



Ms. Deisy Perez
Research Analyst
Texas Comptroller of Public Accounts
111 East 17th Street
Austin, TX 78774

Dear Ms. Deisy Perez:

Thank you for taking the time to review the EPIC Y-Grade Logistics, LP Application for appraised value limitation on qualified property. Attached is the original signature page for the 1.30.18 amendment submission.

Please do not hesitate to call or email me with any questions at (214)238-0607 or

rrohn@siteselectiongroup.com

Best Regards

A handwritten signature in cursive script that reads "Rachel Rohn".

Rachel Rohn

SECTION 9: Projected Timeline

- 1. Application approval by school board February 2018
- 2. Commencement of construction Q1 2018
- 3. Beginning of qualifying time period Q1 2018
- 4. First year of limitation 2021
- 5. Begin hiring new employees 2018
- 6. Commencement of commercial operations 2019
- 7. Do you propose to construct a new building or to erect or affix a new improvement after your application review start date (date your application is finally determined to be complete)? Yes No
Note: Improvements made before that time may not be considered qualified property.
- 8. When do you anticipate the new buildings or improvements will be placed in service? 12/2019

SECTION 10: The Property

- 1. Identify county or counties in which the proposed project will be located Nueces County
- 2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property Nueces County Appraisal District
- 3. Will this CAD be acting on behalf of another CAD to appraise this property? Yes No
- 4. List all taxing entities that have jurisdiction for the property, the portion of project within each entity and tax rates for each entity:
 County: Nueces County, 0.304092, 100% City: N/A
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
 Hospital District: Hospital 0.126836, 100% Water District: N/A
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
 Other (describe): Del Mar College, 0.246159, 100% Other (describe): N/A
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
- 5. Is the project located entirely within the ISD listed in Section 1? Yes No
 5a. If no, attach in **Tab 6** additional information on the project scope and size to assist in the economic analysis.
- 6. Did you receive a determination from the Texas Economic Development and Tourism Office that this proposed project and at least one other project seeking a limitation agreement constitute a single unified project (SUP), as allowed in §313.024(d-2)? Yes No
 6a. If yes, attach in **Tab 6** supporting documentation from the Office of the Governor.

SECTION 11: Investment

NOTE: The minimum amount of qualified investment required to qualify for an appraised value limitation and the minimum amount of appraised value limitation vary depending on whether the school district is classified as Subchapter B or Subchapter C, and the taxable value of the property within the school district. For assistance in determining estimates of these minimums, access the Comptroller’s website at comptroller.texas.gov/economy/local/ch313/.

- 1. At the time of application, what is the estimated minimum qualified investment required for this school district? 30,000,000.00
- 2. What is the amount of appraised value limitation for which you are applying? 30,000,000.00
Note: The property value limitation amount is based on property values available at the time of application and may change prior to the execution of any final agreement.
- 3. Does the qualified investment meet the requirements of Tax Code §313.021(1)? Yes No
- 4. Attach a description of the qualified investment [See §313.021(1).] The description must include:
 - a. a specific and detailed description of the qualified investment you propose to make on the property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (**Tab 7**);
 - b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your minimum qualified investment (**Tab 7**); and
 - c. a detailed map of the qualified investment showing location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period, with vicinity map (**Tab 11**).
- 5. Do you intend to make at least the minimum qualified investment required by Tax Code §313.023 (or §313.053 for Subchapter C school districts) for the relevant school district category during the qualifying time period? Yes No

SECTION 12: Qualified Property

- 1. Attach a detailed description of the qualified property. [See §313.021(2)] (If qualified investment describes qualified property exactly, you may skip items a, b and c below.) The description must include:
1a. a specific and detailed description of the qualified property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (Tab 8);
1b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your qualified property (Tab 8); and
1c. a map of the qualified property showing location of new buildings or new improvements with vicinity map (Tab 11).
2. Is the land upon which the new buildings or new improvements will be built part of the qualified property described by §313.021(2)(A)?
2a. If yes, attach complete documentation including:
a. legal description of the land (Tab 9);
b. each existing appraisal parcel number of the land on which the new improvements will be constructed, regardless of whether or not all of the land described in the current parcel will become qualified property (Tab 9);
c. owner (Tab 9);
d. the current taxable value of the land. Attach estimate if land is part of larger parcel (Tab 9); and
e. a detailed map showing the location of the land with vicinity map (Tab 11).
3. Is the land on which you propose new construction or new improvements currently located in an area designated as a reinvestment zone under Tax Code Chapter 311 or 312 or as an enterprise zone under Government Code Chapter 2303?
3a. If yes, attach the applicable supporting documentation:
a. evidence that the area qualifies as a enterprise zone as defined by the Governor's Office (Tab 16);
b. legal description of reinvestment zone (Tab 16);
c. order, resolution or ordinance establishing the reinvestment zone (Tab 16);
d. guidelines and criteria for creating the zone (Tab 16); and
e. a map of the reinvestment zone or enterprise zone boundaries with vicinity map (Tab 11)
3b. If no, submit detailed description of proposed reinvestment zone or enterprise zone with a map indicating the boundaries of the zone on which you propose new construction or new improvements to the Comptroller's office within 30 days of the application date. What is the anticipated date on which you will submit final proof of a reinvestment zone or enterprise zone?

