

# O'HANLON, DEMERATH & CASTILLO

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

RE: Supplement001 to Sinton Independent School District from Buffalo, LLC

To the Local Government Assistance & Economic Analysis Division:

Enclosed, please find Supplement001 to Sinton ISD from Buffalo, LLC. The following changes have been made:

1. Section 14: Wage and Employment Information
  - Question 7b: Updated manufacturing wage.
2. Updated Section 13

A copy of supplement001 will be submitted to the San Patricio County Appraisal District.

Sincerely,



Kevin O'Hanlon  
School District Consultant

Cc: San Patricio County Appraisal District  
Buffalo, LLC

# Texas Comptroller of Public Accounts

## 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)? ..... 0  
**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? ..... 500
  
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 ..... 933.25
  - b. 110% of the average weekly wage for manufacturing jobs in the county is ..... 2,125.48
  - c. 110% of the average weekly wage for manufacturing jobs in the region is ..... 1,275.12
  
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? ..... 60,278.40
  
10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? ..... 76,167.00
  
11. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? .....  Yes     No
  
12. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? .....  Yes     No
  - 12a. If yes, attach in **Tab 12** supporting documentation from the TWC, pursuant to §313.021(3)(F).
  
13. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? .....  Yes     No
  - 13a. If yes, attach in **Tab 6** supporting documentation including a list of qualifying jobs in the other school district(s).

## SECTION 15: Economic Impact

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

# Tab 13

## Average Wages

## Calculations of Wages for San Patricio County

Based on Most Recent Data Available

Average Weekly Wage for all jobs in the County			
Year	Period	Wages All Industries	Wages Manufacturing Jobs
2017	4th Qtr	\$945.00	\$1,632.00
2018	1st Qtr	\$983.00	\$2,500.00
2018	2nd Qtr	\$892.00	\$1,732.00
2018	3rd Qtr	\$913.00	\$1,865.00
<b>Average</b>		<b>\$933.25</b>	<b>\$1,932.25</b>

<b>Average weekly wage for all jobs (all industries) in the county</b>	<b>\$933.25</b>
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<b>110% of the average weekly wage for manufacturing jobs in the county</b>	<b>\$2,125.48</b>
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<b>110% of the average weekly wage for manufacturing jobs in the region</b>	<b>\$1,275.12</b>
<i>Coastal Bend Area Council</i>	
Rate per hour	\$28.98
Hours per week	40
Average weekly wage	\$1,159.20

<b>Minimum required annual wage (52 weeks)</b>	<b>\$60,278.40</b>
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Year	Period	Area	Ownership	Industry Code	Industry	Level	Average Weekly Wage
2017	04	San Patricio	Total All	10	Total, All Industries	0	945
2018	01	San Patricio	Total All	10	Total, All Industries	0	983
2018	02	San Patricio	Total All	10	Total, All Industries	0	892
2018	03	San Patricio	Total All	10	Total, All Industries	0	913
Year	Period	Area	Ownership	Industry Code	Industry	Level	Average Weekly Wage
2017	04	San Patricio	Private	31-33	Manufacturing	2	1,632
2018	01	San Patricio	Private	31-33	Manufacturing	2	2,500
2018	02	San Patricio	Private	31-33	Manufacturing	2	1,732
2018	03	San Patricio	Private	31-33	Manufacturing	2	1,865

<https://texaslmi.com/LMIbyCategory/QCEW/>

Data pulled 3/18/2019

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