

# O'HANLON, DEMERATH & CASTILLO

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November 27, 2018

Local Government Assistance & Economic Analysis  
Texas Comptroller of Public Accounts  
P.O. Box 13528  
Austin, Texas 78711-3528

RE: Application to the Port Arthur Independent School District from Motiva Enterprises LLC  
(Steam Cracker Project)

To the Local Government Assistance & Economic Analysis Division:

By copy of this letter transmitting the application for review to the Comptroller's Office, the Port Arthur Independent School District is notifying Motiva Enterprises LLC (Steam Cracker Project) of its intent to consider the application for appraised value limitation on qualified property should a positive certificate be issued by the Comptroller. Please prepare the Economic Impact Report.

The Applicant submitted the Application to the school district on November 15, 2018. The Board voted to accept the application on November 15, 2018. The application has been determined complete as of November 27, 2018. The Applicant has provided the schedules in both electronic format and paper copies. The electronic copy is identical to the hard copy that will be hand delivered.

A copy of the application will be submitted to the Jefferson County Appraisal District.

Sincerely,



Kevin O'Hanlon  
School District Consultant

Cc: Jefferson County Appraisal District  
Motiva Enterprises LLC (Steam Cracker  
Project)

Sent via email to [mporterie@paisd.org](mailto:mporterie@paisd.org) and hand delivered

November 14, 2018

Dr. Mark L. Porterie  
Superintendent of Schools  
Port Arthur Independent School District  
PO Box 1388  
Port Arthur, TX 77641-1388

RE: **Chapter 313 Application for Appraised Value Limitation on Qualified Property**  
**Motiva Enterprises LLC**  
**Steam Cracker Project**

Dear Mr. Porterie:

Enclosed is a Chapter 313 application for a Steam Cracker project proposed by Motiva Enterprises LLC (Motiva) in Jefferson County. Motiva seeks support from the Port Arthur Independent School District Board and asks that you forward the application to the Texas Comptroller's office for review and certification. Motiva values its relationship with the Port Arthur community and looks forward to working with you on this project.

If you have any questions regarding this application, please do not hesitate to contact me at (713) 308-0439.

Sincerely,



Walter B. Turville  
Property Tax Advisor

WBT:wt

C:\Users\Public\Documents\MyDocuments\\_Dept\_03\PropertyTax\SteamCrackerCh313LtrToPAISD\_11-14-2018.docx

Enclosures

## APPLICATION TAB ORDER FOR REQUESTED ATTACHMENTS

TAB	ATTACHMENT
1	Pages 1 through 11 of Application
2	Proof of Payment of Application Fee
3	Documentation of Combined Group membership under Texas Tax Code 171.0001(7), history of tax default, delinquencies and/or material litigation <i>(if applicable)</i>
4	Detailed description of the project
5	Documentation to assist in determining if limitation is a determining factor
6	Description of how project is located in more than one district, including list of percentage in each district and, if determined to be a single unified project, documentation from the Office of the Governor <i>(if applicable)</i>
7	Description of Qualified Investment
8	Description of Qualified Property
9	Description of Land
10	Description of all property not eligible to become qualified property <i>(if applicable)</i>
11	<p>Maps that clearly show:</p> <ul style="list-style-type: none"> <li>a) Project vicinity</li> <li>b) Qualified investment including 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</li> <li>c) Qualified property including location of new buildings or new improvements</li> <li>d) Existing property</li> <li>e) Land location within vicinity map</li> <li>f) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size</li> </ul> <p><b>Note:</b> Electronic maps should be high resolution files. Include map legends/markers.</p>
12	Request for Waiver of Job Creation Requirement and supporting information <i>(if applicable)</i>
13	Calculation of three possible wage requirements with TWC documentation
14	Schedules A1, A2, B, C and D completed and signed Economic Impact <i>(if applicable)</i>
15	Economic Impact Analysis, other payments made in the state or other economic information <i>(if applicable)</i>
16	<p>Description of Reinvestment or Enterprise Zone, including:</p> <ul style="list-style-type: none"> <li>a) evidence that the area qualifies as a enterprise zone as defined by the Governor's Office</li> <li>b) legal description of reinvestment zone*</li> <li>c) order, resolution or ordinance establishing the reinvestment zone*</li> <li>d) guidelines and criteria for creating the zone*</li> </ul> <p><b>* To be submitted with application or before date of final application approval by school board</b></p>
17	Signature and Certification page, signed and dated by Authorized School District Representative and Authorized Company Representative <i>(applicant)</i>

# Application for Appraised Value Limitation on Qualified Property (Tax Code, Chapter 313, Subchapter B or C)

**INSTRUCTIONS:** This application must be completed and filed with the school district. In order for an application to be processed, the governing body (school board) must elect to consider an application, but — by Comptroller rule — the school board may elect to consider the application only after the school district has received a completed application. Texas Tax Code, Section 313.025 requires that any completed application and any supplemental materials received by the school district must be forwarded within seven days to the Comptroller of Public Accounts.

If the school board elects to consider the application, the school district must:

- notify the Comptroller that the school board has elected to consider the application. This notice must include:
  - the date on which the school district received the application;
  - the date the school district determined that the application was complete;
  - the date the school board decided to consider the application; and
  - a request that the Comptroller prepare an economic impact analysis of the application;
- provide a copy of the notice to the appraisal district;
- must complete the sections of the application reserved for the school district and provide information required in the Comptroller rules located at 34 Texas Administrative Code (TAC) Section 9.1054; and
- forward the original hard copy of the completed application to the Comptroller in a three-ring binder with tabs, as indicated on page 9 of this application, separating each section of the documents, in addition to an electronic copy on CD. See 34 TAC Chapter 9, Subchapter F.

The governing body may, at its discretion, allow the applicant to supplement or amend the application after the filing date, subject to the restrictions in 34 TAC Chapter 9, Subchapter F.

When the Comptroller receives the notice and required information from the school district, the Comptroller will publish all submitted application materials on its website. The Comptroller is authorized to treat some application information as confidential and withhold it from publication on the Internet. To do so, however, the information must be segregated and comply with the other requirements set out in the Comptroller rules. For more information, see guidelines on Comptroller's website.

The Comptroller will independently determine whether the application has been completed according to the Comptroller's rules (34 TAC Chapter 9, Subchapter F). If the Comptroller finds the application is not complete, the Comptroller will request additional materials from the school district. Pursuant to 9.1053(a)(1)(C), requested information shall be provided within 20 days of the date of the request. When the Comptroller determines that the application is complete, it will send the school district a notice indicating so. The Comptroller will determine the eligibility of the project, issue a certificate for a limitation on appraised value to the school board regarding the application and prepare an economic impact evaluation by the 90th day after the Comptroller receives a complete application—as determined by the Comptroller.

The school board must approve or disapprove the application not later than the 150th day after the application review start date (the date the application is finally determined to be complete), unless an extension is granted. The Comptroller and school district are authorized to request additional information from the applicant that is reasonably necessary to issue a certificate, complete the economic impact evaluation or consider the application at any time during the application review period.

Please visit the Comptroller's website to find out more about the program at [comptroller.texas.gov/economy/local/ch313/](http://comptroller.texas.gov/economy/local/ch313/). There are links to the Chapter 313 statute, rules, guidelines and forms. Information about minimum limitation values for particular districts and wage standards may also be found at that site.

## SECTION 1: School District Information

### 1. Authorized School District Representative

November 15, 2018

Date Application Received by District

Dr. Mark

First Name

Superintendent

Title

Port Arthur Independent School District

School District Name

4801 9th Avenue

Street Address

P.O. Box 1388

Mailing Address

Port Arthur

City

409-989-6100

Phone Number

Mobile Number (optional)

Porterie

Last Name

Texas

State

409-989-6229

Fax Number

mporterie@paisd.org

Email Address

77641-1388

ZIP

2. Does the district authorize the consultant to provide and obtain information related to this application? .....

Yes

No

SECTION 1: School District Information (continued)

3. Authorized School District Consultant (If Applicable)

Form fields for Daniel T. Casey, Partner at Moak Casey & Associates, LLP. Includes phone numbers, fax number, and email address.