SECTION 13: Information on Property Not Eligible to Become Qualified Property

- 1. In Tab 10, attach a specific and detailed description of all existing property. This includes buildings and improvements existing as of the application review start date (the date the application is determined to be complete by the Comptroller). The description must provide sufficient detail to locate all existing property on the land that will be subject to the agreement and distinguish existing property from future proposed property.
2. In Tab 10, attach a specific and detailed description of all proposed new property that will not become new improvements as defined by TAC 9.1051. This includes proposed property that: functionally replaces existing or demolished/removed property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property; or is otherwise ineligible to become qualified property. The description must provide sufficient detail to distinguish existing property (question 1) and all proposed new property that cannot become qualified property from proposed qualified property that will be subject to the agreement (as described in Section 12 of this application).
3. For the property not eligible to become qualified property listed in response to questions 1 and 2 of this section, provide the following supporting information in Tab 10:
a. maps and/or detailed site plan;
b. surveys;
c. appraisal district values and parcel numbers;
d. inventory lists;
e. existing and proposed property lists;
f. model and serial numbers of existing property; or
g. other information of sufficient detail and description.
4. Total estimated market value of existing property (that property described in response to question 1): \$ 0.00
5. In Tab 10, include an appraisal value by the CAD of all the buildings and improvements existing as of a date within 15 days of the date the application is received by the school district.
6. Total estimated market value of proposed property not eligible to become qualified property (that property described in response to question 2): \$ 0.00

Note: Investment for the property listed in question 2 may count towards qualified investment in Column C of Schedules A-1 and A-2, if it meets the requirements of 313.021(1). Such property cannot become qualified property on Schedule B.

SECTION 14: Wage and Employment Information

1. What is the estimated number of permanent jobs (more than 1,600 hours a year), with the applicant or a contractor of the applicant, on the proposed qualified property during the last complete quarter before the application review start date (date your application is finally determined to be complete)? 0
2. What is the last complete calendar quarter before application review start date:
 First Quarter Second Quarter Third Quarter Fourth Quarter of 2017
(year)
3. What were the number of permanent jobs (more than 1,600 hours a year) this applicant had in Texas during the most recent quarter reported to the Texas Workforce Commission (TWC)? 2
Note: For job definitions see TAC §9.1051 and Tax Code §313.021(3).
4. What is the number of new qualifying jobs you are committing to create? 10
5. What is the number of new non-qualifying jobs you are estimating you will create? 0
6. Do you intend to request that the governing body waive the minimum new qualifying job creation requirement, as provided under Tax Code §313.025(f-1)? Yes No
 - 6a. If yes, attach evidence in **Tab 12** documenting that the new qualifying job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards.
7. Attach in **Tab 13** the four most recent quarters of data for each wage calculation below, including documentation from the TWC website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information from the four quarterly periods for which data were available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22).
 - a. Average weekly wage for all jobs (all industries) in the county is 890.50
 - b. 110% of the average weekly wage for manufacturing jobs in the county is 1,717.00
 - c. 110% of the average weekly wage for manufacturing jobs in the region is 1,225.00
8. Which Tax Code section are you using to estimate the qualifying job wage standard required for this project? §313.021(5)(A) or §313.021(5)(B)
9. What is the minimum required annual wage for each qualifying job based on the qualified property? 63,713.00
10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 63,714.00
11. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? Yes No
12. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? Yes No
 - 12a. If yes, attach in **Tab 12** supporting documentation from the TWC, pursuant to §313.021(3)(F).
13. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? Yes No
 - 13a. If yes, attach in **Tab 6** supporting documentation including a list of qualifying jobs in the other school district(s).

SECTION 15: Economic Impact

1. Complete and attach Schedules A1, A2, B, C, and D in **Tab 14**. Note: Excel spreadsheet versions of schedules are available for download and printing at URL listed below.
2. Attach an Economic Impact Analysis, if supplied by other than the Comptroller's Office, in **Tab 15**. (*not required*)
3. If there are any other payments made in the state or economic information that you believe should be included in the economic analysis, attach a separate schedule showing the amount for each year affected, including an explanation, in **Tab 15**.

SECTION 16: Authorized Signatures and Applicant Certification

After the application and schedules are complete, an authorized representative from the school district and the business should review the application documents and complete this authorization page. Attach the completed authorization page in Tab 17. NOTE: If you amend your application, you will need to obtain new signatures and resubmit this page, Section 16, with the amendment request.

