Application of Cives Steel Company for Bonneville County Property Tax Exemption under Idaho Code § 63-602NN

March 22, 2016

Cives Corporation, dba Cives Steel Company, North-West Division ("Cives") hereby submits this documentation for the Application for Bonneville County Tax Exemption under Idaho Code § 63-602NN.

Background

Cives Corporation, dba Cives Steel Company (Cives), fabricates and erects structural steel and steel ductwork. Cives purchased approximately 28 acres of land in Ucon, Bonneville County, Idaho on October 11, 2012 and were granted annexation into the City of Ucon. Cives constructed a new steel fabrication facility, named Cives Steel North-West Division (NWD) on the site in 2013. Cives NWD currently employs 90 full-time workers.

Cives was granted a 5 year, 50% tax exemption by the Bonneville County Commissioners on October 31, 2013 in their Resolution No. 13-04. A copy of Resolution No. 13-04 is attached hereto as Exhibit “A.” This includes an Amendment to Resolution No. 13-04 dated December 23, 2013.

This application is now being submitted for a proposed Phase II expansion to Cives NWD. The Bonneville County Application form is attached hereto as Exhibit “B”.

Idaho Code § 63-602NN

A copy of Idaho Code § 63-602NN is attached hereto as Exhibit “C.” This statute contains six requirements, each of which is met in connection with Cives’ application.

The Request May Be for All or a Portion of the Market Value of the Defined Project for a Period of Up to Five (5) Years;

The Request Must Be for a Defined Project;

The Request Must Be Based on Investment in New Plant and Building Facilities;

The Request Must Be Based on Investments that Are Either Qualified Investments or Buildings or Structural Components of Buildings;

The Request Must Be Based on Making Capital Investments in New Plant of at Least $3,000,000 at the Project Site during the Project Period; and

The Taxpayer Can Demonstrate to the County that Significant Economic Benefits Will Accrue to the County.

The following demonstrates that the conditions provided in Idaho Code § 63-602NN are met.
March 22nd, 2016

Bonneville County Commissioners
Mr. Roger Christensen
Mr. David Radford
Mr. Lee Staker
605 N. Capital Ave
Idaho Falls, ID 83402

Re: Cives Corporation dba Cives Steel Company, North-West Division Facility in Ucon Application for Property Tax Exemption, Proposed Phase II Expansion

Dear Bonneville County Commissioners:

Cives Steel Company has successfully constructed, staffed and placed in operation Phase I of our North-West Division Facility in Ucon, Idaho.

Cives is now proposing to expand that facility with a Phase II.

Please accept this submittal as our Application for Bonneville County Tax Exemption under Idaho Code 63-602NN, with supporting documentation.

Cives is applying for the full 5-year, 100% property tax exemption for Phase II property as allowed under Idaho Code § 63-602NN.

Please let me know if you require any further information in order to consider our application.

We understand that the Commission will have to schedule a meeting to consider our application. Please advise the earliest date that we may meet with the Commissioners to present and discuss this application package.

Thank you.

Thomas M. Farr
Business Development
Cives Corporation
1. **The Request May Be for All or a Portion of the Market Value of the Defined Project for a Period of Up to Five (5) Years**

Idaho Code § 63-602NN provides that "[t]he board of county commissioners may grant the property tax exemption for all or a portion of the market value of the defined project for a period of up to five (5) years." In this application, Cives requests an exemption from all of the market value of its investment in its new plant and building facilities for each of the five tax years 2017, 2018, 2019, 2020, and 2021. This application meets the requirement of the statute, as it seeks an exemption of all of the market value for a period of up to five (5) years.

2. **The Request Must Be for a Defined Project**

The statute defines "[d]efined project" as "a written plan presented to the county commissioners by a taxpayer outlining projected investment in new plant for new plant and building facilities during a project period and located at a project site."

**Defined Project**

A fully-built out Cives fabrication facility will consist of 3 Phases.

Phase I of NWD, as currently constructed, consists of a shop space (36,500 sf.), office space (16,750 sf.), miscellaneous equipment buildings (5,000 sf. total), outside overhead crane ways, conveyors and transfers. NWD currently employs 90 full-time employees.

Phase II would add 30,000 sf. of shop space, equipment and additional outside overhead crane ways. Phase II will add 40 full-time employees.

Phase III would add 30,000 sf. of shop space, equipment and additional outside overhead crane ways. Phase III will add approximately 20 additional employees.

This application is for the proposed Phase II expansion.

The projected investment in Phase II of this project is:

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site work</td>
<td>$453,800</td>
</tr>
<tr>
<td>Building and Components</td>
<td>$2,671,000</td>
</tr>
<tr>
<td>Equipment</td>
<td>$1,339,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$4,463,800</strong></td>
</tr>
</tbody>
</table>

Exhibit "D" shows the NWD facility with (superimposed in yellow) a new North Bay, Shipping Yard Crane Way and Relocated Road.
3. **The Request Must Be Based on Investment in New Plant and Building Facilities**

The statute requires an “investment in new plant and building facilities.” Section 63-602NN provides that the term “new plant and building facilities” means:

- a manufacturing facility or facilities and personal property related thereto, producing tangible personal property or intellectual property intended for ultimate sale at retail, including related parking facilities, food service facilities, business office facilities and other building facilities directly related to the manufacturing business.

The application of Cives meets this requirement, because the Cives plant is a manufacturing facility producing tangible personal property, and also contains business office facilities and other building facilities directly related to the manufacturing business.

4. **The Request Must Be Based on Investments that Are Either Qualified Investments or Buildings or Structural Components of Buildings.**

The investment of Cives in Phase II of this project amounts to $4,463,800.

The statute requires that the investment must be either “(i) qualified investments; or (ii) buildings or structural components of buildings.” The Cives application includes both of these types of investment.

**Buildings or Structural Components of Buildings**

Part of Cives’ request is based on “buildings or structural components of buildings.” The statute provides that the term “Building or structural components of buildings” means “real property improvements to land as defined in section 63-201(11), Idaho Code, which are owned or leased by the taxpayer and located in Idaho within the boundaries of the project site.”

Idaho Code section 63-201(11) defines “improvements” as:

- all buildings, structures, manufactured homes, . . . mobile homes . . . , and modular buildings, . . . , erected upon or affixed to land, fences, water ditches constructed for mining, manufacturing or irrigation purposes, fixtures, and floating homes, whether or not such improvements are owned separately from the ownership of the land upon or to which the same may be erected, affixed or attached. The term "improvements" also includes all fruit, nut-bearing and ornamental trees or vines not of natural growth, growing upon the land, except nursery stock.