- 4. On what date did the district determine this application complete? November 27, 2018
5. Has the district determined that the electronic copy and hard copy are identical? Yes No

SECTION 2: Applicant Information

1. Authorized Company Representative (Applicant)

Form fields for Walter Turville, Property Tax Advisor at Motiva Enterprises LLC. Includes address, city, state, phone numbers, and email address.

- 2. Will a company official other than the authorized company representative be responsible for responding to future information requests? Yes No
2a. If yes, please fill out contact information for that person.

Form fields for contact information of the company official mentioned in question 2a.

- 3. Does the applicant authorize the consultant to provide and obtain information related to this application? Yes No

SECTION 2: Applicant Information (continued)

4. Authorized Company Consultant (If Applicable)

Danny

Harris

First Name

Last Name

Managing Member

Title

HH Property Tax Services

Firm Name

713-452-9852

Phone Number

dkharris@hhproptax.com

Fax Number

Business Email Address

SECTION 3: Fees and Payments

1. Has an application fee been paid to the school district? [checked] Yes [ ] No

The total fee shall be paid at time of the application is submitted to the school district. Any fees not accompanying the original application shall be considered supplemental payments.

1a. If yes, attach in Tab 2 proof of application fee paid to the school district.

For the purpose of questions 2 and 3, "payments to the school district" include any and all payments or transfers of things of value made to the school district or to any person or persons in any form if such payment or transfer of thing of value being provided is in recognition of, anticipation of, or consideration for the agreement for limitation on appraised value.

2. Will any "payments to the school district" that you may make in order to receive a property tax value limitation agreement result in payments that are not in compliance with Tax Code §313.027(i)? [ ] Yes [checked] No [ ] N/A

3. If "payments to the school district" will only be determined by a formula or methodology without a specific amount being specified, could such method result in "payments to the school district" that are not in compliance with Tax Code §313.027(i)? [ ] Yes [checked] No [ ] N/A

SECTION 4: Business Applicant Information

1. What is the legal name of the applicant under which this application is made? Motiva Enterprises LLC

2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) 17602624904

3. List the NAICS code 325110

4. Is the applicant a party to any other pending or active Chapter 313 agreements? [checked] Yes [ ] No

4a. If yes, please list application number, name of school district and year of agreement

Port Arthur ISD 2008 No. 37

SECTION 5: Applicant Business Structure

1. Identify Business Organization of Applicant (corporation, limited liability corporation, etc) Limited Liability Company

2. Is applicant a combined group, or comprised of members of a combined group, as defined by Tax Code §171.0001(7)? [checked] Yes [ ] No

2a. If yes, attach in Tab 3 a copy of Texas Comptroller Franchise Tax Form No. 05-165, No. 05-166, or any other documentation from the Franchise Tax Division to demonstrate the applicant's combined group membership and contact information.

3. Is the applicant current on all tax payments due to the State of Texas? [checked] Yes [ ] No

4. Are all applicant members of the combined group current on all tax payments due to the State of Texas? [checked] Yes [ ] No [ ] N/A

5. If the answer to question 3 or 4 is no, please explain and/or disclose any history of default, delinquencies and/or any material litigation, including litigation involving the State of Texas. (If necessary, attach explanation in Tab 3)

[Empty box for explanation]

**SECTION 6: Eligibility Under Tax Code Chapter 313.024**

1. Are you an entity subject to the tax under Tax Code, Chapter 171?  Yes  No
2. The property will be used for one of the following activities:
  - (1) manufacturing  Yes  No
  - (2) research and development  Yes  No
  - (3) a clean coal project, as defined by Section 5.001, Water Code  Yes  No
  - (4) an advanced clean energy project, as defined by Section 382.003, Health and Safety Code  Yes  No
  - (5) renewable energy electric generation  Yes  No
  - (6) electric power generation using integrated gasification combined cycle technology  Yes  No
  - (7) nuclear electric power generation  Yes  No
  - (8) a computer center that is used as an integral part or as a necessary auxiliary part for the activity conducted by applicant in one or more activities described by Subdivisions (1) through (7)  Yes  No
  - (9) a Texas Priority Project, as defined by 313.024(e)(7) and TAC 9.1051  Yes  No
3. Are you requesting that any of the land be classified as qualified investment?  Yes  No
4. Will any of the proposed qualified investment be leased under a capitalized lease?  Yes  No
5. Will any of the proposed qualified investment be leased under an operating lease?  Yes  No
6. Are you including property that is owned by a person other than the applicant?  Yes  No
7. Will any property be pooled or proposed to be pooled with property owned by the applicant in determining the amount of your qualified investment?  Yes  No

**SECTION 7: Project Description**

1. In **Tab 4**, attach a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information.
2. Check the project characteristics that apply to the proposed project:
 

<input checked="" type="checkbox"/> Land has no existing improvements <sup>*</sup>	<input type="checkbox"/> Land has existing improvements ( <i>complete Section 13</i> )
<input type="checkbox"/> Expansion of existing operation on the land ( <i>complete Section 13</i> )	<input type="checkbox"/> Relocation within Texas

**SECTION 8: Limitation as Determining Factor**

1. Does the applicant currently own the land on which the proposed project will occur?  Yes  No
2. Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project?  Yes  No
3. Does the applicant have current business activities at the location where the proposed project will occur?  Yes  No
4. Has the applicant made public statements in SEC filings or other documents regarding its intentions regarding the proposed project location?  Yes  No
5. Has the applicant received any local or state permits for activities on the proposed project site?  Yes  No
6. Has the applicant received commitments for state or local incentives for activities at the proposed project site?  Yes  No
7. Is the applicant evaluating other locations not in Texas for the proposed project?  Yes  No
8. Has the applicant provided capital investment or return on investment information for the proposed project in comparison with other alternative investment opportunities?  Yes  No
9. Has the applicant provided information related to the applicant's inputs, transportation and markets for the proposed project?  Yes  No
10. Are you submitting information to assist in the determination as to whether the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in Texas?  Yes  No

**Chapter 313.026(e) states "the applicant may submit information to the Comptroller that would provide a basis for an affirmative determination under Subsection (c)(2)." If you answered "yes" to any of the questions in Section 8, attach supporting information in Tab 5.**

**SECTION 9: Projected Timeline**

- 1. Application approval by school board ..... Q1 2019
- 2. Commencement of construction ..... Q1 2020
- 3. Beginning of qualifying time period ..... January 2, 2020
- 4. First year of limitation ..... 2023
- 5. Begin hiring new employees ..... 2023
- 6. Commencement of commercial operations ..... Q4 2022
- 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? ..... Q4 2022

**SECTION 10: The Property**

- 1. Identify county or counties in which the proposed project will be located ..... Jefferson
- 2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property ..... Jefferson CAD
- 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: Jefferson / \$0.364977 / 100% City: N/A  
(Name, tax rate and percent of project) (Name, tax rate and percent of project)  
 Hospital District: N/A Water District: N/A  
(Name, tax rate and percent of project) (Name, tax rate and percent of project)  
 Other (describe): See Tab 6 Other (describe): See Tab 6  
(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/](http://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? Q1 2019

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 2018  
(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)? ..... 2,145  
**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? ..... 165
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 ..... 1,103.00
  - b. 110% of the average weekly wage for manufacturing jobs in the county is ..... 2,328.15
  - c. 110% of the average weekly wage for manufacturing jobs in the region is ..... 1,539.05
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? ..... 80,030.50
10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? ..... 80,030.50
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**.

## **Motiva Enterprises LLC**

Chapter 313 Application to Port Arthur ISD

### **Tab 2**

#### **Proof of Payment of Application Fee**

Please find on the following page a copy of the receipt evidencing payment of the \$75,000.00 application fee to Port Arthur Independent School District.

Note that this application is one of two applications filed with Port Arthur Independent School District, and the attached receipt is for the \$75,000.00 application fee paid to Port Arthur Independent School District for each application.