1. Authorized School District Representative Signature

I am the authorized representative for the school district to which this application is being submitted. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code.

print here Arturo Almendarez Superintendent
sign here Arturo Almendarez 2/7/2018

2. Authorized Company Representative (Applicant) Signature and Notarization

I am the authorized representative for the business entity for the purpose of filing this application. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code. The information contained in this application and schedules is true and correct to the best of my knowledge and belief.

I hereby certify and affirm that the business entity I represent is in good standing under the laws of the state in which the business entity was organized and that no delinquent taxes are owed to the State of Texas.

print here Weston Moker Controller
sign here Weston Moker 1/30/2018

GIVEN under my hand and seal of office this, the 30th day of January, 2018
Kristi V. Hoffman
Notary Public in and for the State of Texas
My Commission expires: 03/22/21



(Notary Seal)

If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.

Tab 7 – Amended 1.30.18

Description of Qualified Investment

The qualified investment for the fractionator project may contain the following main processing units and utility systems:

- DeEthanizer, DePropanizer, DeISObutanizer and DeButanizer towers. These are the distillation towers used to separate the products in the Y-Grade stream delivered to the plant.
- Electrical sub-station. This is used to covert 138KV power to 13.8KV power for use in the fractionator
- Electrical motor control center – 1 for each fractionator train
- Cooling tower – 1 for each fractionator train.
- Refrigeration compressors – 2 for each fractionator train.
- Amine treatment unit. Used to treat the Y-Grade to remove water and CO2.
- Hot oil heater – 1 for each train, used to provide heating media needed for tower operation
- Tank farm. Will include 10 - 90,000 gallon storage tanks and product pipeline pumps.
- Flare for destruction of any material vented
- Maintenance warehouse for storage of spare parts and construction fabrication
- Office building
- Operating Control room

Tab 8 – Amended 1.30.18

Description of Qualified Property

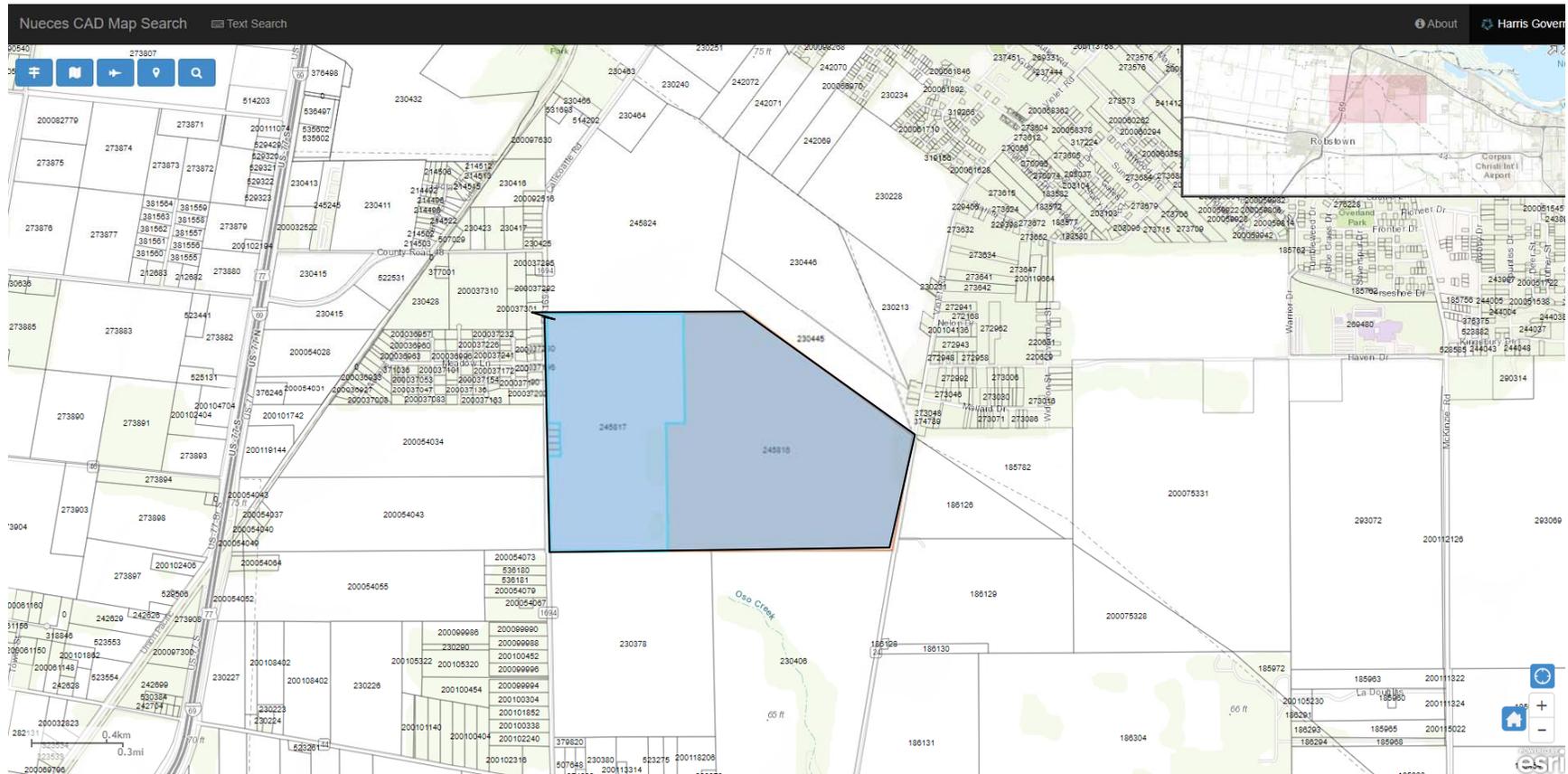
NOT APPLICABLE; Tab 7 includes all qualified property

