
SARA LEON
& ASSOCIATES, LLC

August 6, 2019

Via Electronic Mail and Hand Delivery
Local Government Assistance & Economic Analysis
Texas Comptroller of Public Accounts
111 E. 17th Street
Austin, Texas 78774

Re: Application for a Chapter 313 Value Limitation Agreement between the Texas City Independent School District and Gulf Coast Ammonia, LLC

First Year of Qualifying Time Period – 2019
First Year of Limitation – 2024

Dear Local Government Assistance and Economic Analysis Division:

The Texas City Independent School District Board of Trustees approved the enclosed Application for Appraised Value Limitation on Qualified Property at a duly called meeting held on July 15, 2019. The Application was determined to be complete on August 6, 2019. The Applicant proposes to construct a new ammonia production facility. The plant will be constructed within the jurisdiction of Texas City Independent School District and Galveston County, Texas.

A copy is being provided to the Galveston County Appraisal District by copy of this correspondence. The Board of Trustees believes this project will be beneficial to the District and looks forward to your review and certification of this Application.

Thanks so much for your kind attention to this matter.

Respectfully submitted,



Sara Hardner Leon

SHL/vr

Enclosures

cc: Tommy Watson
Chief Appraiser
Galveston County Appraisal District
9850 Emmett F. Lowry Expressway
Ste. A101
Texas City, TX 77591

Via Electronic Mail: rcavness@tcisd.org

Rodney Cavness, Superintendent of Schools, Texas City Independent School District

Via Electronic Mail: slimani@agrifos.com

Hamza Slimani, CEO, Gulf Coast Ammonia, LLC

Via Electronic Mail: bcardenas@velaw.com

Beto Cardenas, Counsel, Vinson & Elkins LLP

Via Electronic Mail: mark.scimeni@pwc.com

Mark Scimeni, Director, PricewaterhouseCoopers LLP

CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

TAB 1

Pages 1 through 9 of application

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/. 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

July 15, 2019

Date Application Received by District

Rodney

First Name

Superintendent

Title

Texas City Independent School District

School District Name

1700 Ninth Avenue North

Street Address

1700 Ninth Avenue North

Mailing Address

Texas City

City

(409) 916-0103

Phone Number

Mobile Number (optional)

Cavness

Last Name

Texas

State

(409) 942 - 2655

Fax Number

rcavness@tcisd.org

Email Address

77590

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)

<u>Daniel</u> First Name	<u>Casey</u> Last Name
<u>Partner</u> Title	
<u>Moak, Casey & Associates, LLP</u> Firm Name	
<u>(512) 485-7878</u> Phone Number	<u>(512) 485-7888</u> Fax Number
	<u>dcasey@moakcasey.com</u> Email Address
<u>Mobile Number (optional)</u>	

4. On what date did the district determine this application complete? August 6, 2019
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)

<u>Hamza</u> First Name	<u>Slimani</u> Last Name
<u>CEO</u> Title	<u>Gulf Coast Ammonia LLC</u> Organization
<u>1815 Purdy Avenue</u> Street Address	
<u>1815 Purdy Avenue</u> Mailing Address	
<u>Miami Beach</u> City	<u>Florida</u> State
<u>(212) 315-3686</u> Phone Number	<u>33139</u> ZIP
	<u>(212) 315-3898</u> Fax Number
<u>Mobile Number (optional)</u>	<u>hslimani@agrifos.com</u> Business 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.

<u>Beto</u> First Name	<u>Cardenas</u> Last Name
<u>Counsel</u> Title	<u>Vinson & Elkins LLP</u> Organization
<u>1001 Fannin Street, Suite 2500</u> Street Address	
<u>1001 Fannin Street, Suite 2500</u> Mailing Address	
<u>Houston</u> City	<u>Texas</u> State
<u>713-758-3264</u> Phone Number	<u>77002</u> ZIP
	<u>713-615-5980</u> Fax Number
<u>Mobile Number (optional)</u>	<u>bcardenas@velaw.com</u> Business Email Address

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)

Mark _____ Scimeni _____
 First Name Last Name
 Director _____
 Title
 PricewaterhouseCoopers LLP _____
 Firm Name
 (713) 383-8488 _____ (713) 356-4717 _____
 Phone Number Fax Number
 mark.scimeni@pwc.com _____
 Business Email Address