Proof of payment of filing fee received by the  
Comptroller of Public Accounts per TAC Rule  
§9.1054 (b)(5)

*(Page Inserted by Office of Texas Comptroller of Public  
Accounts)*

## **Motiva Enterprises LLC**

Chapter 313 Application to Port Arthur ISD

### **Tab 3**

**Documentation of Combined Group membership under Texas Tax Code 171.0001(7),  
history of tax default, delinquencies and/or material litigation (if applicable)**

Motiva Enterprises LLC is a member of a combined group. See attached Form 05-165.

# Motiva Enterprises LLC

## Chapter 313 Application to Port Arthur ISD



### Texas Franchise Tax Extension Affiliate List

■ Tcode 13298 Franchise

■ Reporting entity taxpayer number

■ Report year

Reporting entity taxpayer name

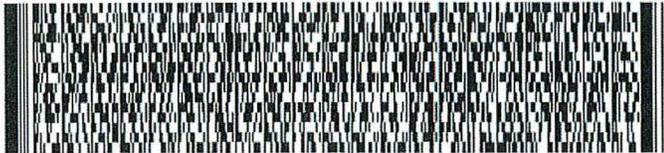
1	1	3	6	0	6	7	7	7	8	2	2	0	1	8	ARAMCO SERVICES COMPANY & SUBSIDIARIES
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	--

LEGAL NAME OF AFFILIATE	AFFILIATE'S TEXAS TAXPAYER NUMBER (if none, enter FEI number)											BLACKEN CIRCLE IF AFFILIATE DOES NOT HAVE NEXUS IN TEXAS
	1	2	3	4	5	6	7	8	9	0		
1. ARAMCO ASSOCIATED COMPANY	1	7	4	2	2	0	7	1	4	5	0	<input type="radio"/>
2. SAUDI PETROLEUM INTERNATIONAL, INC.	1	1	3	3	4	5	2	0	7	3	8	<input checked="" type="radio"/>
3. SAUDI REFINING, INC.	1	7	6	0	2	5	3	1	7	7	8	<input type="radio"/>
4. ARAMCO TRAINING SERVICES COMPANY	1	7	6	0	3	5	6	2	5	7	4	<input type="radio"/>
5. ARAMCO FINANCIAL SERVICES COMPANY	5	1	0	3	6	3	0	5	8			<input type="radio"/>
6. SAUDI ARAMCO ENERGY VENTURES - U.S., LLC	3	2	0	5	1	9	2	1	9	7	4	<input type="radio"/>
7. ARAMCO PERFORMANCE MATERIALS, LLC	8	1	4	1	2	5	3	9	2			<input type="radio"/>
8. ARAMCO AFFILIATED SERVICES COMPANY	8	1	2	0	9	2	1	4	3			<input type="radio"/>
9. MOTIVA ENTERPRISES LLC	1	7	6	0	2	6	2	4	9	0	4	<input type="radio"/>
10. ARAMCO PARTNERSHIPS COMPANY	8	2	1	0	8	9	9	6	4			<input type="radio"/>
11.												<input type="radio"/>
12.												<input type="radio"/>
13.												<input type="radio"/>
14.												<input type="radio"/>
15.												<input type="radio"/>
16.												<input type="radio"/>
17.												<input type="radio"/>
18.												<input type="radio"/>
19.												<input type="radio"/>
20.												<input type="radio"/>
21.												<input type="radio"/>

Note: To file an extension request for a reporting entity and its affiliates, Form 05-164 (Texas Franchise Tax Extension Request) must be submitted with this affiliate list. The filing of this list by itself does not constitute a properly filed Extension Request.

Do not file this form when requesting a second extension.

#### Texas Comptroller Official Use Only



VE/DE	<input type="radio"/>	FM	<input type="radio"/>
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# **Motiva Enterprises LLC**

## Chapter 313 Application to Port Arthur ISD

### **Tab 4**

#### **Detailed Description of the Project**

*In Tab 4, attach a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information.*

Motiva Enterprises LLC (“Motiva”) is evaluating the possible development, design and construction of a world-scale steam cracker. The steam cracker would manufacture ethylene which is used as a feedstock to manufacture a variety of petrochemicals. One of the potential locations for the new facilities is unimproved land located within the Motiva Port Arthur Refinery Complex in Jefferson County, Texas.

The proposed improvements for which the tax limitation is sought would include the steam cracker along with all process infrastructure and auxiliary equipment including, but not limited to, cracking furnaces, compressors, motors, drums, vessels, distillation towers, absorbers, heat exchangers, pumps, filters, reactors, packaged systems, utility service lines, storage tanks, electrical switchgear, transformers, substations, instrumentation, cooling towers, structural foundations including supports, control equipment and facilities, raw material receipt facilities, utility distribution improvements, flares and other pollution control equipment, interplant piping and utilities, tie-ins, road improvements, paving, fencing and facility security systems, fire prevention and safety equipment, railroad tracks, railroad switches, rail car loading equipment, and any other tangible personal property utilized in the process, storage, quality control, shipping, waste management and general operation of the steam cracker. Buildings may include, but not be limited to, operations buildings, warehouses, control buildings, laboratories, emergency response vehicle buildings, garages, maintenance shops, motor control buildings, and security guardhouses controlling plant ingress and egress, and any personal property within such buildings.

Upon timely granting of all required permits from respective federal, state, and local agencies, construction is currently proposed to commence in the first quarter of 2020 with completion estimated in the fourth quarter of 2022.

# Motiva Enterprises LLC

## Chapter 313 Application to Port Arthur ISD

### Tab 5

#### Documentation to assist in determining if limitation is a determining factor

*Chapter 313.026(e) states “the applicant may submit information to the Comptroller that would provide a basis for an affirmative determination under Subsection (c)(2).” If you answered “yes” to any of the questions in Section 8, attach supporting information in Tab 5.*

Motiva Enterprises LLC (“Motiva”) is a wholly-owned indirect subsidiary of the Saudi Arabian Oil Company (“Saudi Aramco”). Saudi Aramco, together with its subsidiaries and joint ventures (the “Group”), is a fully integrated, global petroleum enterprise and a world leader in exploration, production, refining, distribution, marketing and petrochemicals manufacturing. Saudi Aramco manages the world’s largest proven conventional crude oil and condensate reserves of 260.2 billion barrels and the world’s fourth-largest natural gas reserves of 288.4 trillion standard cubic feet. It is also among the top producers of natural gas, maintaining the fourth-largest natural gas reserves in the world.

Through subsidiary and joint venture operations, the Group’s activities span the globe. As such, Motiva’s proposed project competes with other potential projects in the Group for its capital investment budget for the funding necessary to construct the project. Opportunities to invest, locate, and develop new projects, such as the one that is subject of this application, are viable in numerous locations throughout the world. For example, with respect to potential locations in North America, the proposed new facilities could be constructed at potential sites along the U.S. Gulf Coast, including locations in Texas and Louisiana.

Motiva takes a disciplined, long-term approach to investing and consistently seeks new investment opportunities that create value. Its business model is to conduct an extensive evaluation before making any final investment decision. A project team is evaluating these opportunities with a focus on global logistics, efficiency, scale and site integration.

The project is still in an evaluation stage; only very preliminary development activities have begun. No public announcements of a definitive intent to construct the project have been made. Agreements pertaining to preliminary design and engineering work and the development of other technical studies and estimates have been entered into; this work is necessary for purposes of determining whether the project is technically viable and can be cost-competitive in the global marketplace.

Competitive abatement programs for the proposed new facilities exist in alternative locations. The impact of the property tax burden on the economic return of the proposed new facilities is an important factor in the site selection evaluation and decision. For the tax year 2018, Port Arthur ISD’s maintenance and operations (M&O) tax rate represents almost 50% of the total property tax burden imposed on taxable property located at the proposed site. Consequently, a limitation on appraised value under Chapter 313 of the

## **Motiva Enterprises LLC**

### Chapter 313 Application to Port Arthur ISD

Texas Tax Code is a determining factor in the decision to invest capital and construct the project in the State of Texas.

