

March 11, 2019

Deisy Perez
Research Analyst
Economic Development and Local Government
Data Analysis and Transparency Division
Texas Comptroller of Public Accounts
111 E. 17th Street
Austin, Texas 78774

Re: Application #1324 La Porte ISD-Celanese Ltd – Amendment #002 Transmittal Letter

Dear Ms. Perez:

This letter is in response to your email dated February 19, 2019. Per your request, La Porte ISD-Celanese Ltd have made the following changes to Application #1324.

Enumerated below are the changes contained in Amendment #002:

1. Page 4, Section 8, #4 – changed answer from “No” to “Yes”
2. Page 6, Section 13, #4 – changed from “0.00” to “49,000,000.00”
3. Page 7, Section 14, #7 – updated for wage data for Q3 of 2018
4. Tab 5 was updated to reflect the change in answer 4, as stated above
5. Tab 10 has been updated to include the following changes:
 - a. Detailed description of property not eligible to become qualified property
 - b. Updated maps to show one contiguous project area
 - c. Included additional maps to show greater detail of project areas
 - d. Included additional maps to show Chapter 313 project compared to existing Acetic Acid Unit
 - e. Included HCAD Parcel viewer with project boundary and value of all property not eligible to become qualified property
 - f. HCAD real property information to substantiate maps included in Tab 10
6. Tab 11 has been updated to show one contiguous project area
7. Tab 13 was amended for updated wage data for Q3 of 2018.

If you have any questions, or would like to discuss this matter further, please contact me at (214) 840-7179, or Tanner Robertson at (214) 840-7986.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'G. Francis', with a long horizontal line extending to the right.

George Francis
Enclosures

cc: *Via Electronic Mail: supt-secretary@lpisd.org*
Mr. Lloyd W. Graham, Superintendent of Schools, La Porte Independent School District

Via Electronic Mail: kimberly.andrews@celanese.com
Ms. Kim Andrews, Tax Director, Celanese Ltd.

Via Electronic Mail: fred.stormer@uwlaw.com
Mr. Fred Stormer, Underwood Law Firm

SECTION 6: Eligibility Under Tax Code Chapter 313.024

- 1. Are you an entity subject to the tax under Tax Code, Chapter 171?
2. The property will be used for one of the following activities:
(1) manufacturing
(2) research and development
(3) a clean coal project, as defined by Section 5.001, Water Code
(4) an advanced clean energy project, as defined by Section 382.003, Health and Safety Code
(5) renewable energy electric generation
(6) electric power generation using integrated gasification combined cycle technology
(7) nuclear electric power generation
(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)
(9) a Texas Priority Project, as defined by 313.024(e)(7) and TAC 9.1051
3. Are you requesting that any of the land be classified as qualified investment?
4. Will any of the proposed qualified investment be leased under a capitalized lease?
5. Will any of the proposed qualified investment be leased under an operating lease?
6. Are you including property that is owned by a person other than the applicant?
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?

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:
[checked] Land has no existing improvements
[] Land has existing improvements (complete Section 13)
[] Expansion of existing operation on the land (complete Section 13)
[] Relocation within Texas

SECTION 8: Limitation as Determining Factor

- 1. Does the applicant currently own the land on which the proposed project will occur?
2. Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project?
3. Does the applicant have current business activities at the location where the proposed project will occur?
4. Has the applicant made public statements in SEC filings or other documents regarding its intentions regarding the proposed project location?
5. Has the applicant received any local or state permits for activities on the proposed project site?
6. Has the applicant received commitments for state or local incentives for activities at the proposed project site?
7. Is the applicant evaluating other locations not in Texas for the proposed project?
8. Has the applicant provided capital investment or return on investment information for the proposed project in comparison with other alternative investment opportunities?
9. Has the applicant provided information related to the applicant's inputs, transportation and markets for the proposed project?
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?

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 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)? Yes No
 - 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? Yes No
 - 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? January 15, 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): \$ 49,000,000.00
- 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 [x] 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)? 475

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? 30

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 [x] 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 1,346.50

b. 110% of the average weekly wage for manufacturing jobs in the county is 1,866.70

c. 110% of the average weekly wage for manufacturing jobs in the region is 1,273.36

8. Which Tax Code section are you using to estimate the qualifying job wage standard required for this project? [] §313.021(5)(A) or [x] §313.021(5)(B)

9. What is the minimum required annual wage for each qualifying job based on the qualified property? 66,222.20

10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 75,000.00

11. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? [x] 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)? [x] 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 [x] 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.

Tab #5

Limitation is a Determining Factor

- 1. Does the applicant currently own the land on which the proposed project will occur?**

Applicant owns the land upon which the facility identified in Tab 7 will be constructed. The land is described in Tab 9.

- 2. Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project?**

No.

- 3. Does the applicant have current business activities at the location where the proposed project will occur?**

Attached as Tab 11 is a depiction of the proposed project site. The area encircled is the location of the current business activities. The portion of shaded area is the location of the proposed project. The parcel of land on which the proposed project is to be built is a vacant site. There is nothing of market value situated on the site of the proposed project.

