



Center for Economic Development and Business Research  
Wichita State University  
1845 Fairmount St.  
Wichita, Kansas 67260-0121  
(316) 978-3225

DATE OF ANALYSIS  
TIME OF ANALYSIS  
VERSION OF ANALYSIS

7/6/2022  
7:54 PM  
V1

<b>PROJECT SUMMARY (no multipliers, no substitution)</b>	
Company Name	Block 49 LLC
Number of new jobs for 10-year period	1
Amount of payroll for 10-year period	\$441,061
Amount of capital investment for 10-year period	\$6,820,930
Land	\$240,000
Buildings	\$6,555,930
Machinery and Equipment	\$25,000

<b>INCENTIVE SUMMARY</b>	
<b>City Incentives - Bel Aire</b>	337,603
Tax abatement	337,603
Sales tax exemption	0
Forgivable loans	0
Infrastructure	0
Cash value all other incentives	0

<b>County Incentives - Sedgwick</b>	216,719
Tax abatement	216,719
Sales tax exemption	0
Forgivable loans	0
Infrastructure	0
Cash value all other incentives	0

<b>State Incentives</b>	158,572
Tax abatement	158,572
Sales tax exemption	0
Forgivable loans	0
Training dollars	0
Infrastructure	0
Cash value all other incentives	0

<b>School District Incentives - 375 Circle</b>	99,605
Tax abatement	99,605



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TAX ABATEMENT PARAMETERS	
<i>Real Property</i>	
Number of years	10
Percentage	0 YR1,10,20...90%
<i>Personal Property</i>	
Number of years	0
Percentage	0.0%

CONSTRUCTION IMPACTS	
Jobs Multiplier	1.7008
Earnings Multiplier	1.533

Direct jobs	29
Direct payroll earnings	\$1,520,000

Total jobs	50
Total payroll earnings	\$2,330,160

SUBSTITUTION	OVERRIDDEN
Firm NAICS code	493000 Warehousing and storage
Substitution percentage applied to firm operations	0.0%

FIRM MULTIPLIERS (On-going Operations)	
Jobs	1.8671
Earnings	1.8517

ECONOMIC IMPACT OF FIRM OPERATIONS	
<i>Number of jobs 10-year period</i>	
Direct	1
Total	2

<i>Payroll earnings for 10-year period</i>	
Direct	\$441,061
Total	\$816,713



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<b>FISCAL IMPACT</b>	
<b>City Fiscal Impacts. - Bel Aire</b>	<b>Discounted</b>
Present value of net benefits	\$361,295
<i>Rate of Return on Investment</i>	
Net public benefits 10-year period	\$361,295
Public costs 10-year period	\$263,098
ROI	137.3%
<i>Benefit-Cost Ratio</i>	
Public benefits 10-year period	\$624,392
Public costs 10-year period	\$263,098
Benefit-Cost Ratio	2.37

<b>County Fiscal Impacts. - Sedgwick</b>	<b>Discounted</b>
Present value of net benefits	\$241,707
<i>Rate of Return on Investment</i>	
Net public benefits 10-year period	\$241,707
Public costs 10-year period	\$168,892
ROI	143.1%
<i>Benefit-Cost Ratio</i>	
Public benefits 10-year period	\$410,600
Public costs 10-year period	\$168,892
Benefit-Cost Ratio	2.43

<b>State Fiscal Impacts</b>	<b>Discounted</b>
Present value of net benefits	\$597,989
<i>Rate of Return on Investment</i>	
Net public benefits 10-year period	\$597,989
Public costs 10-year period	\$123,577
ROI	483.9%
<i>Benefit-Cost Ratio</i>	
Public benefits 10-year period	\$721,565
Public costs 10-year period	\$123,577
Benefit-Cost Ratio	5.84

<b>School District Fiscal Impacts. - 375 Circle</b>	<b>Discounted</b>
Present value of net benefits	\$215,506
<i>Rate of Return on Investment</i>	
Net public benefits 10-year period	\$215,506
Public costs 10-year period	\$77,623
ROI	277.6%
<i>Benefit-Cost Ratio</i>	
Public benefits 10-year period	\$293,130
Public costs 10-year period	\$77,623
Benefit-Cost Ratio	3.78