Tab 9 – Amended 1.30.18

Description of Land

NOT APPLICABLE

Tab 11 - Amended Map 4 - 1.30.18



Legend:

Lot 245816 and 245817 make up the Reinvestment Zone and proposed project boundary



Tab 11 - Amended Map 6 - 1.30.18- Map of qualified investment and real estate



REFERENCE DRAWINGS	
NUMBER	TITLE

OPTIMIZED PROCESS DESIGNS
 ENGINEERS AND CONSTRUCTORS
 KATY, TEXAS

PH. 281-371-7500 OPD JOB #17057

NO.	REVISION	DRAWN	CHECKED	APPRVD	DATE
A	ISSUED FOR BID - OPD JOB #17057				

OVERALL PLOT PLAN
 FRACTIONATION PLANT #1
 NUECES COUNTY, TEXAS

DRAWING SCALE: 1:200

DRAWN BY	DATE
RBJ	12/28/17
CHECKED BY	
APPROVED BY	
DOCUMENT CONTROL #	

EPIC APPROVED *
 DATE 12/28/17
 PROJECT #
 DRAWING NUMBER 17057-P-300

Tab 13 – Amended 1.30.18

Calculation of three possible wage requirements with TWC documentation

a) Average weekly wage for all jobs (all industries) in Nueces County

Year	Period	Area	Ownership	Industry	Avg Weekly Wages
2017	1st Qtr	Nueces County	Total All	Total, all industries	\$910
2016	4th Qtr	Nueces County	Total All	Total, all industries	\$901
2016	3rd Qtr	Nueces County	Total All	Total, all industries	\$890
2017	2nd Qtr	Nueces County	Total All	Total, all industries	\$861
Average weekly					\$890.5
Average annual					\$46,306

Source Data: Texas Workforce Commission 10/19/2017

Quarterly Employment and Wages (QCEW)

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Page 1 of 1 (40 results/page)

Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2016	1st Qtr	Nueces County	Total All	00	0	10	Total, all industries	\$848
2017	1st Qtr	Nueces County	Total All	00	0	10	Total, all industries	\$912
2016	2nd Qtr	Nueces County	Total All	00	0	10	Total, all industries	\$850
2016	3rd Qtr	Nueces County	Total All	00	0	10	Total, all industries	\$890
2016	4th Qtr	Nueces County	Total All	00	0	10	Total, all industries	\$901

Amended 1.30.18

Quarterly Employment and Wages (QCEW)

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Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2017	1st Qtr	Nueces County	Total All	00	0	10	Total, all industries	\$910
2017	2nd Qtr	Nueces County	Total All	00	0	10	Total, all industries	\$861

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b) 110% of the average weekly wage for manufacturing jobs in Nueces County

Year	Period	Area	Ownership	Industry	Avg Weekly Wages
2017	1st Qtr	Nueces County	Private	Manufacturing	\$1,826
2016	4th Qtr	Nueces County	Private	Manufacturing	\$1,492
2016	3rd Qtr	Nueces County	Private	Manufacturing	\$1,503
2017	2nd Qtr	Nueces County	Private	Manufacturing	\$1,421
Average Weekly:					\$1,561
110% Average weekly:					\$1,717
110% Average annual:					\$89,304

Source Data: Texas Workforce Commission
10/31/2017

Amended 1.30.18

Quarterly Employment and Wages (QCEW)

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Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2016	1st Qtr	Nueces County	Private	31	2	31-33	Manufacturing	\$1,736
2017	1st Qtr	Nueces County	Private	31	2	31-33	Manufacturing	\$1,826
2016	2nd Qtr	Nueces County	Private	31	2	31-33	Manufacturing	\$1,424
2016	3rd Qtr	Nueces County	Private	31	2	31-33	Manufacturing	\$1,503
2016	4th Qtr	Nueces County	Private	31	2	31-33	Manufacturing	\$1,492