- 4. Has the applicant made any public statements in SEC filings or other documents regarding its intentions regarding the proposed project location?**

Yes. Application was filed on December 14, 2018. At time of filing, no decision had been made by Applicant, nor were any public announcements made. After Applicant completed an extensive site review option process, received a renewed Industrial Development Agreement from the City of Pasadena, and achieved a significant feeling of confidence towards this application, a public announcement was made during an earnings call, and an accompanying press release was made on January 28, 2019.

- 5. Has the applicant received any local or state permits for activities on the proposed project site?**

No.

- 6. Has the applicant received commitments for state or local incentives at the proposed project site?**

No.

Tab 5 Continued

7. Is the applicant evaluating other locations not in Texas for the proposed project?

Applicant is a global technology and specialty materials company, producing chemicals and advanced materials used in consumer products and industrial applications. Applicant utilizes its Clear Lake facility to meet much of its North American methanol needs. Applicant has facilities in other areas of the United States, however this proposed project would make this portion of the Clear Lake facility the third largest acetic plant in the world, providing excellent synergies with existing operations.

Applicant has one large facility in China that can handle construction of the acid unit. Construction costs and labor costs are far less expensive in China, coupled with the feedstock, and a growing Chinese Market makes China a very feasible and attractive location.

The natural gas available as feedstock in the Gulf of Mexico makes the Clear Lake facility attractive, as well as the skilled and efficient labor available in the United States. The deterrents are the cost of construction and property tax rates.

Applicant's capital investments are allocated to projects and locations based on anticipated return on investment. Once the investment is made, one of the largest ongoing costs to operations is property tax liabilities. Diligence is one of the most important factors when securing funding for a capital investment, and the internal rate of return is a key driver in Applicant's cost/benefit analysis. The Chapter 313 Value Limitation, if granted, would make the location in Texas a feasible investment.

8. Has the applicant provided capital investment or return on investment information for the proposed project in comparison with alternative investment opportunities?

No.

9. Has the applicant provided information related to the applicant's inputs, transportation and markets for the proposed project?

N/A

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, see Key Determining Factors below.

Tab 5 Continued

Key Determining Factors:

- An appraised value limitation agreement under Chapter 313 results in significant annual operating cost savings which would incentivize the Applicant to invest capital in the proposed project rather than making an alternative investment.
- The expected property tax burden for the Applicant's proposed project is significant to the internal rate of return expected. The property tax burden has both a direct and indirect impact on the proposed project's overall economic viability, and Applicant's ultimate decision to invest in Texas.
- The ability for Applicant to enter into a Chapter 313 appraised value limitation agreement with the school district is a determining factor in deciding whether to invest in this project.
- Capital investments by the Applicant are based on anticipated return on investment. Once the investment is made, one of the largest ongoing cost to operations is property tax liabilities. The property tax liabilities directly influence the internal rate of return on investment required by Applicant to secure funding. Without the Chapter 313 tax incentive, the economics of this project become less competitive with other capital-intensive projects, and the viability of the proposed project becomes increasingly uncertain.
- Tax incentives play an important role in calculating internal rate of return on investment for projects in Texas due to the high property tax burden. Applicant has facilities located elsewhere in Texas, the determining factor to place the proposed project in Clear Lake is the ability to attain incentives.
- Applicant has taken the Chapter 313 appraised value limitation as an important component for evaluating whether to commit a substantial amount of capital in this area of Texas.

Tab #10

Description of all property not eligible to become qualified property

The construction area for the proposed project is encompassed by the yellow box. Currently, within the proposed project boundary, as shown below, there sits approximately \$49M worth of real and personal property, according to 2018 data from Harris County Appraisal District.

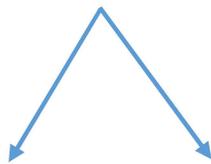
The parcels of land where construction will occur are bifurcated out in the last set of maps shown below. On the proposed project site to the left of the page, there is currently situated, for temporary purposes, a variety of storage trailers, materials, and other various items commonly found in a chemical plant. On the proposed project site to the right of the page, the land is completely vacant, as shown below. There are no permanent structures located in the proposed project areas, and the remainder of the property within the yellow box is not considered for the project to which this application pertains.

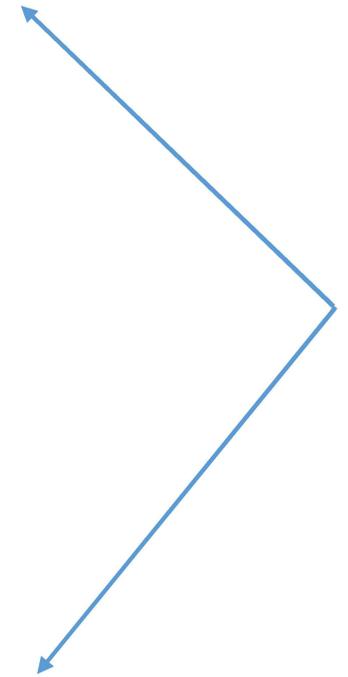
The parcels of land are separate as the left area represents the battery limits of the operating area, and the right area represents the available product storage area, consisting of tankage and pumps used to store and transfer the just finished acetic acid. Due to a variety of reason including space constraints, safety reasons, and the stand-off from the operating area, the product storage area must be separate. However, one would not exist without the other.