The decision to invest in a particular country or state depends on the economics of the investment in the particular jurisdiction. In the case of the investment in the proposed project in Texas, the decision will be based on a number of commercial and financial considerations, including the ability to obtain relief regarding local property taxes. Obtaining a limitation on appraised value under Chapter 313 of the Texas Tax Code is a necessary part of the economic analysis for investment in Texas. The petrochemicals market is very competitive. Without a limitation on appraised value under Chapter 313 from Port Arthur ISD, siting the project in Jefferson County is not competitive with comparable investments.

# Motiva Enterprises LLC

## Chapter 313 Application to Port Arthur ISD

### Tab 6

#### Project Location within Single or Multiple School Districts

*Description of how project is located in more than one district, including list of percentage in each district and, if determined to be a single unified project, documentation from the Office of the Governor (if applicable)*

The potential project would be located entirely within the boundaries of Port Arthur ISD. The project is also located 100% in the following taxing entities and the 2018 tax rate is shown below for each:

Taxing Entity	% of Project	2018 Tax Rate
Jefferson County	100%	0.364977
Port Arthur ISD	100%	1.485090
Jefferson County Drainage District No. 7	100%	0.239850
Port of Port Arthur Navigation District	100%	0.213134
Sabine-Neches Navigation District	100%	0.092067

## **Motiva Enterprises LLC**

### Chapter 313 Application to Port Arthur ISD

#### **Tab 7**

#### **Description of Qualified Investment**

Motiva Enterprises LLC (“Motiva”) is evaluating the possible development, design and construction of a world-scale steam cracker. The steam cracker would manufacture ethylene which is used as a feedstock to manufacture a variety of petrochemicals. One of the potential locations for the new facilities is unimproved land located within the Motiva Port Arthur Refinery Complex in Jefferson County, Texas.

The proposed improvements for which the tax limitation is sought would include the steam cracker along with all process infrastructure and auxiliary equipment including, but not limited to, cracking furnaces, compressors, motors, drums, vessels, distillation towers, absorbers, heat exchangers, pumps, filters, reactors, packaged systems, utility service lines, storage tanks, electrical switchgear, transformers, substations, instrumentation, cooling towers, structural foundations including supports, control equipment and facilities, raw material receipt facilities, utility distribution improvements, flares and other pollution control equipment, interplant piping and utilities, tie-ins, road improvements, paving, fencing and facility security systems, fire prevention and safety equipment, railroad tracks, railroad switches, rail car loading equipment, and any other tangible personal property utilized in the process, storage, quality control, shipping, waste management and general operation of the steam cracker. Buildings may include, but not be limited to, operations buildings, warehouses, control buildings, laboratories, emergency response vehicle buildings, garages, maintenance shops, motor control buildings, and security guardhouses controlling plant ingress and egress, and any personal property within such buildings.

Upon timely granting of all required permits from respective federal, state, and local agencies, construction is currently proposed to commence in the first quarter of 2020 with completion estimated in the fourth quarter of 2022.

## **Motiva Enterprises LLC**

### Chapter 313 Application to Port Arthur ISD

#### **Tab 8**

#### **Description of Qualified Property**

Motiva Enterprises LLC (“Motiva”) is evaluating the possible development, design and construction of a world-scale steam cracker. The steam cracker would manufacture ethylene which is used as a feedstock to manufacture a variety of petrochemicals. One of the potential locations for the new facilities is unimproved land located within the Motiva Port Arthur Refinery Complex in Jefferson County, Texas.

The proposed improvements for which the tax limitation is sought would include the steam cracker along with all process infrastructure and auxiliary equipment including, but not limited to, cracking furnaces, compressors, motors, drums, vessels, distillation towers, absorbers, heat exchangers, pumps, filters, reactors, packaged systems, utility service lines, storage tanks, electrical switchgear, transformers, substations, instrumentation, cooling towers, structural foundations including supports, control equipment and facilities, raw material receipt facilities, utility distribution improvements, flares and other pollution control equipment, interplant piping and utilities, tie-ins, road improvements, paving, fencing and facility security systems, fire prevention and safety equipment, railroad tracks, railroad switches, rail car loading equipment, and any other tangible personal property utilized in the process, storage, quality control, shipping, waste management and general operation of the steam cracker. Buildings may include, but not be limited to, operations buildings, warehouses, control buildings, laboratories, emergency response vehicle buildings, garages, maintenance shops, motor control buildings, and security guardhouses controlling plant ingress and egress, and any personal property within such buildings.

Upon timely granting of all required permits from respective federal, state, and local agencies, construction is currently proposed to commence in the first quarter of 2020 with completion estimated in the fourth quarter of 2022.

## **Motiva Enterprises LLC**

Chapter 313 Application to Port Arthur ISD

### **Tab 9**

#### **Description of Land**

The unimproved land on which the project will be located is a part of a larger parcel identified on the appraisal records of the Jefferson County Appraisal District ("JCAD") by Property ID No. 264114 and Geographic ID No. 045180-000-000500-00000-6.

The JCAD real property account information for the above-referenced identifying numbers for the tax year 2018 (the latest tax year for which there are certified values) is attached.

The land will not be qualified property for purposes of this Application.

# Motiva Enterprises LLC

## Chapter 313 Application to Port Arthur ISD

11/8/2018

Property Details

Jefferson CAD

Property Search

### Property Search Results > 264114 MOTIVA ENTERPRISES LLC for Year 2018

#### Property

##### Account

Property ID: 264114      Legal Description: TRACT 5 MOTIVA 1678.653 AC  
 Geographic ID: 045180-000-000500-00000-6      Agent Code: 190  
 Type: Real  
 Property Use Code: D4  
 Property Use Description: UNDEVELOPED OVER 5 AC(NOT AG)

##### Location

Address: TX      Mapsco: 109-36  
 Neighborhood:      Map ID: 0  
 Neighborhood CD:

##### Owner

Name: MOTIVA ENTERPRISES LLC      Owner ID: 399421  
 Mailing Address: PROPERTY TAX DEPARTMENT      % Ownership: 100.0000000000%  
 PO BOX 2727  
 HOUSTON, TX 77252-2727

Exemptions:

#### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$26,019,120	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$26,019,120	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$26,019,120	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$26,019,120	

#### Taxing Jurisdiction

Owner: MOTIVA ENTERPRISES LLC  
 % Ownership: 100.0000000000%  
 Total Value: \$26,019,120

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
109	PORT ARTHUR INDEPENDENT SCHOOL DISTRICT	1.485090	\$26,019,120	\$26,019,120	\$386,407.35
343	PORT OF PORT ARTHUR	0.213134	\$26,019,120	\$26,019,120	\$55,455.60
755	SABINE-NECHES NAVIGATION DIST	0.092067	\$26,019,120	\$26,019,120	\$23,955.02
851	DRAINAGE DISTRICT #7	0.239850	\$26,019,120	\$26,019,120	\$62,406.86
901	JEFFERSON COUNTY	0.364977	\$26,019,120	\$26,019,120	\$94,963.80
A59	FARM AND LATERAL ROAD	0.000000	\$26,019,120	\$26,019,120	\$0.00

[https://propaccess.trueautomation.com/clientdu/Property.aspx?cid=91&prop\\_id=264114&year=2018](https://propaccess.trueautomation.com/clientdu/Property.aspx?cid=91&prop_id=264114&year=2018)

1/2

# Motiva Enterprises LLC

## Chapter 313 Application to Port Arthur ISD

11/6/2018

### Property Details

CAD	JEFFERSON CO APPRAISAL DISTRICT	0.000000	\$26,019,120	\$26,019,120	\$0.00
Total Tax Rate:		2.395118			
				Taxes w/Current Exemptions:	\$623,188.63
				Taxes w/o Exemptions:	\$623,188.63

### Improvement / Building

No improvements exist for this property.