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Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2017	2nd Qtr	Nueces County	Private	31	2	31-33	Manufacturing	\$1,421
2017	1st Qtr	Nueces County	Private	31	2	31-33	Manufacturing	\$1,826

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c) 110% of the average weekly wage for manufacturing jobs in the Coastal Bend Region

2016 Manufacturing Average Wages

by Council of Government Region Wages for all Occupations

Published July, 2017

Coastal Bend	Avg Wages
Average Annual:	\$57,921
110% Average Annual:	\$63,713
110% Average Weekly:	\$1,225

**2016 Manufacturing Average Wages by Council of Government Region
Wages for All Occupations**

COG	Wages	
	Hourly	Annual
Texas	\$25.41	\$52,850
1. Panhandle Regional Planning Commission	\$22.52	\$46,834
2. South Plains Association of Governments	\$18.27	\$38,009
3. NORTEX Regional Planning Commission	\$24.14	\$50,203
4. North Central Texas Council of Governments	\$26.06	\$54,215
5. Ark-Tex Council of Governments	\$19.07	\$39,663
6. East Texas Council of Governments	\$20.52	\$42,677
7. West Central Texas Council of Governments	\$20.31	\$42,242
8. Rio Grande Council of Governments	\$19.32	\$40,188
9. Permian Basin Regional Planning Commission	\$26.00	\$54,079
10. Concho Valley Council of Governments	\$18.78	\$39,066
11. Heart of Texas Council of Governments	\$21.14	\$43,962
12. Capital Area Council of Governments	\$30.06	\$62,522
13. Brazos Valley Council of Governments	\$17.66	\$36,729
14. Deep East Texas Council of Governments	\$18.06	\$37,566
15. South East Texas Regional Planning Commission	\$33.42	\$69,508
16. Houston-Galveston Area Council	\$27.52	\$57,246
17. Golden Crescent Regional Planning Commission	\$26.38	\$54,879
18. Alamo Area Council of Governments	\$21.67	\$45,072
19. South Texas Development Council	\$15.02	\$31,235
20. Coastal Bend Council of Governments	\$27.85	\$57,921
21. Lower Rio Grande Valley Development Council	\$17.55	\$36,503
22. Texoma Council of Governments	\$20.98	\$43,648
23. Central Texas Council of Governments	\$18.65	\$38,783
24. Middle Rio Grande Development Council	\$23.05	\$47,950

Source: Texas Occupational Employment and Wages

Data published: July 2017

Data published annually, next update will be July 31, 2018

Schedule A1: Total Investment for Economic Impact (through the Qualifying Time Period)

Date **Amended 1.30.18**

Applicant Name **EPIC Y-Grade Logistics, LP**

Form 50-296A

ISD Name **Calallen Independent School District**

Revised May 2014

PROPERTY INVESTMENT AMOUNTS								
(Estimated Investment in each year. Do not put cumulative totals.)								
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	Column A New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	Column B New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Column C Other new investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Column D Other new investment made during this year that may become Qualified Property [SEE NOTE]	Column E Total Investment (Sum of Columns A+B+C+D)
Investment made before filing complete application with district				Not eligible to become Qualified Property			[The only other investment made before filing complete application with district that may become Qualified Property is land.]	
Investment made after filing complete application with district, but before final board approval of application	--	2018-2019	2018					
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period				0	\$ 120,000,000	0	\$ -	\$ 120,000,000
Complete tax years of qualifying time period	QTP1	2019-2020	2019	\$ -	\$ 200,000,000	\$ -		\$ 200,000,000
	QTP2	2020-2021	2020	\$ -	\$ 80,000,000	\$ -		\$ 80,000,000
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				\$ -	\$ 400,000,000	\$ -	\$ -	\$ 400,000,000
				Enter amounts from TOTAL row above in Schedule A2				
Total Qualified Investment (sum of green cells)				\$ 400,000,000				

For All Columns: List amount invested each year, not cumulative totals.

Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application. Only tangible personal property that is specifically described in the application can become qualified property.

Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.

Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property—described in SECTION 13, question #5 of the application.

Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

Total Investment: Add together each cell in a column and enter the sum in the blue total investment row. Enter the data from this row into the first row in Schedule A2.

Qualified Investment: For the green qualified investment cell, enter the sum of all the green-shaded cells.