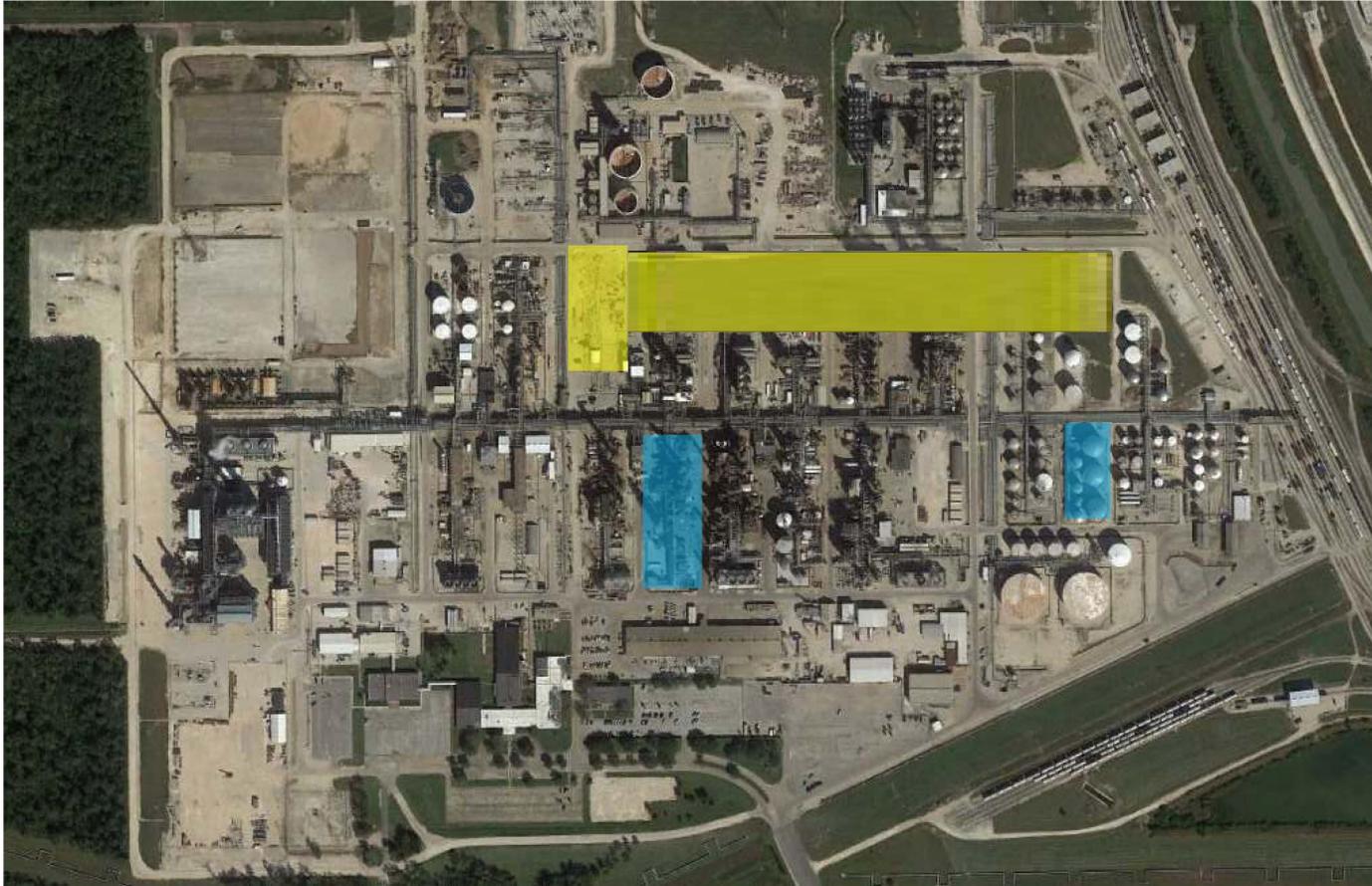
All areas outside of the yellow box are existing operations, not related to the proposed project.

The existing acetic acid unit is shown on the last page of Tab #10, shaded in blue.