*In the preparation of this report, the Center for Economic Development and Business Research assumed that all information and data provided by the applicant or others is accurate and reliable. CEDBR did not take extraordinary steps to verify or audit such information, but relied on such information and data as provided for purposes of the project.*

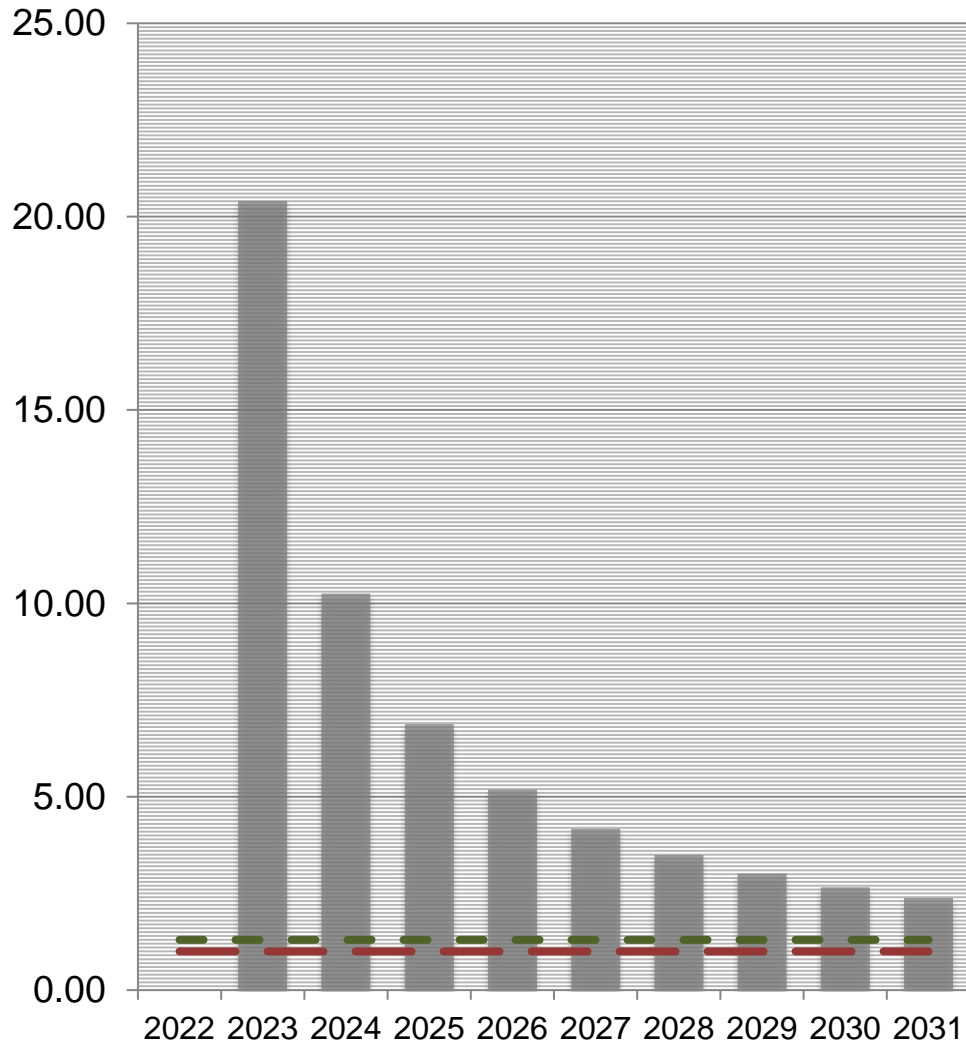
*This analysis requires CEDBR to make predictive forecasts, estimates and/or projections (hereinafter collectively referred to as “FORWARD-LOOKING STATEMENTS”). These FORWARD-LOOKING STATEMENTS are based on information and data provided by others and involve risks, uncertainties and assumptions that are difficult to predict. The FORWARD-LOOKING STATEMENTS should not be considered as guarantees or assurances that a certain level of performance will be achieved or that certain events will occur. While CEDBR believes that all FORWARD-LOOKING STATEMENTS it provides are reasonable based on the information and data available at the time of writing, actual outcomes and results are dependent on a variety of factors and may differ materially from what is expressed or forecast. CEDBR does not assume any responsibility for any and all decisions made or actions taken based upon the FORWARD-LOOKING STATEMENTS provided by CEDBR.*



