



Kyle Zimbelman <kyle.zimbelman@edcgov.us>

Re: Special District Impact Fee Offset for Non Residential Development

Jennie Daniel <jennie@tri-square.com>

Fri, Jul 9, 2021 at 11:20 AM

To: Kyle Zimbelman <kyle.zimbelman@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

Cc: Jeff Baggaley <Jeff@tri-square.com>, Shannon Baggaley <Shannon@tri-square.com>

Hi Kyle, I'm sorry I missed you yesterday! I am working from home today, but feel free to give me a call anytime. Please see below in BLUE:

1. Are you asking for the entire \$24,388.71 fire fee to be waived? I can print out the fee sheet from Trakit We would like to apply for the maximum amount possible. I pulled the permit yesterday. Please let me know the total amount we can apply for?
2. Can you expand more on job creation: specifically the number of direct jobs stemming from this project and anticipated wages? If you have indirect jobs numbers please include those as well. Can you clarify what you mean by indirect jobs? Please see attached spreadsheet (I have include a snippet below). Here is an estimate on direct job creation. Scaling the company and building out new space allows us to increase our workforce by 25% year one and 50% by year 3.

Current Number of Employees at Specified Rate	Annual Salary/Employee	Total Current Annual Payroll	Year 1 Employee Growth (25% Increase)	Year 3 Employee Growth (50% Increase)	Total Jobs Increase	Year 3 Annual Payroll (Adjusted for 3% COL Increase)	Total Payroll Increase
Total Current					Total Increase		
37	Field Current	\$ 2,277,600.00			18.50	Field Increase	\$ 1,241,292.00
11	Office Current	\$ 763,360.00			5.50	Office Increase	\$ 416,031.20
48.00		\$ 3,040,960.00			24.00		\$ 1,657,323.20
					Total Future		
					72.00		\$ 4,698,283.20

3. Please identify the sector(s) the jobs and amounts are anticipated to be in?

Do you mean the sectors listed on the application? I believe our job creation falls under advanced manufacturing and

technology.

4. Can you please estimate the increased assessed value of the property? This way we can project the increased property tax to the County and determine an ROI based on those tax projections.
The building is being financed and as such there was an appraisal completed, valuing the land and improvements at \$4.1 million. I believe the currently assessed value of the raw land is \$425,000, this project increases assessed property value by an additional \$3.675 million.
5. Please estimate the number of individuals that will receive training from tower climbing and jobs created directly from that. Our own crews receive training all year (current 48 employees x 40 hours/year = 1,920 hours) that keeps them current on safety certifications and eligible for elevated work.

Outsiders that come to our company for training are an additional source of revenue for us. With our new space, we would have the option to hire 2 new fulltime trainers, and 1 admin person to schedule their work. The 3 new internal jobs created from this project are in addition to the job growth listed in the attached spreadsheet. Estimated wages for the 3 new positions are: 2 full time trainers at \$90k/year and 1 admin at \$65k/year.

Tower climbers who come to our company for training (outside our organization) gain a powerful tool for their own employability. In our current space, we have trained 108 non-employees this year. At this rate, we will train 200 in 2021. Once our project is complete, in our new expanded space, we could easily train 225 outsiders year one, and 250 year three, and so on. I am not sure if we can count all of these as 'job creation', but it certainly leads to better, higher paying jobs for the individuals getting the training.

As to when the fee can be dispersed it states on the policy " Issuance of funds to the Special District account will occur at the time of building permit, verified occupancy, or other similar permit issuance."

So there seems to be some flexibility. You mean the funds could be issued back to us at the time of Certificate of Occupancy, or maybe Final Permit sign off?

Thank you!!

[Quoted text hidden]

 **Fee Offset Application, Report_from_Tri-Square_Construction_Company_Inc_.xlsx**
16K