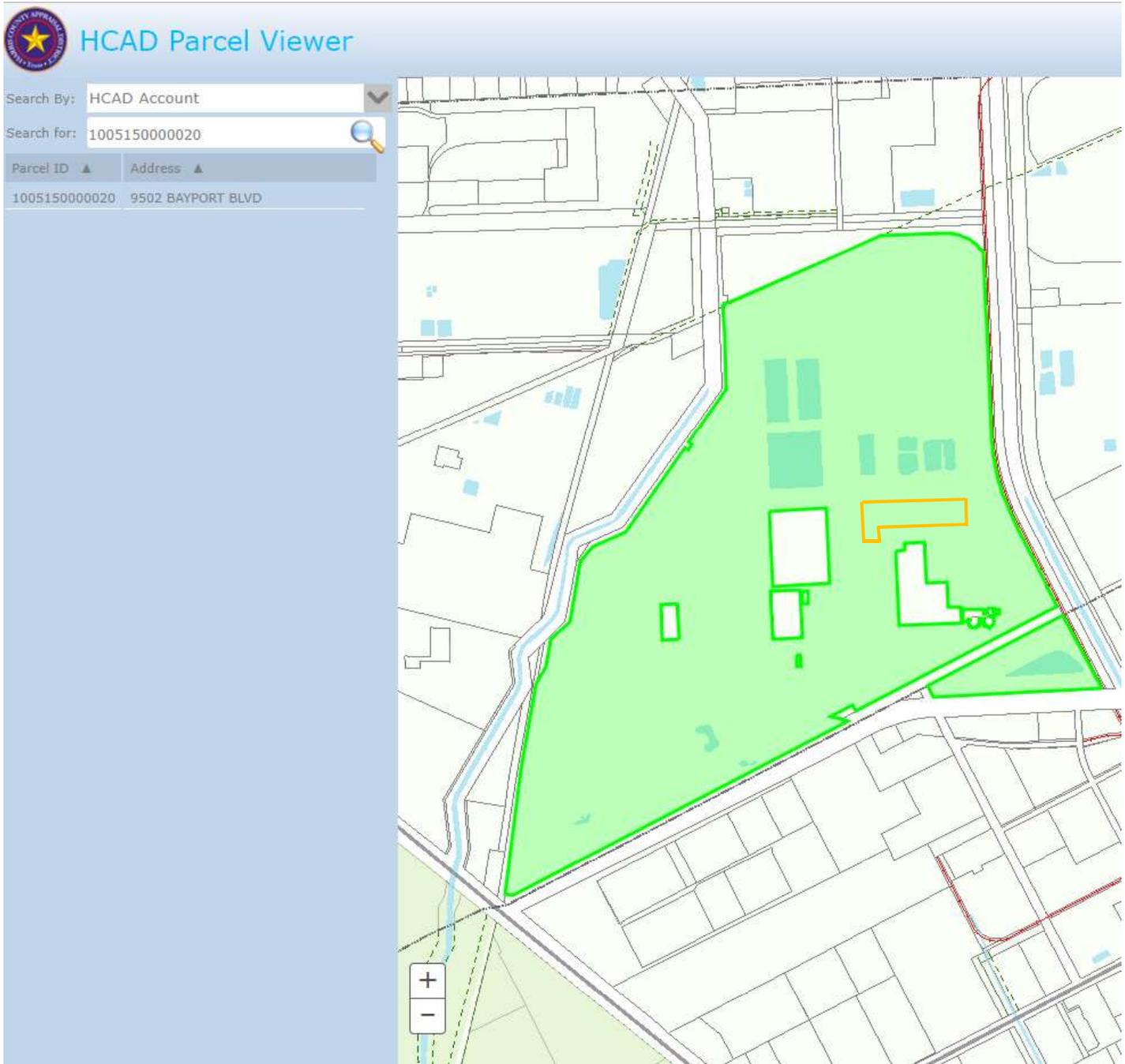






Acetic Acid Existing

Chapter 313 Project



The above pictured parcel, HCAD Account No. 1005150000020, was given an appraised value of \$110,871,086 as of January 1, 2018. The appraised value is comprised of \$23,833,966 land and \$87,037,120 of improvement. With the exception of the white parcels outlined inside the above green shaded area, the entirety of Applicant's facility is within this parcel, HCAD Account No. 1005150000020. It is Applicant's good faith estimate that the value of land and improvements located within the yellow box, as outlined numerous times above that are not part of the project to which this application pertains, are worth approximately \$49,000,000 in assessed value. Based on a square footage analysis, estimated land value is approximately \$1,900,000. The estimated value of existing improvements within the yellow box, not part of the project to which this application pertains, are \$47,100,000.

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
100515000020

Tax Year: 2018



Owner and Property Information										
Owner Name & Mailing Address: CELANESE LTD PO BOX 819063 DALLAS TX 75381-9063				Legal Description: TR 19 (ABATEMENT IMPS ONLY 0938) (IMPS*1005150000627; 681 & 936) (PC IMPS*1005150000628 & 0683) BAYPORT SEC 1 U/R						
				Property Address: 9502 BAYPORT BLVD PASADENA TX 77507						
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map®
F2 -- Real, Industrial	8003 -- Land Neighborhood Section 3	E	0	39,846,406 SF	0	0	5980.24	4027 -- Pasadena	6152C	579Q

Value Status Information		
Value Status	Notice Date	Shared CAD
Noticed	04/20/2018	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2017 Rate	2018 Rate
None	020	LA PORTE ISD		Certified: 08/10/2018	1.380000	1.380000
	040	HARRIS COUNTY		Certified: 08/10/2018	0.418010	0.418580
	041	HARRIS CO FLOOD CNTRL		Certified: 08/10/2018	0.028310	0.028770
	042	PORT OF HOUSTON AUTHY		Certified: 08/10/2018	0.012560	0.011550
	043	HARRIS CO HOSP DIST		Certified: 08/10/2018	0.171100	0.171080
	044	HARRIS CO EDUC DEPT		Certified: 08/10/2018	0.005195	0.005190
	047	SAN JACINTO COM COL D		Certified: 08/10/2018	0.183335	0.179329
	074	CITY OF PASADENA		Certified: 08/10/2018	0.575388	0.615446