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	Acres Style Type	1678.6530	73121994.00	0.00	0.00	\$26,019,120	\$0

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$0	\$26,019,120	0	26,019,120	\$0	\$26,019,120
2017	\$0	\$26,019,120	0	26,019,120	\$0	\$26,019,120
2016	\$0	\$26,019,120	0	26,019,120	\$0	\$26,019,120
2015	\$0	\$26,019,120	0	26,019,120	\$0	\$26,019,120
2014	\$0	\$26,019,120	0	26,019,120	\$0	\$26,019,120
2013	\$0	\$26,019,120	0	26,019,120	\$0	\$26,019,120
2012	\$0	\$26,019,120	0	26,019,120	\$0	\$26,019,120

### Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
---	-----------	------	-------------	---------	---------	--------	------	-------------

### Tax Due

Property Tax Information as of 11/06/2018

Amount Due If Paid on:  -

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (409) 840-9944

Website version: 1.2.2.14

Database last updated on: 11/4/2018 8:41 PM

© N. Harris Computer Corporation

# Motiva Enterprises LLC

## Chapter 313 Application to Port Arthur ISD

### Tab 10

#### Description of all property not eligible to become qualified property (if applicable)

None — Not Applicable

If the Motiva Port Arthur Refinery Complex location is chosen as the site for the project, the project would be sited on unimproved land within the Motiva Port Arthur Refinery Complex.

All existing property outside the unimproved project site and inside the boundary of the reinvestment zone is specifically excluded from this Application.

In addition:

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.*

Miscellaneous improvements and tangible personal property, including construction and storage trailers, paving, electrical lines, fences and gates, parking blocks and K-rails, and scaffold and equipment rental yards, are currently located at the proposed project site at the Motiva Port Arthur Refinery Complex (the "Existing Property") – see the attached maps. The Existing Property will be relocated, or demolished and removed, in connection with site preparation for the project.

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).*

None – Not Applicable

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**:*

## **Motiva Enterprises LLC**

### Chapter 313 Application to Port Arthur ISD

- 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.*

None – Not Applicable

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.*

The Existing Property is currently located at the proposed project site at the Motiva Port Arthur Refinery Complex – see the attached maps. The Existing Property will be relocated, or demolished and removed, in connection with site preparation for the project. Because the Existing Property will be relocated, or demolished and removed, the Existing Property will have no appraised value at the project site at the time construction of the project begins.

# **Motiva Enterprises LLC**

Chapter 313 Application to Port Arthur ISD

## **Tab 11**

**Maps that clearly show:**

- a) **Project vicinity**
- b) **Qualified investment including 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**
- c) **Qualified property including location of new buildings or new improvements**
- d) **Existing property**
- e) **Land location within vicinity map**
- f) **Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size**

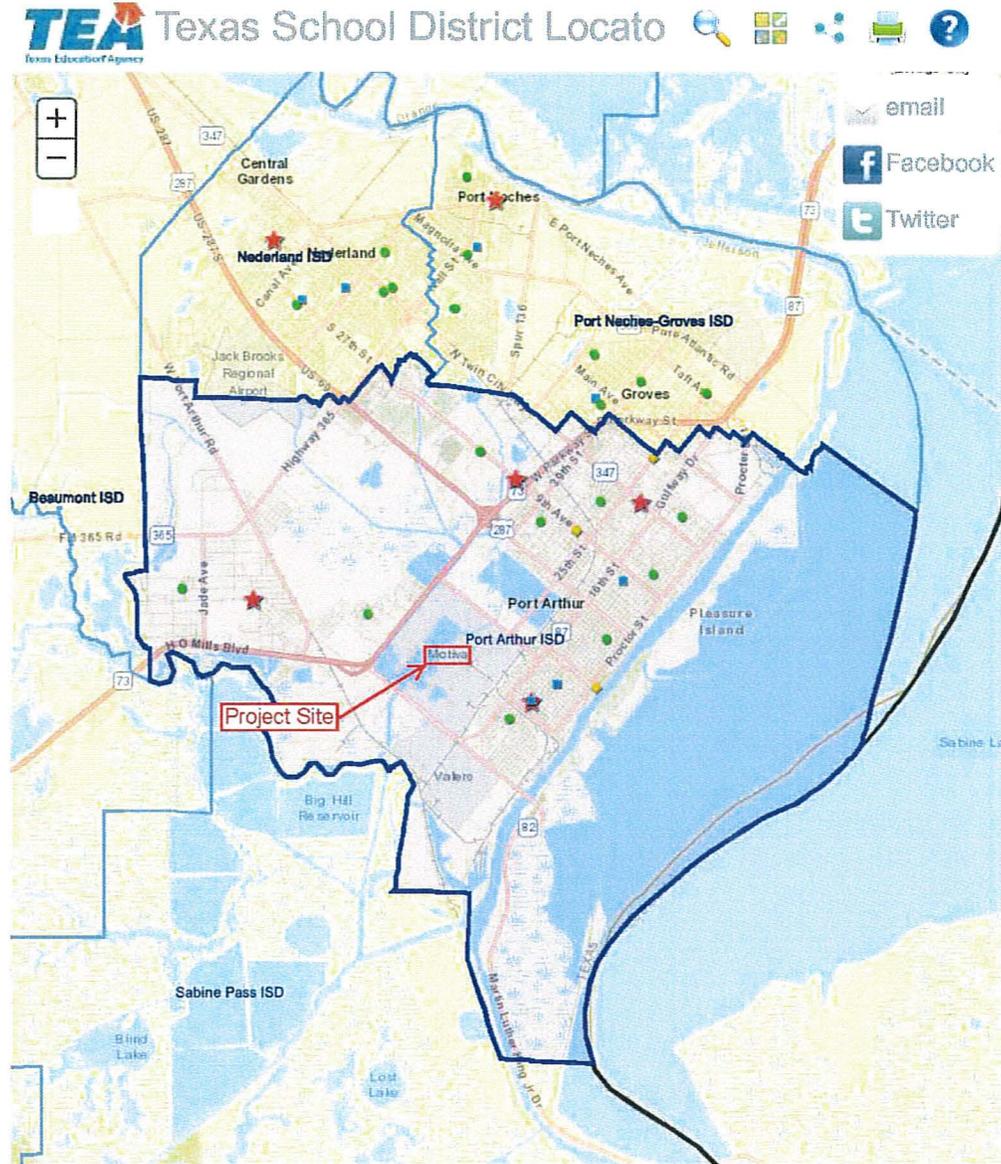
See attached maps.