A total of $3,124,800 of Cives’ projected expenditures meets this requirement.
Qualified Investments

The other part of Cives' request is based on "qualified investments." The term "qualified investment" is defined in Idaho Code § 63-3029B. That section defines the term "qualified investment" by reference to sections 46(c) and 48 of the Internal Revenue Code, as such code existed prior to November 5, 1990. The Idaho Tax Commission has defined this term as follows:

Idaho generally follows the definition of qualified property found in the Internal Revenue Code (IRC) sections 46 and 48 as in effect prior to 1986. The property must have a useful life of three years or more and be property for which you are allowed the deduction for depreciation or amortization in lieu of depreciation.

Qualifying property includes the following property used in a trade or business:
* Tangible personal property – machinery and equipment—
* Other tangible personal property – property used as an integral part of manufacturing, production, extraction, or furnishing transportation, communications, or utility services, or research facilities and bulk storage facilities used in connection with those businesses

Property that does not qualify includes:
* Buildings and their structural components

* The cost of property expensed under IRC Section 179
* Property subject to 60-month amortization
* Used property not acquired by purchase
* Property that is either nondepreciable or has a useful life of fewer than three years
* The portion of property used for personal use

* Vehicles under 8,000 pounds gross weight

See Idaho Form 49 – Idaho Investment Tax Credit, attached hereto as Exhibit "E."

Cives projects to spend an amount of $1,339,000 on machinery and equipment for Phase II of the facility. This amount qualifies under the statute as "qualified investments."
5. **The Request Must Be Based on Making Capital Investments in New Plant and Building Facility of at Least $3,000,000 at the Project Site during the Project Period.**

Under the statute, the capital investment in new plant must amount to more than $3,000,000 at the “Project Site” and during the “Project Period.”

The statute defines the term “Project Period” as “the period of time beginning at the earlier of a physical change to the project site or the first employment of new employees or contractors located in Idaho who are related to the activities at the project site, but no earlier than January 1, 2008.”

Cives anticipates that the project period for Phase II will begin in 2016. Cives anticipates a project duration of approximately 6 months, and Phase II should be operational in 2016.

The statute defines the term “Project Site” to mean:

an area or areas at which new plant and building facilities are located and at which the tax incentive criteria have been or will be met and which are either: (i) A single geographic area located in this state at which the new plant and building facilities owned or leased by the taxpayer are located; or (ii) One (1) or more geographic areas located in this state if eighty percent (80%) or more of the investment required in subsection (2)(h) of this section is made at one (1) of the areas.

In this case, the “Project Site” is a single geographic area of 28.12 acres located at 9947 North Yellowstone Highway, Idaho Falls, Idaho 83401. The Bonneville County tax parcel identification number is RPE 33300010010 Cives Corp.

As explained above, Cives has a projected investment of $4,463,800 in costs that qualify as allowable investments under the statute. All of this amount will be incurred for improvements and equipment on the Project Site within the Project Period.

This amount of $4,463,800 is more than the required minimum amount of $3,000,000. The application of Cives meets this requirement of the statute.

6. **The Taxpayer Can Demonstrate to the County that Significant Economic Benefits Will Accrue to the County**

The last criteria found in Idaho Code § 63-602NN is that the taxpayer must “demonstrate to the county that significant economic benefits will accrue to the county.” Cives has provided a variety of facts to support the fact that its proposed plant expansion will bring significant economic benefits to Bonneville County.
Economic Impact Analysis

Reports from the Idaho Department of Labor. Will Jenson was the Regional Economist for the Idaho Department of Labor when he generated a report for a 3-phase Cives facility. He had previously been an Economics Professor at Brigham Young University-Idaho, and an Adjunct Professor of Economics at Idaho State University. Mr. Jenson prepared a document entitled “Economic Impact: Fabricated Structural Metal Manufacturing Industry.” This document is attached hereto as Exhibit “F.”

Mr. Jenson’s analysis uses the IMPLAN® economic modeling software to come to the conclusion that the creation of 150 direct industry jobs\(^1\) by CIVES will create or sustain an additional 141 jobs through indirect and induced economic activity, for a total of 291 jobs. Labor income is expected to increase by over $13 million. Raw materials turning into finished goods (i.e., the value added impact) is estimated to add $21 million to the region. In all, the total output and contribution to gross regional product is expected to increase by $50 million.

An Economic Impact, Fabricated Structural Metal Manufacturing Industry prepared by Chris St. Jeor, currently a Regional Economist for the Idaho Department of Labor, breaks out the economic impact of the proposed 40 additional jobs created by Phase II, which are a portion of the projected total of 150. A March 9, 2016 letter from Mr. St. Leor and a copy of his report are attached hereto as Exhibit “F.”

Report from Christine Jarski. Christine Jarski was a Business Development Specialist at the Idaho Department of Commerce when she generated her report on the impact of a 3-phase Cives facility. She prepared a document entitled “Economic Analysis: Fabricated Structural Metal Manufacturing Industry,” which is attached as Exhibit “G.”

Ms. Jarski estimates that the creation of 150 jobs will increase home ownership by 109 homes, resulting in an additional $274,419 in property taxes paid by new homeowners and renters and predicts a “Total economic impact of direct, indirect and induced spending of $50 million.” for the full 3 –Phase facility. It lists additional benefits to area merchants, schools, churches and other nonprofits as resulting from a new facility. There will be an increase in tax revenues for schools, roads, water, sewer, law enforcement, fire fighters and other services. By conducting business with local suppliers, Cives also has an impact on the local sales tax revenue. According to the report, the total of sales taxes paid by Cives and employees is projected exceed $120,000 annually.

According to Patrick Watson, Research & Strategy Specialist for Idaho Commerce, this report is “still current and relevant” as of March 14, 2016.

\(^1\) The conclusions provided by Will Jenson and Christine Jarski are based on the completion of Phases I, II, and III. At this point, Phase I has been completed, and the current application seeks an exemption based only on the projected costs for Phase II. The property tax implications of future phases will be determined at the time such plans are being considered. Note that 90 jobs have already been created by Phase I construction, leaving further validity to the Jarski report.
Letter from Megan Ronk. Megan Ronk is the Director of the Idaho Department of Commerce. Ms. Ronk has provided a March 14, 2016 letter to Cives. This letter is attached hereto as Exhibit “H.” In this letter, Ms. Ronk states that “Cives is a model for the type of company that we are diligently working to recruit to our state.”