Schedule A2: Total Investment for Economic Impact (including Qualified Property and other investments)

Date **Amended 1.30.18**
 Applicant Name **EPIC Y-Grade Logistics, LP**
 ISD Name **Calallen Independent School District**

Form 50-296A
 Revised May 2014

PROPERTY INVESTMENT AMOUNTS								
(Estimated Investment in each year. Do not put cumulative totals.)								
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Other investment made during this year that will become Qualified Property [SEE NOTE]	Total Investment (A+B+C+D)
Total Investment from Schedule A1*	--	TOTALS FROM SCHEDULE A1		\$ -	\$ 400,000,000	0	0	\$ 400,000,000
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>								
Value limitation period***	1	2021 - 2022	2021					
	2	2022 - 2023	2022					
	3	2023-2024	2023					
	4	2024-2025	2024					
	5	2025-2026	2025					
	6	2026-2027	2026					
	7	2027-2028	2027					
	8	2028-2029	2028					
	9	2029-2030	2029					
	10	2030-2031	2030					
Total Investment made through limitation				\$ -	\$ 400,000,000	\$ -	\$ -	\$ 400,000,000
Continue to maintain viable presence	11	2031-2032	2031					
	12	2032-2033	2032					
	13	2033-2034	2033					
	14	2034-2035	2034					
	15	2035-2036	2035					
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2036-2037	2036					
	17	2037-2038	2037					
	18	2038-2039	2038					
	19	2039-2040	2039					
	20	2040-2041	2040					
	21	2041-2042	2041					
	22	2042-2043	2042					
	23	2043-2044	2043					
	24	2044-2045	2044					
	25	2045-2046	2045					

* All investments made through the qualifying time period are captured and totaled on Schedule A1 [blue box] and incorporated into this schedule in the **first row**.

** Only investment made during deferrals of the start of the limitation (after the end of qualifying time period but before the start of the Value Limitation Period) should be included in the "year prior to start of value limitation period" row(s). If the limitation starts at the end of the qualifying time period or the qualifying time period overlaps the limitation, no investment should be included on this line.

*** If your qualifying time period will overlap your value limitation period, do not also include investment made during the qualifying time period in years 1 and/or 2 of the value limitation period, depending on the overlap. Only include investments/years that were **not** captured on Schedule A1.

For All Columns: List amount invested each year, not cumulative totals. Only include investments in the remaining rows of Schedule A2 that were not captured on Schedule A1.

Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application. Only tangible personal property that is specifically described in the application can become qualified property.

Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.

Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property—described in SECTION 13, question #5 of the application.

Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

Schedule B: Estimated Market And Taxable Value (of Qualified Property Only)

Date

Amended 1.30.18

Applicant Name

EPIC Y-Grade Logistics, LP

Form 50-296A

ISD Name

Calallen Independent School District

Revised May 2014

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Qualified Property		Estimated Taxable Value			
				Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0								
Value Limitation Period	1	2021-2022	2021	\$ -		\$ 340,000,000		\$ 340,000,000	\$ 30,000,000
	2	2022-2023	2022	\$ -		\$ 323,000,000		\$ 323,000,000	\$ 30,000,000
	3	2023-2024	2023	\$ -		\$ 306,850,000		\$ 306,850,000	\$ 30,000,000
	4	2024-2025	2024	\$ -		\$ 291,507,500		\$ 291,507,500	\$ 30,000,000
	5	2025-2026	2025	\$ -		\$ 276,932,125		\$ 276,932,125	\$ 30,000,000
	6	2026-2027	2026	\$ -		\$ 263,085,519		\$ 263,085,519	\$ 30,000,000
	7	2027-2028	2027	\$ -		\$ 249,931,243		\$ 249,931,243	\$ 30,000,000
	8	2028-2029	2028	\$ -		\$ 237,434,681		\$ 237,434,681	\$ 30,000,000
	9	2029-2030	2029	\$ -		\$ 225,562,947		\$ 225,562,947	\$ 30,000,000
	10	2030-2031	2030	\$ -		\$ 214,284,799		\$ 214,284,799	\$ 30,000,000
Continue to maintain viable presence	11	2031-2032	2031	\$ -		\$ 203,570,559		\$ 203,570,559	\$ 203,570,559
	12	2032-2033	2032	\$ -		\$ 193,392,031		\$ 193,392,031	\$ 193,392,031
	13	2033-2034	2033	\$ -		\$ 183,722,430		\$ 183,722,430	\$ 183,722,430
	14	2034-2035	2034	\$ -		\$ 174,536,308		\$ 174,536,308	\$ 174,536,308
	15	2035-2036	2035	\$ -		\$ 165,809,493		\$ 165,809,493	\$ 165,809,493
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2036-2037	2036	\$ -		\$ 157,519,018		\$ 157,519,018	\$ 157,519,018
	17	2037-2038	2037	\$ -		\$ 149,643,067		\$ 149,643,067	\$ 149,643,067
	18	2038-2039	2038	\$ -		\$ 142,160,914		\$ 142,160,914	\$ 142,160,914
	19	2039-2040	2039	\$ -		\$ 135,052,868		\$ 135,052,868	\$ 135,052,868
	20	2040-2041	2040	\$ -		\$ 128,300,225		\$ 128,300,225	\$ 128,300,225
	21	2041-2042	2041	\$ -		\$ 121,885,214		\$ 121,885,214	\$ 121,885,214
	22	2042-2043	2042	\$ -		\$ 115,790,953		\$ 115,790,953	\$ 115,790,953
	23	2043-2044	2043	\$ -		\$ 110,001,405		\$ 110,001,405	\$ 110,001,405
	24	2044-2045	2044	\$ -		\$ 104,501,335		\$ 104,501,335	\$ 104,501,335
	25	2045-2046	2045	\$ -		\$ 99,276,268		\$ 99,276,268	\$ 99,276,268