SECTION 3: Fees and Payments

1. Has an application fee been paid to the school district? 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 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 No N/A

SECTION 4: Business Applicant Information

1. What is the legal name of the applicant under which this application is made? Gulf Coast Ammonia LLC
 2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) 32056951828
 3. List the NAICS code 325311
 4. Is the applicant a party to any other pending or active Chapter 313 agreements? Yes No
 4a. If yes, please list application number, name of school district and year of agreement
Application #1147, Texas City Independent School District, 2017

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)? 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? Yes No
4. Are all applicant members of the combined group current on all tax payments due to the State of Texas? 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**)

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 type="checkbox"/> Land has no existing improvements	<input checked="" 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 July 2019
 - 2. Commencement of construction December 2019
 - 3. Beginning of qualifying time period September 2019
 - 4. First year of limitation 2024
 - 5. Begin hiring new employees March 2023
 - 6. Commencement of commercial operations March 2023
 - 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? March 2023

SECTION 10: The Property

- 1. Identify county or counties in which the proposed project will be located Galveston County
- 2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property Galveston 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: Galveston County, 0.529831, 100% <small>(Name, tax rate and percent of project)</small>	City: Texas City, 0.550000, 100% <small>(Name, tax rate and percent of project)</small>
Hospital District: N/A <small>(Name, tax rate and percent of project)</small>	Water District: N/A <small>(Name, tax rate and percent of project)</small>
Other (describe): College of the Mainland, 0.212755, 100% <small>(Name, tax rate and percent of project)</small>	Other (describe): Galveston County Road & Flood, 0.002067, 100% <small>(Name, tax rate and percent of project)</small>
- 5. Is the project located entirely within the ISD listed in Section 1? Yes No
 - 5a. If no, attach in Tab 6 additional information on the project scope and size to assist in the economic analysis.
- 6. Did you receive a determination from the Texas Economic Development and Tourism Office that this proposed project and at least one other project seeking a limitation agreement constitute a single unified project (SUP), as allowed in §313.024(d-2)? Yes No
 - 6a. If yes, attach in Tab 6 supporting documentation from the Office of the Governor.

SECTION 11: Investment

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

- 1. At the time of application, what is the estimated minimum qualified investment required for this school district? 80,000,000.00
- 2. What is the amount of appraised value limitation for which you are applying? 80,000,000.00
- 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)? [X] 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? [X] 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? _____

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): \$ 415,000.00
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)? 1

2. What is the last complete calendar quarter before application review start date:
 First Quarter Second Quarter Third Quarter Fourth Quarter of 2019
(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? 40
5. What is the number of new non-qualifying jobs you are estimating you will create? 150

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 950.00
 b. 110% of the average weekly wage for manufacturing jobs in the county is 2,496.45
 c. 110% of the average weekly wage for manufacturing jobs in the region is 1,157.73

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? 60,202.00

10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 65,000.00

11. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? Yes No

12. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? Yes No
 12a. If yes, attach in **Tab 12** supporting documentation from the TWC, pursuant to §313.021(3)(F).

13. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? Yes No
 13a. If yes, attach in **Tab 6** supporting documentation including a list of qualifying jobs in the other school district(s).

SECTION 15: Economic Impact

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

SECTION 16: Authorized Signatures and Applicant Certification

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

1. Authorized School District Representative Signature

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

print here -> Rodney Cavness
Print Name (Authorized School District Representative)

Superintendent
Title

sign here ->
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.

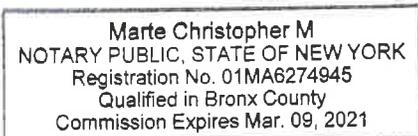
I hereby certify and affirm that the business entity I represent is in good standing under the laws of the state in which the business entity was organized and that no delinquent taxes are owed to the State of Texas.

print here -> Hamza Slimani
Print Name (Authorized Company Representative (Applicant))

CEO
Title

sign here -> [Handwritten Signature]
Signature (Authorized Company Representative (Applicant))

07/09/19
Date



(Notary Seal)

GIVEN under my hand and seal of office this, the 9 day of July, 2019
Notary Public in and for the State of Texas
My Commission expires: Mar 9, 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.