Letter from City of Ucon. The Mayor and City Council of the City of Ucon have submitted a letter to the Bonneville County Commissioners, in which the City of Ucon expresses its support for the Cives expansion project. This letter is attached hereto as Exhibit “I.” The City of Ucon expresses support for a five year, 75% exemption based on the jobs that will be created and the total economic impact to the community, county, and state.

Letter from Bonneville Joint School District 93. The Superintendent and Board of Bonneville Joint School District 93 have submitted a March 14, 2016 letter to the Bonneville County Commissioners, expressing their support for the Cives proposed expansion tax exemption. This letter is attached hereto as Exhibit “J.” District 93 endorses a five year exemption and is comfortable in supporting the percentage determined by the Commissioners. The letter states “Cives Steel has met and exceeded every commitment made to the Bonneville School District and we believe an expansion of their plant would further contribute to the economic success of our great community.”

Letters from City of Ammon. The economic impact of the Cives facility spreads across the greater Idaho Falls area and Bonneville County. Exhibit “K” contains a support letter from the City of Ammon Mayor touting the impact of Cives to the local economy and community.
Local Property Taxes

Rachelle DePaolo, Chief Deputy Treasurer of Bonneville County, prepared an *Estimation of Taxes* for the Cives property on 3/3/2016. A copy of the report is attached hereto as Exhibit “L.” The estimate includes all tax districts that apply to the Cives property. The report shows that for each one million dollars of assessed value, the property would generate tax revenues of $12,817. Therefore, with a Phase II budget figure of $4.4638 million dollars for site work, construction and personal property costs, the taxes generated would be $57,211. annually benefitting local schools, the City of Ucon and Bonneville County.

Cives NWD has paid property taxes in the following amounts:

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<tr>
<th>Tax ID</th>
<th>Year Paid</th>
<th>Amount</th>
<th>Note</th>
</tr>
</thead>
<tbody>
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<td>2012</td>
<td>$626.94</td>
<td>Williams Property</td>
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<tr>
<td>PRE3330001001O</td>
<td>2013,2014,2015</td>
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<td>Improved Cives Property</td>
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<tr>
<td>PP3CIVECOR01</td>
<td>2014, 2015</td>
<td>$54,889.83</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$ 167,745.20</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The backup for these figures is contained in Bonneville County Payment Listing reports from Rachelle DePaolo, dated Mar-04-2016 and attached hereto as Exhibit “M”.

When the current tax exemption on Phase I property expires in mid-2018, the tax revenue will nearly double.

Local Property Values

Real estate professionals agree that predicting future real estate values is a difficult task. There are many factors involved. The proximity to business may be considered a positive, neutral or negative factor. However, businesses that provide steady, long term employment, such as Cives, will have an overall positive effect on the local economy and in turn on the local real estate market. Over the long term, areas where Cives facilities are located have benefited from Cives providing steady, consistent employment through the years. Cives maintains their buildings and grounds to a high standard. Any increase in property values results in additional property tax revenue for Bonneville County. Several employees at NWD have recently purchased their first home in the greater Idaho Falls area.

Cives Product Destinations and Market Reach

Since its inception, Cives NWD has supplied fabricated product to client jobsites in Montana, Utah, Oregon, Nebraska, Washington and Colorado. A single project was delivered to the Nampa, ID area. This means the vast majority of revenues paying for the cost of wages and operations at the Ucon facility are being generated from sources outside of Idaho. As a result, dollars from outside of Idaho are being brought in to support the local economy.
Conclusion

To obtain the property tax exemption provided by Idaho Code § 63-602NN, the applicant must show evidence supporting each of six requirements. As explained above, it is clear that the Cives project meets each of the statute’s six requirements, and thus Cives’ legal entitlement to a property tax exemption is fully supportable and without grounds for challenge on this basis.

Because all of the requirements are met, Cives should be granted an exemption from all of the property taxes for the allowed parts of its investment for a period of five years. Over time, this exemption is a small part of the property taxes Cives is likely to pay for the benefit of the community.

The following table shows the estimated Phase II property taxes paid over a 20 year time period, assuming a valuation equal to the costs incurred, assuming the investment values provided herein, assuming no depreciation of equipment, and assuming the current property tax levy of 0.01281672 over the entire 20 year term:

PHASE II TAX CALCULATIONS

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<table>
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<td>$214,542.28</td>
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</table>

Based on this evidence, Cives requests that the Bonneville County Commission grant Cives the exemption provided in Idaho Code § 63-602NN from all of the property tax for the five tax years from 2017 to 2021.
Exhibits:

Exhibit A – Bonneville County Board of Commissioners Resolution No. 13-04
Exhibit B – Bonneville County Application for Property Tax Exemption
Exhibit C – Idaho Code § 63-602NN
Exhibit D – Aerial Photo of Cives North-West Division with proposed Phase II superimposed
Exhibit E – Idaho Form 49 – Idaho Investment Tax Credit
Exhibit G – Report of Christine Jarski
Exhibit H – Letter from Megan Ronk, Idaho Department of Commerce
Exhibit I – Letter from City of Ucon
Exhibit J – Letter from Bonneville School District 93
Exhibit K – Letter from City of Ammon
Exhibit L – Bonneville County Treasurer Estimation of Taxes
Exhibit M – Bonneville County Tax Payment Listing
EXHIBIT “A”
RESOLUTION NO. 13-04
A Resolution by the Bonneville County Board of Commissioners
Concerning Tax Exemption for CIVES Steel

WHEREAS, I.C. 63-602NN authorizes Bonneville County to declare that all or a portion of the market value of a defined project with investments that meet certain tax incentive criteria may be exempted from property taxation for a period of up to five (5) years based on the benefit determined by the Board of County Commissioners is provided to the community, and

WHEREAS, the Board of Bonneville County Commissioners, in consultation with the City of Ucon, Bonneville School District 93 and Idaho Department of Commerce, has determined to base the exemption decision upon several factors, including but not limited to: the amount of wages to be paid to employees in the new facility, the number of new jobs created, and whether or not the project draws new money to Bonneville County, and