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at [HCAD's information center at 13013 NW Freeway.](#)

Value as of January 1, 2017			Value as of January 1, 2018		
	Market	Appraised		Market	Appraised
Land	23,612,333		Land	23,833,966	
Improvement	63,796,460		Improvement	87,037,120	
Total	87,408,793	87,408,793	Total	110,871,086	110,871,086

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8003 -- Land Neighborhood Section 3	4416	SF	39,107,628	1.00	1.00	0.30	Shape or Size	0.30	2.00	0.60	23,464,577.00
2	8003 -- Land Neighborhood Section 3	4500	SF	738,778	1.00	0.25	1.00	Restr or Non-Conf	0.25	2.00	0.50	369,389.00

Building
 Vacant (No Building Data)

Extra Features					
Line	Description	Quality	Condition	Units	Year BUILT
1		Average	Average	0.01	2005

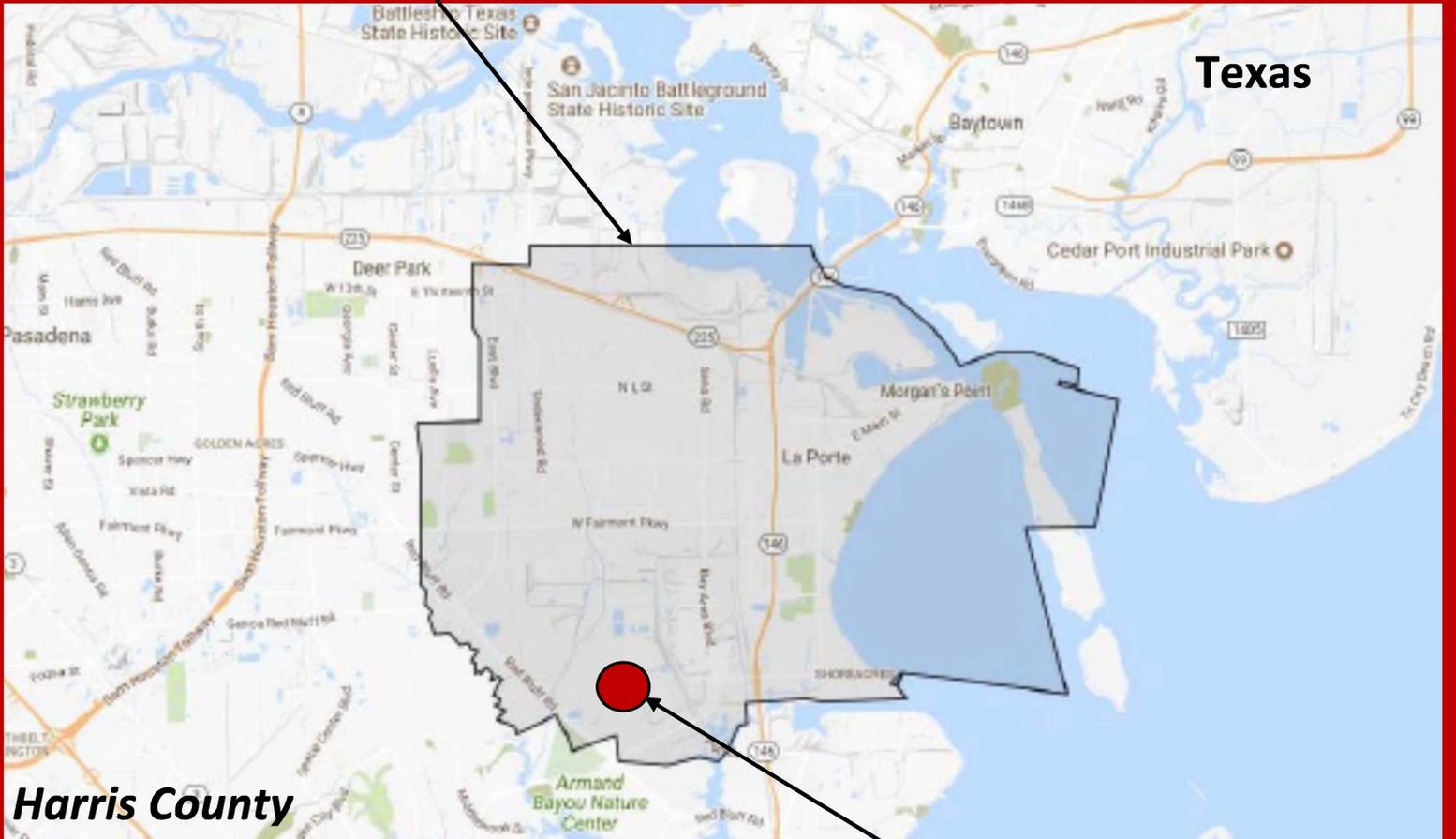
Tab #11

Maps that clearly show:

- a) **Project Vicinity** – See following map labeled “Project Vicinity Map”
- b) **Qualified Investment** – See following map labeled “Qualified Investment / Qualified Property Map”
- c) **Qualified Property** – See following map labeled “Qualified Investment / Qualified Property Map”
- d) **Existing Property** – See Tab #10
- e) **Land location and vicinity map** – see following map labeled “Project Vicinity Map”
- f) **Reinvestment Zone within vicinity map, showing the actual or proposed boundaries and size** – See following map containing the label “Reinvestment Zone Boundary”

Project Vicinity Map

La Porte ISD Boundary

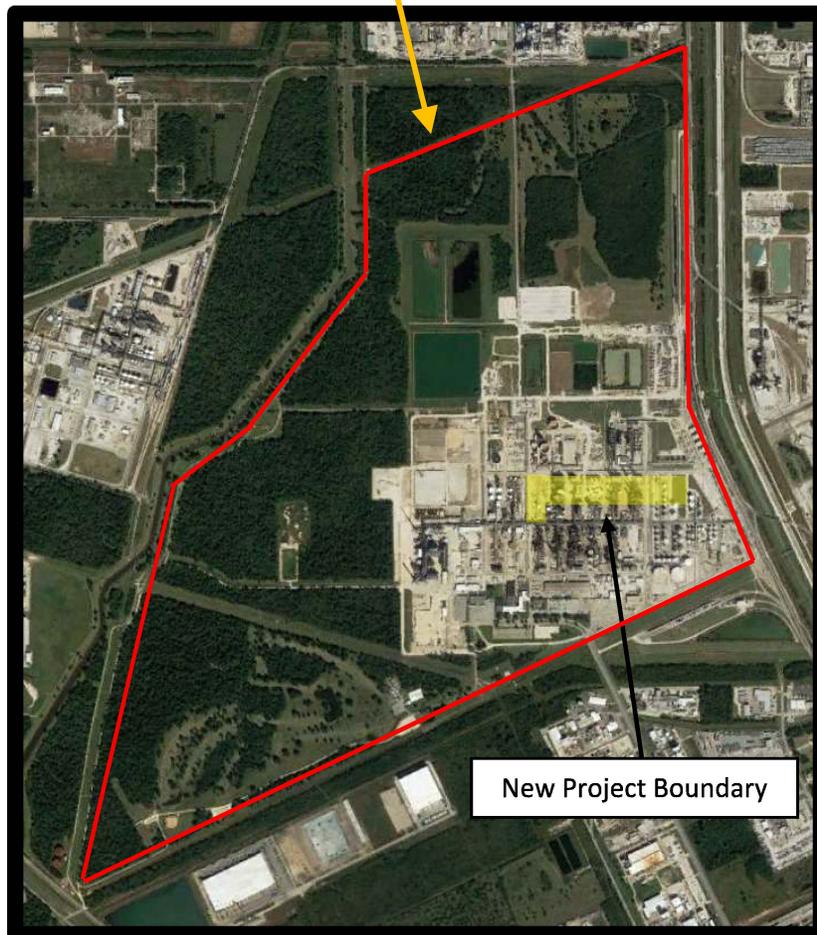
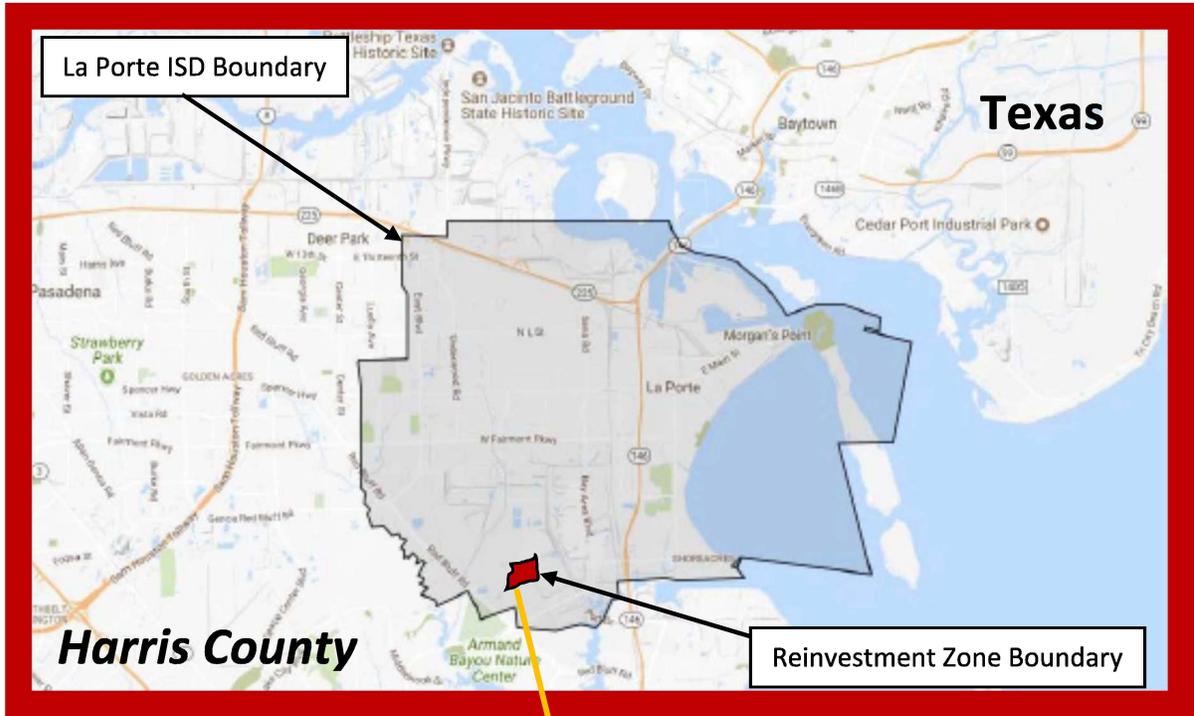