Notes: Market value in future years is good faith estimate of future taxable value for the purposes of property taxation.

Only include market value for eligible property on this schedule.

Schedule C: Employment Information

Date Amended 1.30.18
Applicant Name EPIC Y-Grade Logistics, LP
ISD Name Calallen Independent School District

Form 50-296A

Revised May 2014

	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A Number of Construction FTE's or man-hours (specify)	Column B Average annual wage rates for construction workers	Column C Number of non-qualifying jobs applicant estimates it will create (cumulative)	Column D Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Column E Average annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period <small>Insert as many rows as necessary</small>	0	2018 - 2019	2018	200 FTE	\$35/hr			
	0	2019 - 2020	2019	350 FTE	\$35/hr			
	0	2020 - 2021	2020	100 FTE	\$35/hr			
Value Limitation Period <small>The qualifying time period could overlap the value limitation period.</small>	1	2021-2022	2021				10	63714
	2	2022-2023	2022				10	63714
	3	2023-2024	2023				10	63714
	4	2024-2025	2024				10	63714
	5	2025-2026	2025				10	63714
	6	2026-2027	2026				10	63714
	7	2027-2028	2027				10	63714
	8	2028-2029	2028				10	63714
	9	2029-2030	2029				10	63714
10	2030-2031	2030				10	63714	
Years Following Value Limitation Period	11 through 25	2031-2046	2030 -2045				10	63714

Notes: See TAC 9.1051 for definition of non-qualifying jobs.
 Only include jobs on the project site in this school district.

- C1.** Are the cumulative number of qualifying jobs listed in Column D less than the number of qualifying jobs required by statute? (25 Yes No
 qualifying jobs in Subchapter B districts, 10 qualifying jobs in Subchapter C districts)
 If yes, answer the following two questions:
- C1a.** Will the applicant request a job waiver, as provided under 313.025(f-1)? Yes No
- C1b.** Will the applicant avail itself of the provision in 313.021(3)(F)? Yes No

Schedule D: Other Incentives (Estimated)

Date Amended 1.30.18
Applicant Name EPIC Y-Grade Logistics, LP
ISD Name Calallen Independent School District

Form 50-296A
 Revised May 2014

State and Local Incentives for which the Applicant intends to apply (Estimated)						
Incentive Description	Taxing Entity (as applicable)	Beginning Year of Benefit	Duration of Benefit	Annual Tax Levy without Incentive	Annual Incentive	Annual Net Tax Levy
Tax Code Chapter 311	County:					
	City:					
	Other:					
Tax Code Chapter 312	County: Nueces	2019	8 years	\$ 1,000,000	\$ 510,000	\$ 490,000
	City:					
	Other: Del Mar College	2019	8 years	\$ 850,000	\$ 480,000	\$ 370,000
Local Government Code Chapters 380/381	County:					
	City:					
	Other:					
Freeport Exemptions						
Non-Annexation Agreements						
Enterprise Zone/Project						
Economic Development Corporation						
Texas Enterprise Fund						
Employee Recruitment						
Skills Development Fund						
Training Facility Space and Equipment						
Infrastructure Incentives						
Permitting Assistance						
Other:						
Other:						
Other:						
Other:						
TOTAL				\$ 1,850,000	\$ 990,000	\$ 860,000

Nueces County Commissioners Court

Contract #: _____

ROUTING/CHECKLIST FOR AGENDA ITEM

Item Description: Order Designating Epic (Reinvestment) zone 4A1

Originating Office: County Attorney

Contact Name: Belinda Phone #: 0520

Number of original sets of contracts for signature: 2

Indicate required action with a **X**. Individual that completes the action **MUST** place initials.