WHEREAS, CIVES Steel has presented to Bonneville County a written plan that meets the requirements of Idaho Code Section 63-602NN(2) for a Defined Project by showing projected investments in plant and building facilities in Ucon, Idaho to design and manufacture advanced user-interface systems; and

WHEREAS, Bonneville County has examined the written plan, has examined the community benefit provided by the Defined Project, and has determined that it is in the best interest of the public to grant an exemption to CIVES Steel;

NOW, THEREFORE, The Board of Bonneville County Commissioners finds as follows:

1) Tax Exemption Findings. The Board of Bonneville County Commissioners finds as follows:

   a) Compliance with Prerequisites. CIVES Steel has constructed or acquired approximately $12,000,000.00 of Investment in New Plant as defined in I.C. 63-602NN(2)(b), which meets or exceeds the Tax Incentive Criteria as defined in I.C. 63-602NN(2)(h).

   b) Determination of Project Period. The Board of Bonneville County Commissioners has determined that the Project Period, as defined in I.C. 63-602NN(2)(d), commenced as of August 1, 2013. Accordingly, the first tax year for which an exemption is granted is the last ½ of the 2013 tax year.

   c) Amount of Credit – Cives shall be granted a property tax credit in the amount of 50% of the qualified assessed value as determined by the Bonneville County Assessor on the 2013 sub roll of $5,026,331.00. The qualified value in the remaining periods will be the assessed value as determined by the Bonneville County Assessor on January 1st each year.
d) CIVES Steel shall be eligible for four (4) more annual exemptions pursuant to this Agreement and one half of the 5th tax year for a total exemption of 5 years and subject to the terms of this Agreement. The year in which this Agreement becomes effective, as written above, and the additional annual exemption years described in this paragraph 1(c) shall collectively constitute the term of this Agreement (the "Term").

e) No Carryover. Each tax year stands on its own. There shall be no rollover or carryover of tax exemption credits or unused tax exempt valuation from year to year. Exemption will be subject to total taxable investment meeting investment criteria in IC 63-602NN(2).

2) Grant of Tax Credit.

a) Amount of Credit. CIVES Steel shall be granted a property tax credit in the amount of 50% of qualified assessed value as determined by the Bonneville Assessor as outlined in 1(c) of this resolution.

PASSED AND ADOPTED this 31st day of October, 2013, during the regular meeting of the Board of County Commissioners.

BONNEVILLE COUNTY BOARD OF COMMISSIONERS

Roger S. Christensen, Chairman

Lee Staker, Member

Dave Radford, Member

ATTEST: Ronald Longmore
Bonneville County Clerk
AMENDMENT TO RESOLUTION NO. 13-04

WHEREAS, The Bonneville County Board of Commissioners issued Resolution No. 13-04 on October 31, 2013 and

WHEREAS, the preamble of the third paragraph of this Resolution contains a typographical error incorrectly identifying CIVES Steel’s plant and facilities in Ucon, Idaho as intended to “design and manufacture advanced user interface systems.”

NOW THEREFORE, the Board of Bonneville County Commissioners amends Resolution No 13-04 as follows:

Replacing the language in the third introductory paragraph currently reading “design and manufacture advanced user interface systems” with “design and fabricate structural steel products.”

Resolved and adopt this 23rd day of December, 2013 at 9:00 a.m.

BONNEVILLE COUNTY BOARD OF COMMISSIONERS

Roger S. Christensen, Chairman

Lee Staker, Member

Dave Radford, Member

ATTEST: Ronald Longmore, Clerk
EXHIBIT "B"
APPLICATION FOR PROPERTY TAX EXEMPTION

BONNEVILLE COUNTY

2016  (qualifying year)

Complete this form and submit to the Bonneville County Assessor by April 15 of qualifying yr.

Mailing address: 605 N Capital Ave
Walk in address: 547 N Capital Ave
Idaho Falls, ID 83402
Idaho Falls, ID

NAME AND ADDRESS

THOMAS M FARR
40 CIVES CORPORATION
1580 WARSUW ROAD
ROSSELL, GA 30076

PARCEL NO. RPE 333 00010010
LEGAL

PROPERTY ADDRESS 9947 N YELLOWSTONE HWY

APPLICATION FOR EXEMPTION IS HEREBY SUBMITTED ON THE ABOVE DESCRIBED PROPERTY.

THIS EXemption IS APPLIED UNDER THE PROVISION OF SECTION 63-602 NH IDAHO CODE.

APPLICATION FOR EXEMPTION FOR THIS PARCEL WAS FILED IN PREVIOUS YEARS X YES ___ NO IF YES, WAS EXEMPTION X ALLOWED ___ DISALLOWED.

USE OF PROPERTY

<table>
<thead>
<tr>
<th>USED OR MANAGED BY OWNER</th>
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<th>LEASED</th>
<th>OTHER</th>
</tr>
</thead>
<tbody>
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<td>IMPROVEMENT:</td>
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<td>PERSONAL PROPERTY:</td>
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<td>☐️</td>
<td>☐️</td>
</tr>
</tbody>
</table>

EXPLAIN AS CLEARLY AS POSSIBLE THE CURRENT USE OF THIS PROPERTY

CIVES Corporation dba Cives Steel Company North-West Division operates a structural steel fabrication facility at this location.

I CERTIFY THAT THE ABOVE INFORMATION IS CORRECT.

SIGNATURE: [Signature]
PRINT: Thomas M. Farr
TITLE: Manager of Business Development
PHONE NO: (770) 331-0579
DATE: 3/11/16
EMAIL: tfarr@cives.com

BOARD OF COMMISSIONERS

DATE
EXEMPT STATUS ALLOWED ___
EXEMPT STATUS DISALLOWED ___
EXHIBIT "C"
63-602NN. PROPERTY EXEMPT FROM TAXATION -- CERTAIN BUSINESS PROPERTY. (1) During tax year 2008, and each year thereafter, a board of county commissioners may declare that all or a portion of the market value of a defined project based on investment in new plant and building facilities meeting tax incentive criteria as defined in subsection (2) of this section shall be exempt from property taxation.