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"> 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 <p>Note: 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"> a) evidence that the area qualifies as a enterprise zone as defined by the Governor's Office b) legal description of reinvestment zone* c) order, resolution or ordinance establishing the reinvestment zone* d) guidelines and criteria for creating the zone* <p>* To be submitted with application or before date of final application approval by school board</p>
17	Signature and Certification page, signed and dated by Authorized School District Representative and Authorized Company Representative <i>(applicant)</i>

CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

TAB 2

Proof of Payment of Application Fee

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)*

CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

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).

Gulf Coast Ammonia LLC was organized under the laws of Delaware on March 6, 2014.

Texas Franchise tax requires that taxable entities that are part of an affiliated group engaged in a unitary business file their Texas Franchise tax report as a group or, more particularly on a "combined group" basis. Please see Texas Tax Code 171.0001(7). Gulf Coast Ammonia LLC's initial participation in a Texas Franchise Tax combined group filing was for report year 2015 based on the prior calendar year's accounting period.

For 2015 Texas Franchise tax purposes, Gulf Coast Ammonia LLC was included as part of a combined group under the reporting entity, Agrifos Partners LP. As such, Gulf Coast Ammonia LLC was included in the "Texas Franchise Tax Affiliate Schedule" Form 05-166 filed as part of Agrifos Partners LP's 2015 Texas Franchise Tax Return.

However, on February 22, 2016 Gulf Coast Ammonia joined a new combined group under the reporting entity GCA Holdings LLC. The most recently filed Texas Franchise Tax report with its related affiliate schedule showing Gulf Coast Ammonia LLC as a member of its combined group is attached.



PricewaterhouseCoopers LLP
1000 Louisiana St. Suite 5800
Houston, TX 77002
713-356-4000

GCA Holdings LLC
Instructions for Filing
Form 05-163
2018 Texas Franchise Tax No Tax Due Information
Report Form 05-102
2017 Texas Franchise Tax Public Information Report
for the year ended December 31, 2017

Your return will be filed electronically. You do not need to file any forms with the state of Texas.

There is no tax due to be paid with this return.

DO NOT separately file your tax return with the state. Doing so will delay the processing of your return. The state will notify us when your return is accepted. Your return is not considered filed until the state confirms their acceptance, which may occur after the due date of your return.

Texas Franchise Tax No Tax Due Report

The law requires No Tax Due Reports originally due on or after Jan. 1, 2016 to be filed electronically. Filing this paper report means you are requesting, and we are granting, a waiver from the electronic reporting requirement for this report year ONLY.

Tcode 13255 Annual

Taxpayer number	Report year	Due date
32062626026	2018	05/15/2018

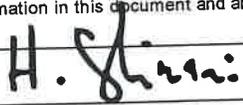
Taxpayer name GCA Holdings LLC				Secretary of State file number or Comptroller file number 0087768680	
Mailing address 1815 Purdy Avenue					
City Miami Beach	State FL	Country USA	ZIP code plus 4 33139	Blacken box if the address has changed <input type="checkbox"/>	
Blacken box if this is a combined report <input checked="" type="checkbox"/>				NAICS code 551112	
Blacken box if Total Revenue is adjusted for Tiered Partnership Election, see instructions. (Note: Upper tiered partnerships do not qualify to use this form.) <input type="checkbox"/>					
Is this entity a corporation, limited liability company, professional association, limited partnership or financial institution? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					

If any of the statements below are true, you qualify to file this **No Tax Due Report** (Blacken all boxes that apply.):

1. This entity is a passive entity as defined in Texas Tax Code Sec. 171.0003. (See instructions.) (Passive income does NOT include rent) 1.
2. This entity's annualized total revenue is below the no tax due threshold. 2.
3. This entity has zero Texas Gross Receipts. 3.
4. This entity is a Real Estate Investment Trust (REIT) that meets the qualifications specified in Texas Tax Code Sec. 171.0002(c)(4). 4.
5. This entity is a new veteran-owned business as defined in Texas Tax Code Sec. 171.0005. (See instructions.) (Must have formed after Jan. 1, 2016, and must be pre-qualified.) 5.