Texas

Harris County

Project Location

Qualified Investment / Qualified Property Map



Tab #13

Calculation of three possible wage requirements with TWC Documentation

Calculations of Wages for Harris County

Based on Most Recent Data Available

Average Weekly Wage for all jobs (all industries) in the County		
Year	Period	Wages
2017	4	\$1,351
2018	1	\$1,494
2018	2	\$1,269
2018	3	\$1,272
Average		\$1,346.50

110% of Average Weekly Wage for Manufacturing jobs in the County		
Year	Period	Wages
2017	4	\$1,671
2018	1	\$1,921
2018	2	\$1,611
2018	3	\$1,585
Average		\$1,697
110% of Average Weekly Wage		\$1,866.70

110% of Average Weekly Wage for Manufacturing jobs in the Region Houston-Galveston Area Council	
Rate per Hour	\$28.94
110% of Rate Per Hour	\$31.83
Hours per Week	40
110% of Average Weekly Wage	
\$1,273.36	
Annual Average Wage (52 Weeks)	
\$66,214.72	

110% of Average Annual Wage for Manufacturing jobs in the Region	
Average Annual Wage	\$60,202.00
110% of Average Annual Wage	
\$66,222.20	

Minimum Required Annual Wage	\$66,222.20
-------------------------------------	--------------------

Year	Period	Area	Ownership	Ind Code	Industry	Avg Weekly Wages
2017	4	Harris	Total All	10	Total, All Industries	\$1,351
2018	1	Harris	Total All	10	Total, All Industries	\$1,494
2018	2	Harris	Total All	10	Total, All Industries	\$1,269
2018	3	Harris	Total All	10	Total, All Industries	\$1,272

Year	Period	Area	Ownership	Ind Code	Industry	Avg Weekly Wages
2017	4	Harris	Private	31-33	Manufacturing	\$1,671
2018	1	Harris	Private	31-33	Manufacturing	\$1,921
2018	2	Harris	Private	31-33	Manufacturing	\$1,611
2018	3	Harris	Private	31-33	Manufacturing	\$1,585

Date 3/8/2019
 Applicant Name Celanese Ltd.
 ISD Name La Porte ISD

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

1324-laporte-celanese-appamend02-03082019

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 new investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Other new investment made during this year that may become Qualified Property [SEE NOTE]	Total Investment (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)		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									
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period	Pre		2019		-	-	-	-	-
Complete tax years of qualifying time period	QTP1	2020-2021	2020	148,750,000	-	-		148,750,000	
	QTP2	2021-2022	2021	276,250,000	-	-		276,250,000	
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				425,000,000				425,000,000	
				Enter amounts from TOTAL row above in Schedule A2					
Total Qualified Investment (sum of green cells)				425,000,000					

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.

Date 3/8/2019
 Applicant Name Celanese Ltd.
 ISD Name La Porte ISD

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

1324-laporte-celanese-appamend02-03082019
 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 not 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		425,000,000	-	-	-	425,000,000
Each year prior to start of value limitation period** <i>insert as many rows as necessary</i>	QTP1	2020-2021	2020	148,750,000				148,750,000
Value limitation period***	QTP2/L1	2021-2022	2021	276,250,000				276,250,000
	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				425,000,000				#REF!
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)