(2) As used in this section:
(a) "Defined project" means a written plan presented to the county commissioners by a taxpayer outlining projected investment in new plant for new plant and building facilities during a project period and located at a project site.
(b) "Investment in new plant" means investment in new plant and building facilities that are:
   (i) Qualified investments; or
   (ii) Buildings or structural components of buildings.
(c) "New plant and building facilities" means a manufacturing facility or facilities and personal property related thereto, producing tangible personal property or intellectual property intended for ultimate sale at retail, including related parking facilities, food service facilities, business office facilities and other building facilities directly related to the manufacturing business.
(d) "Project period" means the period of time beginning at the earlier of a physical change to the project site or the first employment of new employees or contractors located in Idaho who are related to the activities at the project site, but no earlier than January 1, 2008.
(e) "Project site" means an area or areas at which new plant and building facilities are located and at which the tax incentive criteria have been or will be met and which are either:
   (i) A single geographic area located in this state at which the new plant and building facilities owned or leased by the taxpayer are located; or
   (ii) One (1) or more geographic areas located in this state if eighty percent (80%) or more of the investment required in subsection (2)(h) of this section is made at one (1) of the areas.
(f) "Qualified investment" shall be as defined in section 63-3029B, Idaho Code.
(g) "Building or structural components of buildings" means real property improvements to land as defined in section 63-201(11), Idaho Code.
Code, which are owned or leased by the taxpayer and located in Idaho within the boundaries of the project site.

(h) "Tax incentive criteria" means a taxpayer at a project site meeting the requirements of subparagraphs (i) and (ii) of this paragraph:

(i) During the project period, making capital investments in new plant of at least three million dollars ($3,000,000) at the project site;
(ii) The taxpayer can demonstrate to the county that significant economic benefits will accrue to the county.

(3) The board of county commissioners may grant the property tax exemption for all or a portion of the market value of the defined project for a period of up to five (5) years. The agreement shall be considered a contract arrangement between the county and the taxpayer for the exemption time period granted by the board of county commissioners and the annual approval provision contained in subsection (3) of section 63-602, Idaho Code, shall not apply to the exemption provided in this section as long as the contract enumerated in this section is valid and in force and effect.

(4) Property exempted under this section shall not be included on any new construction roll prepared by the county assessor in accordance with section 63-301A, Idaho Code, until the exemption ceases.

(5) The legislature declares this exemption necessary and just.

History:
EXHIBIT "D"
EXHIBIT “E”
**ART I -- CREDIT AVAILABLE SUBJECT TO LIMITATION**

1. a. Amount of qualified investments acquired during the tax year. Include a complete list of qualified investments.  
   b. Amount of investments for which you claimed the property tax exemption. Include Form 49E.  
   c. Subtract line 1b from line 1a. This is the amount of qualified investments on which you may earn the investment tax credit.  
2. Credit earned. Multiply line 1c by 3%.  
3. Pass-through share of credit from a partnership, S corporation, estate or trust.  
4. Credit received through unitary sharing. Include a schedule.  
5. Carryover of investment tax credit from prior years. Include Form 49C or other schedule.  
6. Credit distributed to partners, shareholders or beneficiaries.  
7. Credit shared with unitary affiliates.  
8. Total credit available subject to limitation. Add lines 2 through 5 and subtract lines 6 and 7.

**ART II -- LIMITATION**

1. Enter the Idaho income tax from your return.  
2. Credit for tax paid to other states.  
3. Idaho income tax after credit for tax paid to other states. Subtract line 2 from line 1.  
4. Credit for contributions to Idaho educational entities.  
5. Tax available after credits. Subtract line 4 from line 3.  
6. 50% of tax after credit for tax paid other states. Multiply line 3 by 50%.  
7. Investment tax credit available. Enter the amount from Part I, line 8.  
8. Investment tax credit allowed. Enter the smallest amount from lines 5, 6 or 7 here and on Form 44, Part I, line 1.

**QUALIFYING DEPRECIABLE PROPERTY**

Idaho generally follows the definition of qualified property found in the Internal Revenue Code (IRC) Sections 46 and 48 as in effect prior to 1986. The property must have a useful life of three years or more and be property for which you are allowed the deduction for depreciation or amortization in lieu of depreciation. Qualifying property includes the following property used in a trade or business:

- Tangible personal property - machinery and equipment
- Other tangible property - property used as an integral part of manufacturing, production, extraction, or furnishing transportation, communications, or utility services, or research facilities and bulk storage facilities used in connection with those businesses
- Elevators and escalators
- Single purpose agricultural or horticultural structures
- Qualified timber property
- Petroleum storage facilities
- Qualified broadband equipment as approved by the Idaho Public Utilities Commission

**NONQUALIFYING PROPERTY**

Property that does not qualify includes:

- Buildings and their structural components
- Property used in lodgin facilities that rent 50% or more of their lodging units for periods of 30 days or longer, such as apartment houses or rental homes. (Does not apply to hotels and motels that rent more than half their units for periods less than 30 days.) Nonqualifying property includes property used in the living quarters, lobby furniture, office equipment, and laundry and swimming pool facilities but excludes certain coin-operated machines.
- The cost of property expenses under IRC Section 179
- Property subject to 60-month amortization
- Used property not acquired by purchase
- Property that is either nondepreciable or has a useful life of fewer than three years
- The portion of property used for personal use
- Used property in excess of $150,000
- Horses
- Property not used in Idaho
- Vehicles under 8,000 pounds gross weight
Instructions for Idaho Form 49

GENERAL INSTRUCTIONS

Form 49 is used to calculate the investment tax credit (ITC) earned or allowed. Each member of a unitary group of corporations that earns or is allowed the credit must complete a separate Form 49.

Property Used Both In and Outside Idaho
If property is used both in and outside Idaho, compute the qualified investment for all such property using one of the following methods:

1. Percentage-of-Use Method - Multiply the investment in each asset by a fraction where Idaho use is the numerator and total use is the denominator. Usage can be measured by machine hours, mileage or any other method that accurately reflects the usage.
2. Property Factor Numerator Method - Use the amount properly included in the Idaho property numerator for each property.

The amount computed in method #2 will generally be the same as that computed in method #1 unless your business uses the Multistate Tax Commission special industry regulations to compute its factors.

Carryover Periods
- For property acquired after 1989 but prior to tax years beginning in 2000, the credit carryover is limited to seven tax years unless the credit has not been carried over seven tax years before 2000. If the credit has been carried forward less than seven tax years, and is eligible for carryover to tax years beginning on or after 2000, the carryover period is limited to 14 tax years.
- For credit earned in tax years beginning on or after January 1, 2000, the credit carryover is limited to 14 tax years.