<u>Action Requested</u>	<u>Initial when Completed</u>
-------------------------	-------------------------------

<input checked="" type="checkbox"/>	_____	Originating Office submits paperwork to Office of Commissioners Court Administration (OCCA) for agenda. To help eliminate delays, please <u>write in below (see*) the Executing Party's name (usually the Contractor), plus the complete address, and telephone number.</u>
-------------------------------------	-------	---

_____	_____	Before Commissioners Court commences, OCCA gives AGENDA ITEMS to the Co. Clerk Admin. Asst./Deputy. As actions are taken, County Clerk Deputy assigns contract numbers. At end of court, the contracts/resolutions are returned to County Judge to sign.
-------	-------	--

<input checked="" type="checkbox"/>	_____	Office of County Judge obtains signatures on paperwork as needed from: <input checked="" type="checkbox"/> County Judge <input checked="" type="checkbox"/> Commissioners _____ County Attorney <input checked="" type="checkbox"/> County Clerk
-------------------------------------	-------	---

_____	_____	Office of County Judge sends signed paperwork to Co. Clerk to <i>attest</i> Judge's signature as needed.
-------	-------	--

_____	_____	Office of Co. Clerk returns <i>attested</i> original to County Judge for distribution as follows (check each that applies to your needs):
-------	-------	---

_____ *Executing Party/Contractor (fill out completely by originating office):

Name _____

Address _____

City, State, Zip _____

Telephone # _____ Email: _____

_____ 1 Original Contract/Resolution for County Clerk

_____ Original(s) for Depart

_____ Copy for Originating Department

<u>DR:</u> <input checked="" type="checkbox"/>	_____	County Judge's Office is to return originals to originating office to process.
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ALWAYS SUBMIT ONE FULLY SIGNED ORIGINAL TO THE COUNTY CLERK'S OFFICE FOR ARCHIVE. THE COUNTY CLERK WILL RETURN THE EXECUTED COPY TO THE COUNTY JUDGE.

ORDER DESIGNATING THE EPIC ZONE WITHIN NUECES COUNTY, TEXAS PURSUANT TO THE PROPERTY REDEVELOPMENT AND TAX ABATEMENT ACT (CHAPTER 312 OF THE TEXAS TAX CODE)

WHEREAS, the Texas Property Redevelopment and Tax Abatement Tax (the "Act"), Texas Tax Code, Chapter 312, as amended, authorizes the Commissioners Court of Nueces County, Texas to designate a zone for property tax abatement pursuant to said Act; and

WHEREAS, it is the policy of the County to encourage the redevelopment of areas wherein the creation and retention of new jobs and investment will benefit the area economy, provide needed economic opportunities, strengthen the real estate market and generate tax revenues to support local services; and

WHEREAS, on November 20, 2017, notice of a public hearing on the designation of such Zone was published in a newspaper of general circulation in the City of Corpus Christi, and on November 20, 2017, such notice was given by U.S. mail, certified, postage prepaid, return receipt requested, to the presiding officer of the governing body of each taxing unit including property in the proposed Zone in accordance with the Act; and

WHEREAS, the Commissioners Court of Nueces County, Texas conducted a public hearing on November 29, 2017, at which all interested persons were entitled to speak and present evidence for or against the designation of a zone for temporary property tax abatement;

NOW, THEREFORE, BE IT ORDERED BY THE COMMISSIONERS COURT OF NUECES COUNTY, TEXAS, THAT:

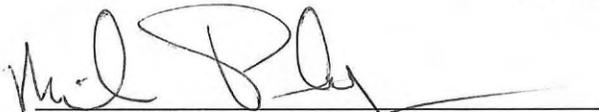
1. Findings. The Nueces County Commissioners Court finds and determines that the improvements proposed by EPIC Y-Grade Logistics, LP, within the Zone are feasible and practical and would be a benefit to the land to be included in the EPIC Zone and to the County after any tax abatement agreements entered into in accordance with the Act have expired. The Commissioners Court further finds and determines that area to be designated as the EPIC Zone under the Act is reasonably likely, as a result of the designation, to contribute to the expansion of primary employment and will attract major investment in the Zone that would be a benefit to the property and would contribute to the economic development of the County.

2. Creation of Zone. The EPIC Zone is hereby created comprised of Lots 1 through 5, inclusive, of the J.A. Hunter Subdivision, Nueces County, Texas, and is generally located on the west side of Violet Road (County Rd 24), approximately 2.4 miles north of S.H. 44.

DULY ADOPTED at a regular meeting of the Commissioners Court on the 29th day of November, 2017.



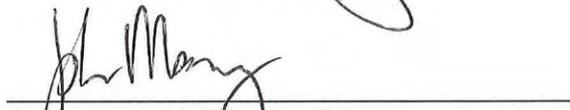
SAMUEL L. NEAL, JR.
Nueces County Judge



MIKE PUSLEY
Commissioner, Precinct 1



JOE A. GONZALEZ
Commissioner, Precinct 2



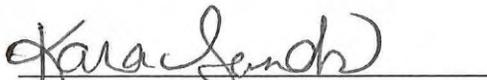
JOHN MAREZ
Commissioner, Precinct 3



BRENT CHESNEY
Commissioner, Precinct 4



ATTEST:



KARA SANDS, County Clerk