1324-laporte-celanese-appamend02-03082019

Date **3/8/2019**
 Applicant Name **Celanese Ltd.**
 ISD Name **La Porte ISD**

Form 50-296A

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>	QTP 1	2020-2021	2020	284,855	-	148,750,000	147,034,855	147,034,855	147,034,855
Value Limitation Period	QTP2/L1	2021-2022	2021	284,997	-	422,025,000	420,309,997	420,309,997	80,000,000
	2	2022-2023	2022	285,140	-	413,584,500	411,869,640	411,869,640	80,000,000
	3	2023-2024	2023	285,282	-	405,312,810	403,598,092	403,598,092	80,000,000
	4	2024-2025	2024	285,425	-	397,206,554	395,491,979	395,491,979	80,000,000
	5	2025-2026	2025	285,568	-	389,262,423	387,547,991	387,547,991	80,000,000
	6	2026-2027	2026	285,711	-	381,477,174	379,762,885	379,762,885	80,000,000
	7	2027-2028	2027	285,853	-	373,847,631	372,133,484	372,133,484	80,000,000
	8	2028-2029	2028	285,996	-	366,370,678	364,656,675	364,656,675	80,000,000
	9	2029-2030	2029	286,139	-	359,043,265	357,329,404	357,329,404	80,000,000
	10	2030-2031	2030	286,282	-	351,862,399	350,148,682	350,148,682	80,000,000
Continue to maintain viable presence	11	2031-2032	2031	286,426	-	344,825,151	343,111,577	343,111,577	343,111,577
	12	2032-2033	2032	286,569	-	337,928,648	336,215,217	336,215,217	336,215,217
	13	2033-2034	2033	286,712	-	331,170,075	329,456,787	329,456,787	329,456,787
	14	2034-2035	2034	286,855	-	324,546,674	322,833,529	322,833,529	322,833,529
	15	2035-2036	2035	286,999	-	318,055,740	316,342,739	316,342,739	316,342,739
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2036-2037	2036	287,142	-	311,694,626	309,981,768	309,981,768	309,981,768
	17	2037-2038	2037	287,286	-	305,460,733	303,748,019	303,748,019	303,748,019
	18	2038-2039	2038	287,430	-	299,351,518	297,638,948	297,638,948	297,638,948
	19	2039-2040	2039	287,573	-	293,364,488	291,652,061	291,652,061	291,652,061
	20	2040-2041	2040	287,717	-	287,497,198	285,784,915	285,784,915	285,784,915
	21	2041-2042	2041	287,861	-	281,747,254	280,035,115	280,035,115	280,035,115
	22	2042-2043	2042	288,005	-	276,112,309	274,400,314	274,400,314	274,400,314
	23	2043-2044	2043	288,149	-	270,590,063	268,878,212	268,878,212	268,878,212
	24	2044-2045	2044	288,293	-	265,178,262	263,466,555	263,466,555	263,466,555
	25	2045-2046	2045	288,437	-	259,874,697	258,163,134	258,163,134	258,163,134

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 3/8/2019
 Applicant Name Celanese Ltd.
 ISD Name La Porte ISD

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	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A	Column B	Column C	Column D	Column E
				Number of Construction FTE's or man-hours (specify)	Average annual wage rates for construction workers	Number of non-qualifying jobs applicant estimates it will create (cumulative)	Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Average annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	QTP 1	2020-2021	2020	400 FTE	70,000			
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	QTP2/L1	2021-2022	2021	400 FTE	70,000		30	75,000
	2	2022-2023	2022				30	75,000
	3	2023-2024	2023				30	75,000
	4	2024-2025	2024				30	75,000
	5	2025-2026	2025				30	75,000
	6	2026-2027	2026				30	75,000
	7	2027-2028	2027				30	75,000
	8	2028-2029	2028				30	75,000
	9	2029-2030	2029				30	75,000
	10	2030-2031	2030				30	75,000
Years Following Value Limitation Period	11 through 25	2031-2046	2045				30	75,000

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 3/8/2019
Applicant Name Celanese Ltd.
ISD Name La Porte ISD

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 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: N/A	N/A	N/A	N/A	N/A	N/A
	City: N/A	N/A	N/A	N/A	N/A	N/A
	Other: N/A	N/A	N/A	N/A	N/A	N/A
Tax Code Chapter 312	County: N/A	N/A	N/A	N/A	N/A	N/A
	City: N/A	N/A	N/A	N/A	N/A	N/A
	Other: N/A	N/A	N/A	N/A	N/A	N/A
Local Government Code Chapters 380/381	County: N/A	N/A	N/A	N/A	N/A	N/A
	City: N/A	N/A	N/A	N/A	N/A	N/A
	Other: N/A	N/A	N/A	N/A	N/A	N/A
Freeport Exemptions	N/A	N/A	N/A	N/A	N/A	N/A
Non-Annexation Agreements	N/A	N/A	N/A	N/A	N/A	N/A
Enterprise Zone/Project	N/A	N/A	N/A	N/A	N/A	N/A
Economic Development Corporation	N/A	N/A	N/A		N/A	
Texas Enterprise Fund	N/A	N/A	N/A		N/A	
Employee Recruitment	N/A	N/A	N/A		N/A	
Skills Development Fund	N/A	N/A	N/A		N/A	
Training Facility Space and Equipment	N/A	N/A	N/A		N/A	
Infrastructure Incentives	N/A	N/A	N/A		N/A	
Permitting Assistance	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
TOTAL				N/A	N/A	N/A

Additional information on incentives for this project:

Texas Comptroller of Public Accounts

Data Analysis and Transparency Form 50-296-A

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

Lloyd W. Graham
Print Name (Authorized School District Representative)

Superintendent of Schools
Title

sign here

[Signature]
Signature (Authorized School District Representative)

March 8, 2019
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

Ronnie Berry
Print Name (Authorized Company Representative (Applicant))

Vice President, Global Tax
Title

sign here

[Signature]
Signature (Authorized Company Representative (Applicant))

March 8, 2019
Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

8th day of March, 2019
Beth K. Ventimiglia
Notary Public in and for the State of Texas

My Commission expires: 5/1/2021

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.