For purposes of the carryover period, a short tax year counts as one tax year. Compute the ITC carryover on Form 49C.

Election to Claim Two-Year Property Tax Exemption and Forgo Investment Tax Credit
If you placed personal property in service that qualifies for the ITC, you may elect to exempt this property from your property tax. You aren't eligible for the election if your rate of charge or rate of return is regulated or limited by federal or state law. The exemption from the property tax is for two years. After the two years, you must pay any applicable property tax. You can't claim the ITC for any property that you elect to exempt from property tax.

The election is available if you had negative Idaho taxable income in the second preceding tax year from the tax year in which the property was placed in service. Negative Idaho taxable income must have been computed without regard to any carryover or carryback of net operating losses.

The election must be made on Form 49E and filed with the operator's statement or personal property declaration. A copy of the election form must be included with the original income tax return(s) for the tax year(s) in which the property was placed in service.

Biofuel Infrastructure Investment Tax Credit
If you placed biofuel infrastructure in service during the tax year and are claiming the biofuel infrastructure investment tax credit, you can't claim the ITC on the same property.

Recapture
You must compute recapture if you sell or otherwise dispose of the property or it ceases to qualify for the ITC before it has been in service for five full years. File Form 49ER if you claimed the property tax exemption. File Form 49R if you claimed the ITC.

SPECIFIC INSTRUCTIONS

Instructions are for lines not fully explained on the form.

PART I - CREDIT AVAILABLE SUBJECT TO LIMITATION

Line 1A. Include a list of all property you acquired during the tax year that qualifies for the ITC. The list should identify each item of property, your basis in the item and the date placed in service. Don't include any property on which you are claiming the biofuel infrastructure investment tax credit, or any property you are expensing under IRC Section 179.

Line 1B. Enter the amount of qualified investments for which you claimed the property tax exemption. This exemption is allowed in lieu of earning the ITC. Include applicable Form(s) 49E.

Line 2. Enter the amount of ITC that is being passed through by partnerships, S corporations, estates or trusts in which you have an interest. This amount is reported on Form ID K-1, Part D, line 1.

Line 4. If you are a member of a unitary group, enter the amount of credit you received from another member of the unitary group.

Line 5. Enter the ITC carryover from prior years. The amount is computed on Form 49C or on a separate schedule. Include a copy of Form 49C or the schedule. See General Instructions for the carryover period allowed.

Line 6. If you are a partnership, S corporation, trust or estate, enter the amount of credit that passed through to partners, shareholders, or beneficiaries.

Line 7. If you are a member of a unitary group, enter the amount of credit you earned that you elect to share with other members of your unitary group. Before you can share your credit, you must use the credit up to the allowable limitation of your tax liability.

Corporations claiming ITC must provide a calculation of the credit earned and used by each member of the combined group. The schedule must clearly identify shared credit and the computation of any credit carryovers.

PART II - LIMITATION
The ITC is limited to 50% of your Idaho income tax after deducting the credit for tax paid to other states.

The following credits must be applied to the tax before the investment tax credit:
- Credit for taxes paid to other states
- Credit for contributions to Idaho educational entities

Line 1. Enter the amount of your Idaho income tax. This is the computed tax before adding the permanent building fund tax or any other taxes, or subtracting any credits.

Line 2. Enter the credit for tax paid to other states from Form 39R or Form 39NR. This credit is available only to individuals, estates, and trusts.

Line 8. Enter the smallest amount from lines 5, 6 or 7. Carry this amount to Form 44, Part I, line 1, and enter it in the Credit Allowed column.
EXHIBIT "F"
March 9, 2016

SUBJECT: Economic Impact Analysis

Fabricated Metal Manufacturing is a high-growth industry providing quality jobs throughout Idaho. In response to the expansionary efforts of Cives Steel, Idaho Department of Labor has provided the following two-step analysis detailing the potential economic impact of the proposed expansions. The first report was originally provided in 2013 detailing the impact of an initial expansion of 150 jobs in the local economy. The second report outlines the potential impact of an additional expansion of 40 jobs.

We are pleased with the continued growth of our local employers in this promising industry and the added value they bring to the economy.

If you have any questions regarding the analysis, please contact me at (208) 557-2500 ext. 3077

Sincerely,

Christopher St Jeor | Regional Economist
Communications & Research
Idaho Department of Labor
208-557-2500 ext. 3077
christopher.stjeor@labor.idaho.gov
Economic Impact
Fabricated Structural Metal Manufacturing Industry

Prepared by: Will Jenson – Idaho Department of Labor, Regional Economist

According to industry averages, 150 direct industry jobs would create or sustain an additional 141 jobs through indirect and induced economic activity – creating a total employment impact of 291 jobs. Labor income is expected to increase by over $13 million. Raw materials turning into finished goods – the value added impact - is estimated to add $21 million to the region. Total output – the contribution to the gross regional product – is expected to increase by $50 million.

Isolated economic events often stimulate additional economic activity throughout an economy. The economic impact of these events can be estimated using sophisticated modeling techniques. The underlying data for modeling these impacts requires significant research regarding industry and household spending patterns, resource availability, and labor market information. Much of these data are available through government sources but some require statistical modeling.

Several economic impact modeling tools are accepted by the federal government for use in grant applications and to show compliance when meeting economic impact requirements. One of these modeling tools is the IMPLAN® economic modeling software. This software was used in compiling the estimated economic impacts for Fabricated Structural Metal Manufacturing Industry.

Economic impacts are generally separated into three categories. The first category is called the Direct Effect. Direct effects include the initial events that are the catalyst for some change in the economy. The second category is called the Indirect Effect. These indirect effects show the impact of inter-industry expenditures that occur. These effects are usually the result of increased demand on the supply chain of the direct effect industry. The last category is called the Induced Effect. Induced effects are the result of labor income being spent thought the region. Industries in this category of effect typically follow household spending patterns. Economic impacts eventually dissipate as money is spent outside the region. The following table outlines the economic impact of 150 new jobs in the Fabricated Structural Metal Manufacturing industry.