# Motiva Enterprises LLC

## Chapter 313 Application to Port Arthur ISD

10/11/2018

Texas School District Locator

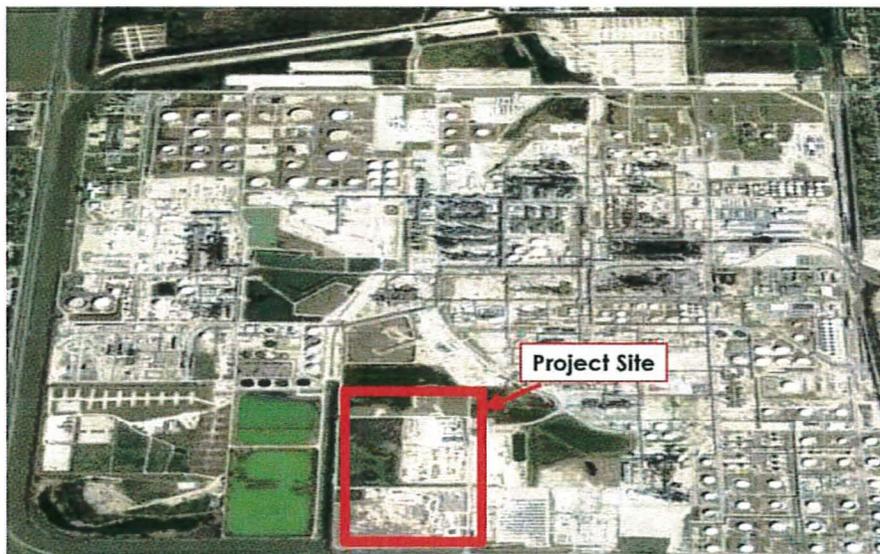
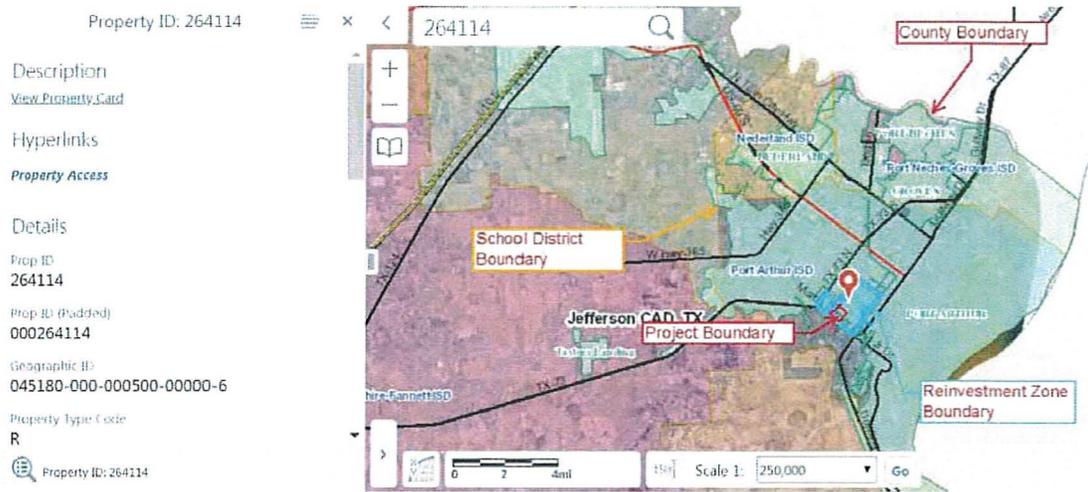


<http://tea-texas.maps.arcgis.com/apps/Solutions/s2.html?appid=8b1d6f13310e49f48aa7052fe13f505a>

1/1

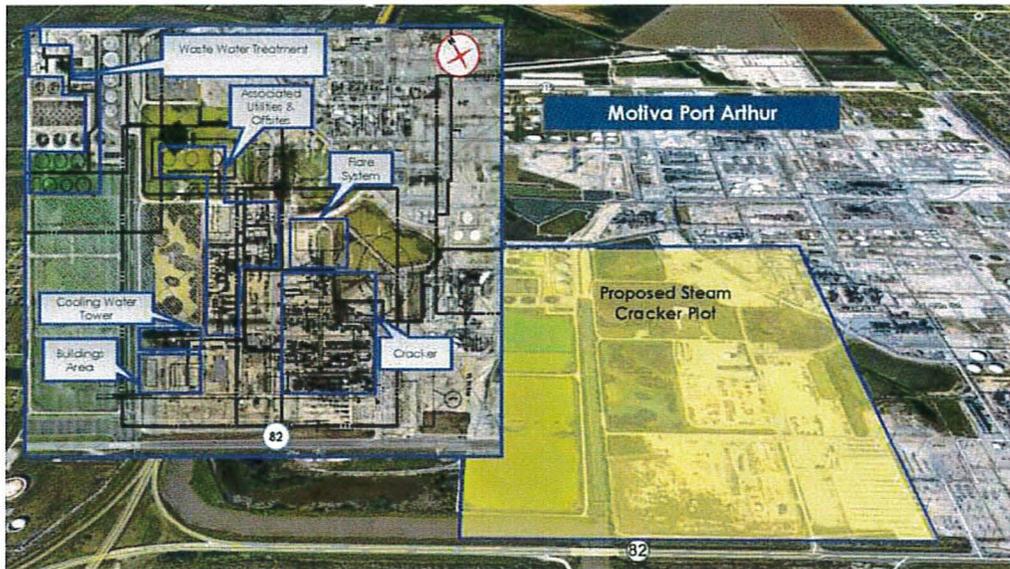
# Motiva Enterprises LLC

## Chapter 313 Application to Port Arthur ISD



# Motiva Enterprises LLC

Chapter 313 Application to Port Arthur ISD



**Motiva Enterprises LLC**

Chapter 313 Application to Port Arthur ISD

**Tab 12**

**Request of Waiver of Job Creation Requirement and supporting information (if applicable)**

Not Applicable.

# Motiva Enterprises LLC

## Chapter 313 Application to Port Arthur ISD

### Tab 13

#### Calculation of three possible wage requirements with TWC documentation

- A. The average weekly wage for all jobs (all industries) in Jefferson County
  - **\$1,103.00**
- B. 110% of the average weekly wage for manufacturing jobs in Jefferson County
  - **\$2,328.15**
- C. 110% of the average manufacturing wage for the South East Texas Regional Planning Commission Council of Government Region
  - **\$1,539.05 weekly / \$80,030.50 annually**

See attachments

# Motiva Enterprises LLC

## Chapter 313 Application to Port Arthur ISD

**Tab 13**

Calculation of Wage Requirements

Jefferson County, South East Texas Regional Planning Commission Council of Government Region

Year	Period Quarter	Area	Industry	Avg. Weekly Wages
2017	3	Jefferson County	Total-All	\$1,051
2017	4	Jefferson County	Total-All	\$1,132
2018	1	Jefferson County	Total-All	\$1,165
2018	2	Jefferson County	Total-All	\$1,064
Average of most recent 4 Qtrs.				\$1,103.00

Year	Period Quarter	Area	Industry	Avg. Weekly Wages
2017	3	Jefferson County	Manufacturing	\$1,926
2017	4	Jefferson County	Manufacturing	\$2,011
2018	1	Jefferson County	Manufacturing	\$2,529
2018	2	Jefferson County	Manufacturing	\$2,000
Average of most recent 4 Qtrs.				\$2,116.50
Chapter 313 calculation: 110% of weekly avg.				\$2,328.15

Year	Month	Region	Avg. Annual Wage
2018	July	South East Texas Regional Planning Commission Council of Government Region	\$72,755
Chapter 313 calculation: 110% of avg. annual wage			\$80,030.50
Weekly Wage			\$1,539.05

# Motiva Enterprises LLC

## Chapter 313 Application to Port Arthur ISD

11/19/2018

Texas LMCI TRACER, Data Link

### Quarterly Employment and Wages (QCEW)

[Back](#)

Page 1 of 1 (40 results/page)

Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2017	3rd Qtr	Jefferson County	Total All	00	0	10	Total, all industries	\$1,051
2017	4th Qtr	Jefferson County	Total All	00	0	10	Total, all industries	\$1,132
2018	1st Qtr	Jefferson County	Total All	00	0	10	Total, all industries	\$1,165
2018	2nd Qtr	Jefferson County	Total All	00	0	10	Total, all industries	\$1,064

\$ 4,412.00

÷ 4

\$ 1,103.00

x 52 weeks

\$57,356.00

# Motiva Enterprises LLC

## Chapter 313 Application to Port Arthur ISD

11/19/2018

Texas LMCI TRACER, Data Link

### Quarterly Employment and Wages (QCEW)

[Back](#)

Page 1 of 1 (40 results/page)

<input type="checkbox"/> Year	<input type="checkbox"/> Period	<input type="checkbox"/> Area	<input type="checkbox"/> Ownership	<input type="checkbox"/> Division	<input type="checkbox"/> Level	<input type="checkbox"/> Ind Code	<input type="checkbox"/> Industry	<input type="checkbox"/> Avg Weekly Wages
2017	3rd Qtr	Jefferson County	Private	31	2	31-33	Manufacturing	\$1,926
2017	4th Qtr	Jefferson County	Private	31	2	31-33	Manufacturing	\$2,011
2018	1st Qtr	Jefferson County	Private	31	2	31-33	Manufacturing	\$2,529
2018	2nd Qtr	Jefferson County	Private	31	2	31-33	Manufacturing	\$2,000