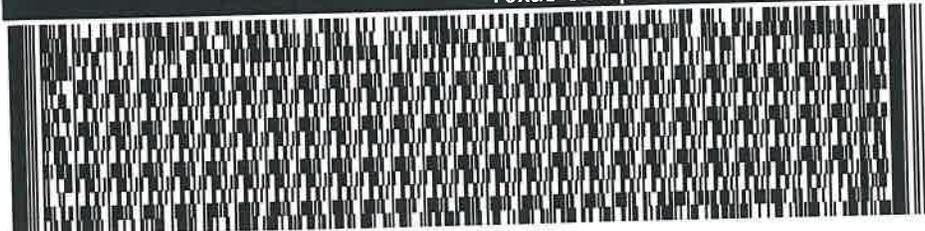
6a. Accounting year begin date	m m d d y y 010117	6b. Accounting year end date	m m d d y y 123117
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7. TOTAL REVENUE (Whole dollars only) 7. 0.00

Print or type name Hamza Slimani	Area code and phone number (212) 315-3686
I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief.	Mail original to: Texas Comptroller of Public Accounts P.O. Box 149348 Austin, TX 78714-9348
sign here 	
Date 10/18/2018	

Instructions for each report year are online at www.comptroller.texas.gov/taxes/franchise/forms/. If you have any questions, call 1-800-252-1381.

Texas Comptroller Official Use Only



VE/DE	<input type="checkbox"/>
PM Date	



7004

Texas Franchise Tax Affiliate Schedule

Tcode 13253 Annual

Reporting entity taxpayer number 32062626026	Report year 2018	Reporting entity taxpayer name GCA Holdings LLC
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Reporting entity must be included on Affiliate Schedule. Affiliate reporting period dates must be within combined group's accounting period dates.

1. Legal name of affiliate GCA HOLDINGS LLC		2. Affiliate taxpayer number (if none, use FEI number) 810909426	3. Affiliate NAICS code 551112
4. Blacken box if entity is disregarded for franchise tax <input type="checkbox"/>	5. Blacken box if this affiliate does NOT have NEXUS in Texas <input type="checkbox"/>	6. Affiliate reporting begin date m m d d y y 010117	7. Affiliate reporting end date m m d d y y 123117
8. Gross receipts subject to throwback in other states (before eliminations) 0.00		9. Gross receipts everywhere (before eliminations) 0.00	
10. Gross receipts in Texas (before eliminations) 0.00		11. Cost of goods sold or compensation (before eliminations) 0.00	

1. Legal name of affiliate GULF COAST AMMONIA LLC		2. Affiliate taxpayer number (if none, use FEI number) 32056951828	3. Affiliate NAICS code 551112
4. Blacken box if entity is disregarded for franchise tax <input type="checkbox"/>	5. Blacken box if this affiliate does NOT have NEXUS in Texas <input type="checkbox"/>	6. Affiliate reporting begin date m m d d y y 010117	7. Affiliate reporting end date m m d d y y 123117
8. Gross receipts subject to throwback in other states (before eliminations) 0.00		9. Gross receipts everywhere (before eliminations) 0.00	
10. Gross receipts in Texas (before eliminations) 0.00		11. Cost of goods sold or compensation (before eliminations) 0.00	

1. Legal name of affiliate		2. Affiliate taxpayer number (if none, use FEI number)	3. Affiliate NAICS code
4. Blacken box if entity is disregarded for franchise tax <input type="checkbox"/>	5. Blacken box if this affiliate does NOT have NEXUS in Texas <input type="checkbox"/>	6. Affiliate reporting begin date m m d d y y	7. Affiliate reporting end date m m d d y y
8. Gross receipts subject to throwback in other states (before eliminations) 0.00		9. Gross receipts everywhere (before eliminations) 0.00	
10. Gross receipts in Texas (before eliminations) 0.00		11. Cost of goods sold or compensation (before eliminations) 0.00	

The reporting entity of a combined group with a temporary credit for business loss carryforwards preserved for itself and/or affiliates must submit common owner information. This information must be provided to satisfy franchise tax reporting requirements. Learn more at www.comptroller.texas.gov/taxes/franchise/. An information report (Form 05-102 or Form 05-167) must be filed for each affiliate that is organized in Texas or that has a physical presence in Texas.