<table>
<thead>
<tr>
<th>Economic Impact Summary Results</th>
<th>Fabricated Structural Metal Manufacturing Industry</th>
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<tr>
<td>Impact Type</td>
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<td>Direct Effect</td>
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<td>Induced Effect</td>
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<td>Total Effect</td>
<td>291</td>
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<tr>
<td>Multiplier</td>
<td>1.94</td>
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</tbody>
</table>
Economic Impact

Fabricated Structural Metal Manufacturing Industry

Prepared by: Chris St. Jeor – Idaho Department of Labor, Regional Economist

According to industry averages, 40 direct industry jobs would create or sustain an additional 37 jobs through indirect and induced economic activity – creating a total employment impact of 77 jobs. Labor income is expected to increase by $4 million. Raw materials turning into finished goods – the value added impact – is estimated to add $5 million to the region. Total output – the contribution to the gross regional product – is expected to increase by $16 million.

Isolated economic events often stimulate additional economic activity throughout an economy. The economic impact of these events can be estimated using sophisticated modeling techniques. The underlying data for modeling these impacts requires significant research regarding industry and household spending patterns, resource availability, and labor market information. Much of these data are available through government sources but some require statistical modeling.

Several economic impact modeling tools are accepted by the federal government for use in grant applications and to show compliance when meeting economic impact requirements. One of these modeling tools is the IMPLAN® economic modeling software. This software was used in compiling the estimated economic impacts for Fabricated Structural Metal Manufacturing Industry.

Economic impacts are generally separated into three categories. The first category is called the Direct Effect. Direct effects include the initial events that are the catalyst for some change in the economy. The second category is called the indirect Effect. These indirect effects show the impact of inter-industry expenditures that occur. These effects are usually the result of increased demand on the supply chain of the direct effect industry. The last category is called the Induced Effect. Induced effects are the result of labor income being spent throughout the region. Industries in this category of effect typically follow household spending patterns. Economic impacts eventually dissipate as money is spent outside the region. The following table outlines the economic impact of 40 new jobs in the Fabricated Structural Metal Manufacturing industry.

<table>
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<th>Economic Impact Summary Results</th>
<th>Fabricated Structural Metal Manufacturing Industry</th>
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<td>Total Effect</td>
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</table>
EXHIBIT "G"
Economic Analysis
Fabricated Structural Metal Manufacturing Industry

Prepared by: Christine Jariki, Idaho Department of Commerce—Business Development Specialist

Cives is a quality company that will employ between 150 to 175 jobs when it is functioning at full capacity. It provides competitive salaries, benefits and an opportunity for profit sharing. The salary range for positions at Cives is projected to be in a livable range for families in the Ucon area.

Using data taken from the US Census for the Idaho Falls area, Federal Reserve database and the IMPLAN® economic modeling software, an economic analysis was conducted to determine benefits to the community, county and state. These benefits include increased spending on homes, products and charitable contributions. Another significant benefit is homeownership. Based on information from the US Census for Idaho Falls, 70% of employees within this salary range will purchase homes. On average, these homeowners will spend an estimated $17,304 per year on mortgages, repairs and household expenses. This money will be circulated within the local economy at a multiplier of 1.2%.

<table>
<thead>
<tr>
<th>Benefits From Cives Corporation</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Number of employees with livable wage Salaries:</td>
<td>150</td>
</tr>
<tr>
<td>Total number of jobs created or sustained by Cives Operations:</td>
<td>291</td>
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<tr>
<td>Total economic impact of direct, indirect, and induced spending:</td>
<td>$50 million</td>
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<tr>
<td>Possible increase in employee home ownership:</td>
<td>109 homes</td>
</tr>
<tr>
<td>Average cost of home for Cives employee salary range:</td>
<td>$144,200</td>
</tr>
<tr>
<td>Estimated local corporate spending:</td>
<td>$1,000,000/year</td>
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<tr>
<td>Annual amount homeowners will spend on mortgages, household expenses and improvements:</td>
<td>$17,304</td>
</tr>
<tr>
<td>Amount of Disposable income circulated in community:</td>
<td>$4,196,992</td>
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<tr>
<td>Property taxes generated by Cives:</td>
<td>$192,480</td>
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<td>Annual sales tax generated by Cives:</td>
<td>$60,000</td>
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<td>Cives sales taxes received by county:</td>
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<td>Amount of property taxes paid by new homeowners and renters:</td>
<td>$274,419</td>
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<td>New county sales taxes from employee spending:</td>
<td>$62,955</td>
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<tr>
<td>Idaho individual income taxes paid by Cives employees:</td>
<td>$487,500</td>
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</tbody>
</table>

**ADDITIONAL BENEFITS**

- Benefits to area merchants, schools, churches, and other nonprofits.
- Tax revenue for schools, roads, water, sewer, law enforcement, fire fighters, and other services.
EXHIBIT "H"
March 14, 2016

Mr. Tom Farr  
Business Development Manager  
Cives Corporation  
1825 Old Alabama Road, Suite 200  
Roswell, GA 30076  

Re: Support for Cives Phase II Expansion in Ucon  

Dear Mr. Farr,  

The Idaho Department of Commerce has been thrilled to welcome Cives as one of Idaho’s newest corporate citizens, and we are excited to learn that you are considering additional expansion at your facility in Ucon. Not only do you have an impeccable safety record, but you have been an active member of the community employing 90 full-time employees and contributing to multiple philanthropic and municipal organizations.  

Cives is a model for the type of company that we are diligently working to recruit to our state. During your time in Idaho, Cives has dedicated itself to hiring employees and providing them with a competitive salary and benefits package, as well as the opportunity to control their own financial destiny through profit sharing, which has enabled many families to purchase their first homes in the local area.  

We look forward to supporting your continued growth and expansion in Ucon. Please do not hesitate to let me or my staff know if there is anything we can do to be of further assistance.  

Enthusiastically Yours,  

Megan Ronk  
Director
EXHIBIT "I"
March 4, 2016

Bonneville County Commissioners
Mr. Roger Christensen
Mr. Dave Radford
Mr. Lee Staker
605 N Capital Ave
Idaho Falls, ID 83401

Dear Sirs:

The purpose of this letter is to respectfully inform you that the City of Ucon Mayor and Council support the proposed Cives Steel plant expansion. In Phase I Cives created 100 jobs and as part of that the City endorsed a 5 year 50% tax exemption. We are excited to hear that due to their growth Phase II of the development is now needed to meet the demand for their product. To further encourage the construction and development of an additional 40 jobs we endorse a 5 year 75% tax exemption on the 4.8 million dollar expansion. With construction of phase II and additional 40 jobs will be created and according to State Department of Commerce statistics, a similar number of jobs will be created or sustained in the community, county and state.

