	0	0	0	0	0	\$0		
Professional	0	0	0	0	0	0	0	0	0	0	\$0		
Skilled	0	4	112	40	0	0	0	0	0	0	\$35,500		
Unskilled	0	11	338	122	0	0	0	0	0	0	\$35,500		
Total	2	20	483	162	0	0	0	0	0	0			