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Date of Analysis: 7/6/2022  
Version of Analysis: V1  
City Fiscal Impacts. - Bel Aire

### ***Benefit-Cost Ratio***



### ***Present Value of Net Benefits***

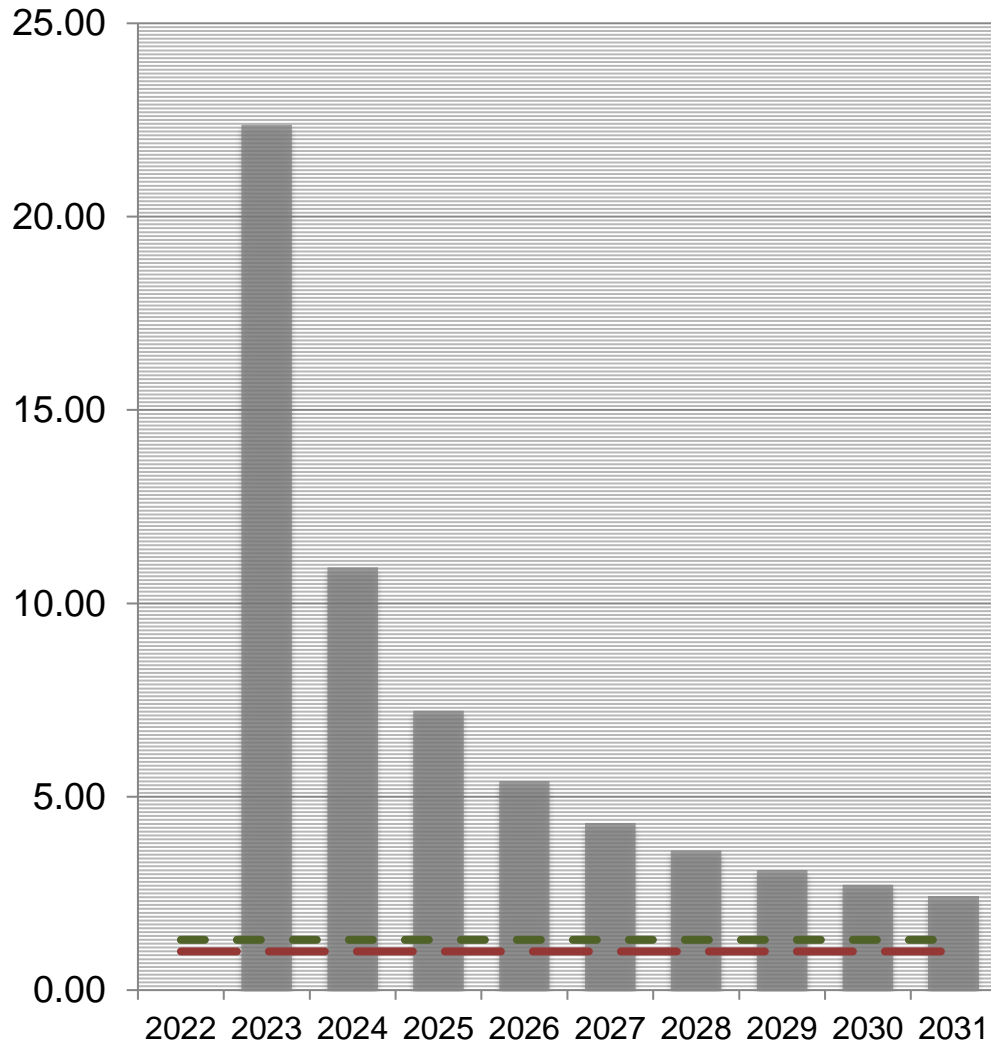




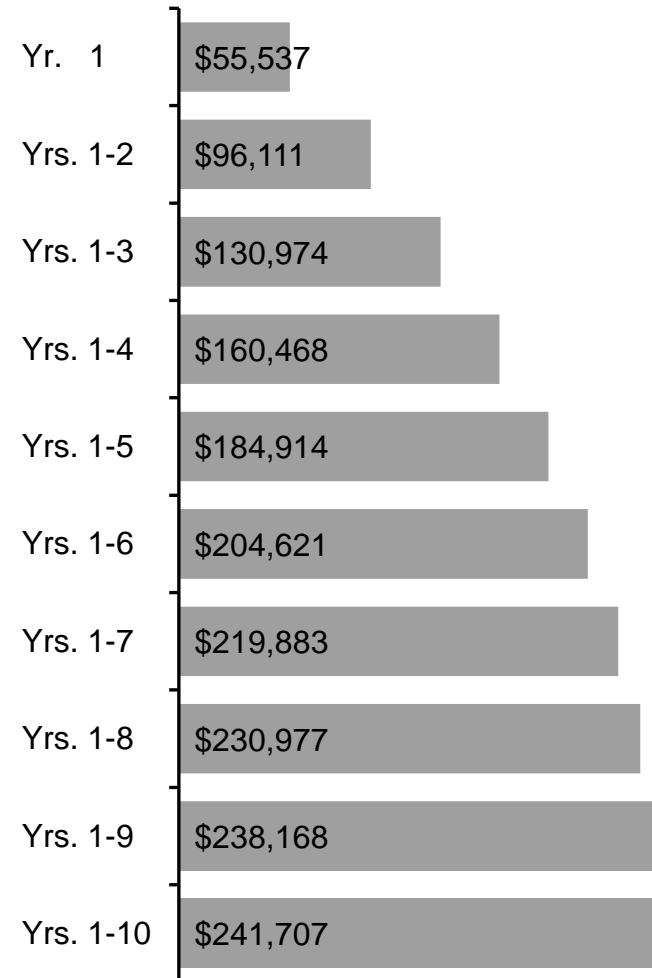
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### ***Benefit-Cost Ratio***