\$ 8,466.00

÷ 4

\$ 2,116.50

x 110%

\$ 2,328.15

x 52 weeks

\$ 121,063.80

# Motiva Enterprises LLC

## Chapter 313 Application to Port Arthur ISD

### 2017 Manufacturing Average Wages by Council of Government Region Wages for All Occupations

COG	Wages	
	Hourly	Annual
<b>Texas</b>	<b>\$26.24</b>	<b>\$54,587</b>
<u>1. Panhandle Regional Planning Commission</u>	\$23.65	\$49,190
<u>2. South Plains Association of Governments</u>	\$19.36	\$40,262
<u>3. NORTEX Regional Planning Commission</u>	\$23.46	\$48,789
<u>4. North Central Texas Council of Governments</u>	\$26.80	\$55,747
<u>5. Ark-Tex Council of Governments</u>	\$18.59	\$38,663
<u>6. East Texas Council of Governments</u>	\$21.07	\$43,827
<u>7. West Central Texas Council of Governments</u>	\$21.24	\$44,178
<u>8. Rio Grande Council of Governments</u>	\$18.44	\$38,351
<u>9. Permian Basin Regional Planning Commission</u>	\$26.24	\$54,576
<u>10. Concho Valley Council of Governments</u>	\$19.67	\$40,924
<u>11. Heart of Texas Council of Governments</u>	\$21.53	\$44,781
<u>12. Capital Area Council of Governments</u>	\$31.49	\$65,497
<u>13. Brazos Valley Council of Governments</u>	\$17.76	\$39,931
<u>14. Deep East Texas Council of Governments</u>	\$17.99	\$37,428
<u>15. South East Texas Regional Planning Commission</u>	\$34.98	\$72,755
<u>16. Houston-Galveston Area Council</u>	\$28.94	\$60,202
<u>17. Golden Crescent Regional Planning Commission</u>	\$26.94	\$56,042
<u>18. Alamo Area Council of Governments</u>	\$22.05	\$48,869
<u>19. South Texas Development Council</u>	\$15.07	\$31,343
<u>20. Coastal Bend Council of Governments</u>	\$28.98	\$60,276
<u>21. Lower Rio Grande Valley Development Council</u>	\$17.86	\$37,152
<u>22. Texoma Council of Governments</u>	\$21.18	\$44,060
<u>23. Central Texas Council of Governments</u>	\$19.30	\$40,146
<u>24. Middle Rio Grande Development Council</u>	\$24.07	\$50,058

Source: Texas Occupational Employment and Wages

Data published: July 2018

Data published annually, next update will be July 31, 2019

Note: Data is not supported by the Bureau of Labor Statistics (BLS).

Wage data is produced from Texas OES data, and is not to be compared to BLS estimates.

Data intended for TAC 313 purposes only.

\$72,755.00  
x 110%  
\$80,030.50  
÷ 52 weeks  
\$ 1,539.05

**Motiva Enterprises LLC**

Chapter 313 Application to Port Arthur ISD

**Tab 14**

**Schedules A1, A2, B, C and D**

See attached Schedules A1, A2, B, C, and D

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

Date **11/\_\_/2018**  
 Applicant Name **Motiva Enterprises LLC**  
 ISD Name **Port Arthur ISD**

**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 <b>tangible personal property</b> placed in service during this year that will become Qualified Property	New investment made during this year in <b>buildings or permanent nonremovable components of buildings</b> that will become Qualified Property	Other new investment made during this year that will <b>not</b> become Qualified Property [SEE NOTE]	Other new investment made during this year that may become Qualified Property [SEE NOTE]	<b>Total Investment</b> (Sum of Columns A+B+C+D)
Investment made before filing complete application with district	--	Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)	2018	Not eligible to become Qualified Property		\$0	\$0	\$0
Investment made after filing complete application with district, but before final board approval of application				\$0	\$0	\$0	\$0	\$0
Investment made after filing complete application with district, but before final board approval of application		2019-2020	2019	\$0	\$0	\$0	\$0	\$0
Investment made after final board approval of application and before January 1 of first complete tax year of qualifying time period			2019	\$0	\$0	\$0	\$0	\$0
Investment made after final board approval of application and before January 1 of first complete tax year of qualifying time period		2020-2021	2020	\$0	\$1,795,000,000	\$0	\$0	\$1,795,000,000
Complete tax years of qualifying time period	QTP1	2021-2022	2021	\$0	\$1,703,000,000	\$0	\$0	\$1,703,000,000
	QTP2	2022-2023	2022	\$0	\$1,181,000,000	\$0	\$0	\$1,181,000,000
<b>Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]</b>				\$0	\$4,679,000,000	\$0	\$0	\$4,679,000,000
				Enter amounts from TOTAL row above in Schedule A2				
<b>Total Qualified Investment (sum of green cells)</b>				\$4,679,000,000				

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

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 **11/ /2018**  
 Applicant Name **Motiva Enterprises LLC**  
 ISD Name **Port Arthur ISD**

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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 <b>tangible personal property</b> placed in service during this year that will become Qualified Property	New investment made during this year in <b>buildings or permanent nonremovable components of buildings</b> 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*	--	<b>TOTALS FROM SCHEDULE A1</b>		\$0	\$4,679,000,000	\$0	\$0	\$4,679,000,000
Enter amounts from TOTAL row in Schedule A1 in the row below								
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	N/A	N/A					\$0
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2018-2019	2018					\$0
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2019-2020	2019					\$0
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2020-2021	2020					\$0
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2021-2022	2021					\$0
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2022-2023	2022					\$0
Value limitation period***	1	2023-2024	2023					\$0
	2	2024-2025	2024					\$0
	3	2025-2026	2025					\$0
	4	2026-2027	2026					\$0
	5	2027-2028	2027					\$0
	6	2028-2029	2028					\$0
	7	2029-2030	2029					\$0
	8	2030-2031	2030					\$0
Total Investment made through limitation				\$0	\$4,679,000,000	\$0	\$0	\$4,679,000,000
	11	2033-2034	2033					
Continue to maintain viable presence	12	2034-2035	2034					
	13	2035-2036	2035					
	14	2036-2037	2036					
	15	2037-2038	2037					
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2038-2039	2038					
	17	2039-2040	2039					
	18	2040-2041	2040					
	19	2041-2042	2041					
	20	2042-2043	2042					
	21	2043-2044	2043					
	22	2044-2045	2044					
	23	2045-2046	2045					
	24	2046-2047	2046					
	25	2047-2048	2047					

\* 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

\*\*\* 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

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 **11/\_\_\_/2018**  
 Applicant Name **Motiva Enterprises LLC**  
 ISD Name **Port Arthur ISD**