We believe that Cives Steel Manufacturing has a strong commitment to safety, environmental concerns and participation in community involvement (education, charity, sports). They are a valued member of our community.

We look forward to a successful and mutually beneficial relationship with Cives for many years.

Sincerely,

City of Ucon
Mayor

David Blain

Councilmembers:

John Brasier

Nadine Ball

Jon Holst

Craig Stultman
EXHIBIT "J"
March 14, 2016

Bonneville County Commissioners
Mr. Roger Christensen
Mr. David Radford
Mr. Lee Staker
605 N. Capital Ave.
Idaho Falls, ID 83401

Hello Gentlemen,

In the Bonneville Joint School District No. 93 regular board meeting held on March 9th, 2016, the majority of the Board of Trustees and District Administration voiced support for Phase II of Cives Steel plant expansion and is endorsing a 5-year tax exemption on the estimated $4.8M expansion. The Board did not identify the percentage of the 5-year tax exemption and is comfortable in supporting the percentage determined by the Commissioners.

Cives Steel has met and exceeded every commitment made to the Bonneville School District and we believe an expansion of their plant would further contribute to the economic success of our great community.

Respectfully,

Brian McBride
Board Chairman

Charles Shackett
Superintendent of School
EXHIBIT “K”
March 17, 2016

To whom it may concern;

I am happy to support expansion of the Cives Steel Company located in Ucon, Idaho. This facility has provided much needed jobs to our regional community, and we welcome an expansion that would once again add to the economy. Home sales and the business economy are all improved as businesses like Cives expands within our area.

Thank you,

Dana Kirkham
EXHIBIT "L"
BONNEVILLE COUNTY TREASURER
605 N CAPITAL AVE IDAHO FALLS, ID 83402

ESTIMATION OF TAXES

PROPERTY TAX ESTIMATE USING CURRENT TAXING DISTRICTS
ESTIMATE EXCLUDES ANY SPECIALS THAT MAY BE ASSESSED (i.e. LANDFILL, LIBRARY, ETC)

TO WHOM IT MAY CONCERN:

DATE: 3/3/2016

NAME OF OWNER: CIVES CORP

PARCEL NUMBER: RPE3330001001O

FOR ESTIMATED TAXES ON PROPERTY LOCATED AT: 10059 N YELLOWSTONE HWY
                                              IDAHO FALLS ID 83401

LEGAL DESCRIPTION: LOT 1, BLOCK 1, CIVES STEEL NORTH-WEST DIVISION
                          SE1/4, SEC 15, T 3N, R 38 CIVES STEEL CO

IMPROVEMENT & QUALIFIED LAND: $ 1,000,000
OTHER IMPROVEMENT:
OTHER LAND:

TAXABLE AMOUNT: $ 1,000,000

PROPERTY TAXES FOR THE YEAR 2016 WILL BE APPROXIMATELY:

$ 12,816.72

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</tbody>
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| FLOOD              | 0.000007793  | $ 7.79      |
| AMBULANCE          | 0.000399999  | $ 400.00    |

$ 12,816.72

THIS ESTIMATE DOES NOT INCLUDE A BUFFER TO COVER ANY INCREASE IN CURRENT YEAR LEVY OR VALUE CHANGE. THIS ESTIMATE WAS DETERMINED BY INFORMATION AVAILABLE ON THE DATE LISTED ABOVE.

______________________________
Rachelle DePaolo
Chief Deputy Treasurer

(208) 529-1350 Ext. 1481
EXHIBIT “M”
## Accounts Receivable Payment Listing By Installment

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In attendance: 3 commissioners, Cheryl, Tom Farr with CIVES Steel, Stan Hawkins, Tom Loertscher, See attendance

This exempt application is for Phase II of the CIVES Steel Plant. All records from original application in 2013 will be made a part of this record.

Tom Farr gave a brief review of CIVES long term goals and why they moved to this location. Ben Merkling, 5032 E. Powerhouse Dr. Idaho Falls, ID 83406. So far they have done one project in Idaho, all other work has been fabrication here in Idaho. Shipping to the final destination.

In this application, requested for all of the market value up to 5 years. The defined project is Phase II with new shop 30,000 sf. Projected 4.4 million for costs. That is the amount requested in the application. Project period is the construction is approx. 6 months.

Local property taxes $168,000 in taxes in Phase I to date. Request is 100% for 5 years.

Public Testimony:

Dr. Chuck Shackett, 7517 S. 15 west, Idaho Fall, District 93 school district. He fully supports the next phase. So far they aren’t utilizing high school students but have utilized EITC students for welding.

John Brasier, 4465 E. 109 N. Ucon, ID City of Ucon. The Mayor and City Council recommends 75% exempt. The City of Ucon keeps a close eye on CIVES on safety record, sewer & water, fire protection and police protection. They have had thievery in City of Ucon and CIVES has had no issues with theft. Their recommendation is based on 3 years of them currently doing business.

Open floor for comment:
Stan Hawkins 3765 E. 113 N. Idaho Falls, ID Has a business on the North end of Ucon. They have been in business since 1974. It’s getting harder to exist in the City of Ucon. With the entrance of CIVES Steel the traffic is like a race track at 5:00. The police appears really thin and no enforcement of speed limits. Large business’ get lots of incentives that small business’ don’t get. He thinks it’s unfair to give subsidies to give big business and not to the small ones.

Mark Young 8140 N. 45 E., Idaho Falls He is here as a property owner and Economic Development They welcome Phase II and hope Phase III is forth coming.Listen to audio for this.

Tom Loertscher, 1357 Bone, Iona. Faithful business that are the backbone don’t get incentives that the new businesses do. Like Dish Network and Verizon. If you are an existing customer, you will have to help pay the new business’ taxes. He does not support this Phase II for tax exempt. Tom said Ag Exemption is not the same a

Jan Rogers, 210 E. 13 th Street, Idaho Falls, ID Economic Development (REDI) She is supportive of Phase II tax exemption.

Hearing closed to public comment.
Tom Farr is very thankful when they were an unknown and now that they are known, he appreciates hearing them.

Lee proposes they give them 5 year 50% on Phase II. Dave proposes the same, 5 years at 50% on Phase II. Roger says they should be commended for being a good business model. Traffic needs to be handled by local law enforcement. He recommends to go with 75% like the City of Ucon.

Vote taken all voted aye, . A resolution will be prepared as it was in 2013.

Hearing adjourned at 11:48 a.m.