### ***Present Value of Net Benefits***

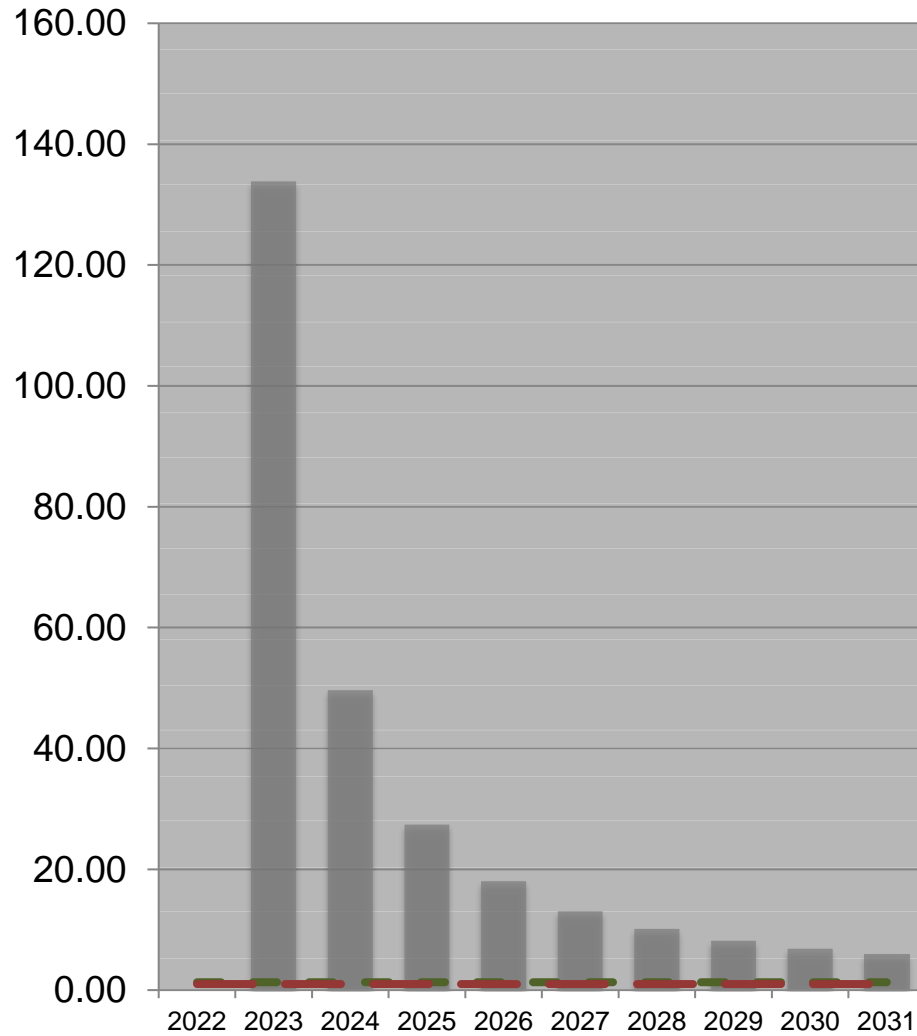




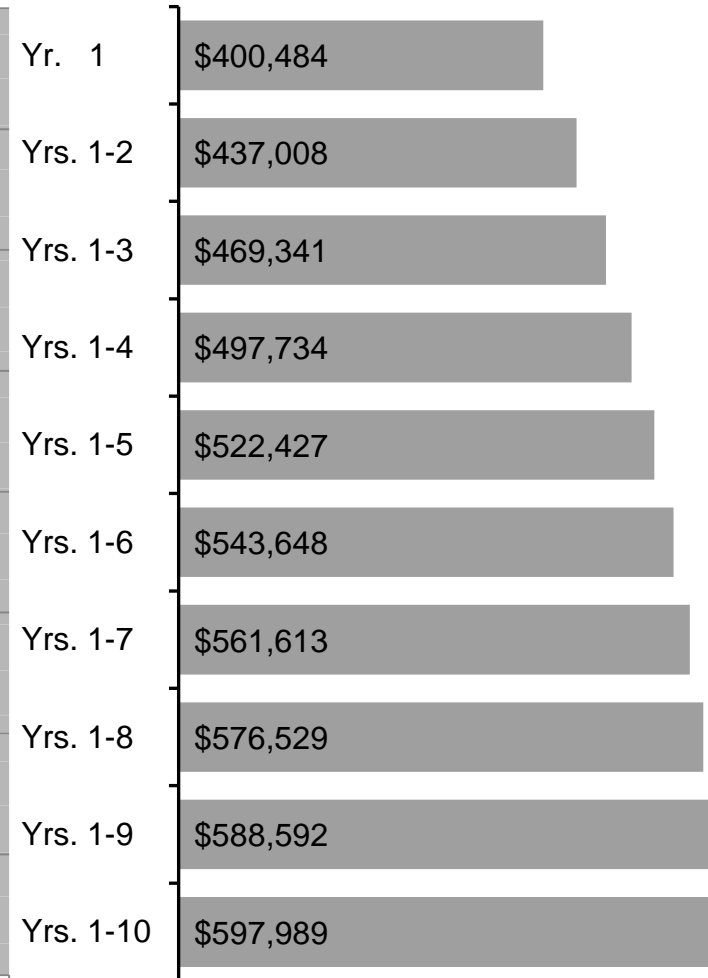
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State Fiscal Impacts