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*Revised May 2014*

				Qualified Property			Estimated Taxable Value		
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	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	2018-2019	2018						
	0	2019-2020	2019						
	0	2020-2021	2020						
	Q1	2021-2022	2021		\$465,300,000		\$465,300,000	\$465,300,000	\$465,300,000
	Q2	2022-2023	2022		\$908,200,000		\$908,200,000	\$908,200,000	\$908,200,000
Value Limitation Period	1	2023-2024	2023		\$2,105,600,000		\$1,684,480,000	\$1,684,480,000	\$30,000,000
	2	2024-2025	2024		\$2,000,320,000		\$1,600,256,000	\$1,600,256,000	\$30,000,000
	3	2025-2026	2025		\$1,900,304,000		\$1,520,243,200	\$1,520,243,200	\$30,000,000
	4	2026-2027	2026		\$1,805,288,800		\$1,444,231,040	\$1,444,231,040	\$30,000,000
	5	2027-2028	2027		\$1,715,024,360		\$1,372,019,488	\$1,372,019,488	\$30,000,000
	6	2028-2029	2028		\$1,629,273,142		\$1,303,418,514	\$1,303,418,514	\$30,000,000
	7	2029-2030	2029		\$1,547,809,485		\$1,238,247,588	\$1,238,247,588	\$30,000,000
	8	2030-2031	2030		\$1,470,419,011		\$1,176,335,209	\$1,176,335,209	\$30,000,000
	9	2031-2032	2031		\$1,396,898,060		\$1,117,518,448	\$1,117,518,448	\$30,000,000
Continue to maintain viable presence	10	2032-2033	2032		\$1,327,053,157		\$1,061,642,526	\$1,061,642,526	\$30,000,000
	11	2033-2034	2033		\$1,260,700,499		\$1,008,560,399	\$1,008,560,399	\$1,008,560,399
	12	2034-2035	2034		\$1,197,665,474		\$958,132,379	\$958,132,379	\$958,132,379
	13	2035-2036	2035		\$1,137,782,200		\$910,225,760	\$910,225,760	\$910,225,760
	14	2036-2037	2036		\$1,080,893,090		\$864,714,472	\$864,714,472	\$864,714,472
Additional years for 25 year economic impact as required by 313.026(c)(1)	15	2037-2038	2037		\$1,026,848,435		\$821,478,748	\$821,478,748	\$821,478,748
	16	2038-2039	2038		\$975,506,013		\$780,404,810	\$780,404,810	\$780,404,810
	17	2039-2040	2039		\$926,730,712		\$741,384,570	\$741,384,570	\$741,384,570
	18	2040-2041	2040		\$880,394,176		\$704,315,341	\$704,315,341	\$704,315,341
	19	2041-2042	2041		\$836,374,467		\$669,099,574	\$669,099,574	\$669,099,574
	20	2042-2043	2042		\$794,555,744		\$635,644,595	\$635,644,595	\$635,644,595
	21	2043-2044	2043		\$754,827,957		\$603,862,366	\$603,862,366	\$603,862,366
	22	2044-2045	2044		\$717,086,559		\$573,669,247	\$573,669,247	\$573,669,247
	23	2045-2046	2045		\$681,232,231		\$544,985,785	\$544,985,785	\$544,985,785
24	2046-2047	2046		\$647,170,619		\$517,736,495	\$517,736,495	\$517,736,495	
25	2047-2048	2047		\$614,812,088		\$491,849,670	\$491,849,670	\$491,849,670	

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	11/ /2018							
Applicant Name	Motiva Enterprises LLC							Form 50-296A
ISD Name	Port Arthur ISD							Revised May 2014
				Construction	Non-Qualifying Jobs	Qualifying Jobs		
	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	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 Insert as many rows as necessary	0	2018-2019	2018				0	
Each year prior to start of Value Limitation Period Insert as many rows as necessary	0	2019-2020	2019				0	
Each year prior to start of Value Limitation Period Insert as many rows as necessary	0	2020-2021	2020	825 FTE's	\$80,000.00		0	
Each year prior to start of Value Limitation Period Insert as many rows as necessary	0	2021-2022	2021	2200 FTE's	\$80,000.00		0	
Each year prior to start of Value Limitation Period Insert as many rows as necessary	0	2022-2023	2022	2750 FTE's	\$80,000.00		0	
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2023-2024	2023				165	\$80,030.50
	2	2024-2025	2024				165	\$80,030.50
	3	2025-2026	2025				165	\$80,030.50
	4	2026-2027	2026				165	\$80,030.50
	5	2027-2028	2027				165	\$80,030.50
	6	2028-2029	2028				165	\$80,030.50
	7	2029-2030	2029				165	\$80,030.50
	8	2030-2031	2030				165	\$80,030.50
	9	2031-2032	2031				165	\$80,030.50
	10	2032-2033	2032				165	\$80,030.50
Years Following Value Limitation Period	11 through 25	2033-2034 through 2047-2048	2033-2047				165	\$80,030.50

See TAC 9.1051 for definition of non-qualifying jobs.

Notes: 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

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 **11/ /2018**  
 Applicant Name **Motiva Enterprises LLC**  
 ISD Name **Port Arthur ISD**

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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: Jefferson	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	City: Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Other: Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Tax Code Chapter 312	County: Jefferson	2023	10 yrs.	To be determined	To be determined	To be determined
	City: Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Other: Jefferson County Drainage District No. 7	2023	10 yrs.	To be determined	To be determined	To be determined
	Other: Port of Port Arthur Navigation District	2023	10 yrs.	To be determined	To be determined	To be determined
	Other: Sabine-Neches Navigation District	2023	10 yrs.	To be determined	To be determined	To be determined
Local Government Code Chapters 380/381	County: Jefferson	To be determined	To be determined	To be determined	To be determined	To be determined
	City: Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Other: Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Freeport Exemptions	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Non-Annexation Agreements	City: Port Arthur	To be determined	To be determined	To be determined	To be determined	To be determined
Enterprise Zone/Project	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Economic Development Corporation	Not applicable	Not applicable	Not applicable		Not applicable	
Texas Enterprise Fund	Not applicable	Not applicable	Not applicable		Not applicable	
Employee Recruitment	Not applicable	Not applicable	Not applicable		Not applicable	
Skills Development Fund	Not applicable	Not applicable	Not applicable		Not applicable	
Training Facility Space and Equipment	Not applicable	Not applicable	Not applicable		Not applicable	
Infrastructure Incentives	Not applicable	Not applicable	Not applicable		Not applicable	
Permitting Assistance	Not applicable	Not applicable	Not applicable		Not applicable	
Other:	Not applicable	Not applicable	Not applicable		Not applicable	
Other:	Not applicable	Not applicable	Not applicable		Not applicable	
Other:	Not applicable	Not applicable	Not applicable		Not applicable	
Other:	Not applicable	Not applicable	Not applicable		Not applicable	
<b>TOTAL</b>				\$0	\$0	\$0

Additional information on incentives for this project:

**Motiva Enterprises LLC**

Chapter 313 Application to Port Arthur ISD

**Tab 15**

**Economic Impact Analysis, other payments made in the state or other economic information (if applicable)**

None.

# Motiva Enterprises LLC

## Chapter 313 Application to Port Arthur ISD

### Tab 16

#### Description of Reinvestment Zone

*Description of Reinvestment Zone or Enterprise Zone, including:*

- a) Evidence that the area qualifies as an enterprise zone as defined by the Governor's office*
- b) Legal description of reinvestment zone\**
- c) Order, resolution, or ordinance established the reinvestment zone\**
- d) Guidelines and criteria for creating the zone\**

16a) Not Applicable

16b) The reinvestment zone will be described by reference to the parcel of land identified on the appraisal records of the Jefferson County Appraisal District ("JCAD") by Property ID No. 264114 and Geographic ID No. 045180-000-000500-00000-6.

The JCAD real property account information for Property ID No. 264114 and Geographic ID No. 045180-000-000500-00000-6 is attached behind Tab 9.

16c) Will be provided once Port Arthur ISD creates the Reinvestment Zone.

16d) No guidelines and criteria are required for Port Arthur ISD to create the reinvestment zone.

## **Motiva Enterprises LLC**

Chapter 313 Application to Port Arthur ISD

### **Tab 17**

**Signature and Certification page, signed and dated by Authorized School District Representative and Authorized Company Representative (applicant)**

See attached.

**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** → Dr. Mark Porterie Superintendent of Schools  
Print Name (Authorized School District Representative) Title

**sign here** → *Dr. Mark Porterie* 11-15-2018  
Signature (Authorized School District Representative) Date

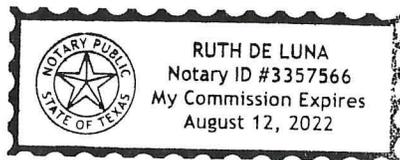
**2. Authorized Company Representative (Applicant) Signature and Notarization**

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** → Walter Turville Property Tax Advisor  
Print Name (Authorized Company Representative (Applicant)) Title

**sign here** → *Walter Turville* 11/14/2018  
Signature (Authorized Company Representative (Applicant)) Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

14 day of November, 2018  
*Ruth De Luna*  
Notary Public in and for the State of Texas

My Commission expires: August 12, 2022

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.