### ***Benefit-Cost Ratio***



### ***Present Value of Net Benefits***

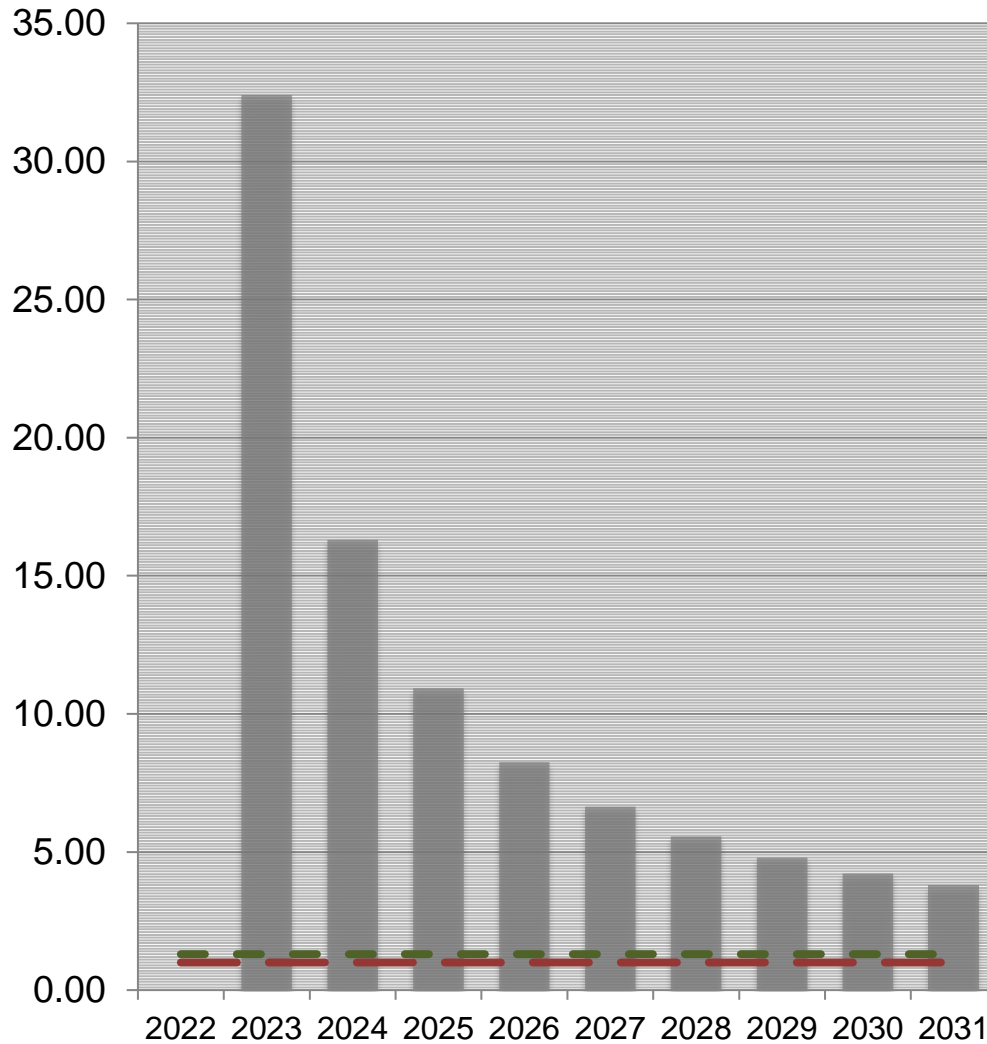




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Version of Analysis: V1  
School District Fiscal Impacts. - 375 Circle

### ***Benefit-Cost Ratio***



### ***Present Value of Net Benefits***





## CEDBR-FISCAL IMPACT MODEL FIRM DATA SHEET

### COMPANY INFORMATION

Company name or project name	Block 49 LLC
Contact name	Andrew Reese
Contact telephone number	620-755-1619
Contact e-mail address	<a href="mailto:drew@banisterrealestate.com">drew@banisterrealestate.com</a>
Company NAICS Code - <i>Please select a NAICS code from the list provided. Model parameters are set based on the NAICS selected.</i>	493000 Warehousing and storage
Substitution Override	0.00%
Year of application	2022

**SITE LOCATION** - *If incentives are being requested for more than one physical location, and these locations are in different taxing jurisdictions, then a separate firm data sheet must be filled out for each location. If the property is located in a special taxing district or industrial zone, please contact CEDBR.*

Street Address	
City	Bel Aire
County	Sedgwick
School District	375 Circle

**REAL PROPERTY CONSTRUCTION AND IMPROVEMENTS** - *If construction is expected to significantly exceed 12-months allocate expenditures to multiple expansions.*

<b>Expansion #1</b>	
Year of expansion	2022
<i>Market value of firm's initial NEW OR ADDITIONAL investment in:</i>	
Land	\$240,000
Building and improvements	\$6,555,930
Furniture, fixtures and equipment (including machinery)	\$25,000
<i>Initial construction or expansion:</i>	
Cost of construction at the firm's new or expanded facility	\$4,400,000
<i>Amount of taxable construction materials purchased in:</i>	
City	
County (should include city amount)	\$1,820,000
State (should include city and county amounts)	\$2,600,000
<i>Amount of taxable furniture, fixtures and equipment purchased in:</i>	
City	
County (should include city amount)	\$25,000
State (should include city and county amounts)	\$25,000
Total construction salaries	\$1,520,000
<b>Expansion #2 (if applicable)</b>	
Year of expansion	
<i>Market value of firm's initial NEW OR ADDITIONAL investment in:</i>	
Land	
Building and improvements	
Furniture, fixtures and equipment (including machinery)	
<i>Initial construction or expansion:</i>	
Cost of construction at the firm's new or expanded facility	
<i>Amount of taxable construction materials purchased in:</i>	
City	
County (should include city amount)	
State (should include city and county amounts)	
<i>Amount of taxable furniture, fixtures and equipment purchased in:</i>	
City	
County (should include city amount)	
State (should include city and county amounts)	
Total construction salaries	

<b>Expansion #3 (if applicable)</b>	
Year of expansion	
<i>Market value of firm's initial NEW OR ADDITIONAL investment in:</i>	
Land	
Building and improvements	
Furniture, fixtures and equipment (including machinery)	
<i>Initial construction or expansion:</i>	
Cost of construction at the firm's new or expanded facility	
<i>Amount of taxable construction materials purchased in:</i>	
City	
County (should include city amount)	
State (should include city and county amounts)	
<i>Amount of taxable furniture, fixtures and equipment purchased in:</i>	
City	
County (should include city amount)	
State (should include city and county amounts)	
Total construction salaries	
<b>OPERATIONS</b>	
First Year of Full Operations As a Result of This Project	2022
<i>New or additional sales of the firm related to this project</i>	
Year 1	\$164,976
Year 2	\$282,864
Year 3	\$353,580
Year 4	\$424,296
Year 5	\$495,012
Year 6	\$565,728
Year 7	\$636,444
Year 8	\$636,444
Year 9	\$636,444
Year 10	\$636,444
<i>Percent of these sales subject to sales taxes in the:</i>	
City	0.0%
County	0.0%
State	0.0%
Annual net taxable income, as a percent of sales, on which state corporate income taxes will be computed:	
	0.0%

<i>New or additional purchases of the firm related to this project</i>	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Year 6	
Year 7	
Year 8	
Year 9	
Year 10	
<i>Percent of these purchases subject to sales/compensating use taxes in the:</i>	
City	
County	
State	

<b>EMPLOYMENT</b>	
<i>Number of NEW employees to be hired each year as a result of this project</i>	
Year 1	0
Year 2	1
Year 3	
Year 4	
Year 5	
Year 6	
Year 7	
Year 8	
Year 9	
Year 10	

<i>Number of these employees moving to county each year FROM OUT-OF-STATE</i>	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Year 6	
Year 7	
Year 8	
Year 9	
Year 10	
<i>Number of these employees moving to county each year FROM OTHER KANSAS COUNTIES</i>	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Year 6	
Year 7	
Year 8	
Year 9	
Year 10	

<i>Weighted average annual salary of all NEW employees, including all employees hired to date, related to this project</i>	
Year 1	
Year 2	\$40,000
Year 3	\$42,000
Year 4	\$44,100
Year 5	\$46,305
Year 6	\$48,620
Year 7	\$51,051
Year 8	\$53,603
Year 9	\$56,284
Year 10	\$59,098

<b>VISITORS</b> - <i>Include customers, vendors and company employees from other locations in the count of visitors</i>	
<i>Number of ADDITIONAL out-of-county visitors expected at the firm as a result of this project</i>	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Year 6	
Year 7	
Year 8	
Year 9	
Year 10	
Number of days that each visitor will stay in the area	1
Number of nights that a typical visitor will stay in a local hotel or motel	0
Percentage of visitors traveling on business	0%
Percentage of visitors traveling for leisure	100%
Percentage of visitor's expenditures spent in the same city as firm's location	25%
Percentage of visitor's expenditures spent in the same county as firm's location	50%
Percentage of visitor's expenditures spent in Kansas	100%

PAYMENT BY THE COMPANY TO TAXING JURISTCTIONS - <i>Such as payments in lieu of taxes</i>	
Firm payments to the City	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Year 6	
Year 7	
Year 8	
Year 9	
Year 10	
Firm payments to the County	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Year 6	
Year 7	
Year 8	
Year 9	
Year 10	

Firm payments to the State of Kansas	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Year 6	
Year 7	
Year 8	
Year 9	
Year 10	
Firm payments to the School District	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Year 6	
Year 7	
Year 8	
Year 9	
Year 10	

CEDBR-FISCAL IMPACT MODEL INCENTIVE INFORMATION	
<b>CONTACT INFORMATION FOR CEDBR REGARDING INCENTIVE AMOUNTS</b>	
Contact name	Ty Lasher
Contact telephone number	
Contact e-mail address	<a href="mailto:TLasher@belaireks.gov">TLasher@belaireks.gov</a>
<b>SALES TAX EXEMPTION ON CONSTRUCTION MATERIALS</b>	
Sales tax exemption <b>EXPANSION #1</b> (please enter yes or no)	No
Percent of construction material costs funded by IRB for <b>EXPANSION #1</b>	0.0%
Sales tax exemption <b>EXPANSION #2</b> (please enter yes or no)	No
Percent of construction material costs funded by IRB for <b>EXPANSION #2</b>	0.0%
Sales tax exemption <b>EXPANSION #3</b> (please enter yes or no)	No
Percent of construction material costs funded by IRB for <b>EXPANSION #3</b>	0.0%
<b>SALES TAX EXEMPTION FOR OPERATIONS</b>	
Value of sales tax exemption for OPERATIONS -- CITY	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Year 6	
Year 7	
Year 8	
Year 9	
Year 10	



Value of sales tax exemption for OPERATIONS -- COUNTY	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Year 6	
Year 7	
Year 8	
Year 9	
Year 10	
Value of sales tax exemption for OPERATIONS -- STATE	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Year 6	
Year 7	
Year 8	
Year 9	
Year 10	

PROPERTY TAX ABATEMENT		
Property tax abatement - Real property land and buildings		
Number of Years		10
Percentage	0 YR1,10,20...90%	
Property tax abatement - Machinery and equipment		
Number of Years		0
Percentage		0.0%

FORGIVABLE LOANS - <i>Cash value</i>		
Forgivable loans (cash value) -- <b>CITY</b>		
Year 1		
Year 2		
Year 3		
Year 4		
Year 5		
Year 6		
Year 7		
Year 8		
Year 9		
Year 10		
Forgivable loans (cash value) -- <b>COUNTY</b>		
Year 1		
Year 2		
Year 3		
Year 4		
Year 5		
Year 6		
Year 7		
Year 8		
Year 9		
Year 10		

Forgivable loans (cash value) -- <b>STATE</b>	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Year 6	
Year 7	
Year 8	
Year 9	
Year 10	

<b>STATE TRAINING DOLLARS</b>	
Training dollars KIT/KER/IMPACT (cash value)	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Year 6	
Year 7	
Year 8	
Year 9	
Year 10	

<b>INFRASTRUCTURE IMPROVEMENTS</b>	
Infrastructure improvements (cash value) -- <b>CITY</b>	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Year 6	
Year 7	
Year 8	
Year 9	
Year 10	

Infrastructure improvements (cash value) -- COUNTY	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Year 6	
Year 7	
Year 8	
Year 9	
Year 10	
Infrastructure improvements (cash value) -- STATE	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Year 6	
Year 7	
Year 8	
Year 9	
Year 10	

OTHER INCENTIVES - Cash value	
Cash value of all other incentives -- CITY	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Year 6	
Year 7	
Year 8	
Year 9	
Year 10	

Cash value of all other incentives -- COUNTY	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Year 6	
Year 7	
Year 8	
Year 9	
Year 10	
Cash value of all other incentives -- STATE	
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Year 6	
Year 7	
Year 8	
Year 9	
Year 10	