Texas Comptroller Official Use Only



VE/DE	<input type="checkbox"/>	FM	<input type="checkbox"/>
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Texas Franchise Tax Public Information Report

To be filed by Corporations, Limited Liability Companies (LLC), Limited Partnerships (LP), Professional Associations (PA) and Financial Institutions

You have certain rights under Chapter 552 and 559, Government Code, to review, request and correct information we have on file about you. Contact us at 1-800-252-1381.

Tcode 13196 Report year 2018

Blacken box if the mailing address has changed.

Blacken box if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Taxpayer number 32062626026		Taxpayer name GCA Holdings LLC		Secretary of State (SOS) file number or Comptroller file number 0087768680	
Mailing address 1815 Purdy Avenue		State FL	ZIP code plus 4 33139		
City Miami Beach					



3206262602618

You must report officer, director, member, general partner and manager information as of the date you complete this report.

Please sign below! This report must be signed to satisfy franchise tax requirements.

SECTION A Name, title and mailing address of each officer, director, member, general partner or manager.		Director	Term expiration
Name Hamza Slimani	Title CEO	<input type="checkbox"/> YES	m m d d y y
Mailing address 1815 Purdy Ave.	City Miami Beach		State FL ZIP Code 33139
Name Hubert Puchner	Title Exec. Direct	<input checked="" type="checkbox"/> YES	m m d d y y
Mailing address 1815 Purdy Ave.	City Miami Beach		State FL ZIP Code 33139
Name	Title	<input type="checkbox"/> YES	m m d d y y
Mailing address	City		State ZIP Code

SECTION B Enter information for each corporation, LLC, LP, PA or financial institution, if any, in which this entity owns an interest of 10 percent or more.			
Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution Gulf Coast Ammonia LLC	State of formation DE	Texas SOS file number, if any 0802195283	Percentage of ownership 100.000
Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership

SECTION C Enter information for each corporation, LLC, LP, PA or financial institution, if any, that owns an interest of 10 percent or more in this entity.			
Name of owned (parent) corporation, LLC, LP, PA or financial institution AMCA Partners LLC	State of formation DE	Texas SOS file number, if any 0087768580	Percentage of ownership 50.000

Registered agent and registered office currently on file (see instructions if you need to make changes)

You must make a filing with the Secretary of State to change registered agent, registered office or general partner information.

Agent:	City	State	ZIP Code
Office:			

The information on this form is required by Section 171.203 of the Tax Code for each corporation, LLC, LP, PA or financial institution that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B and C, if necessary. The information will be available for public inspection.

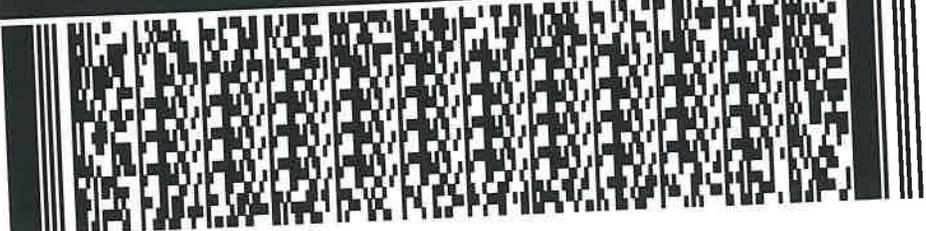
I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director, member, general partner or manager and who is not currently employed by this or a related corporation, LLC, LP, PA or financial institution.

sign here

Title CEO	Date 10/18/2018	Area code and phone number (212) 315-3686
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VE/DE	<input type="checkbox"/>	PIR IND	<input type="checkbox"/>
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Texas Franchise Tax Public Information Report

To be filed by Corporations, Limited Liability Companies (LLC), Limited Partnerships (LP), Professional Associations (PA) and Financial Institutions

You have certain rights under Chapter 552 and 559, Government Code, to review, request and correct information we have on file about you. Contact us at 1-800-252-1381.

Tcode 13196
 Taxpayer number **32062626026**
 Report year **2018**
 Blacken box if the mailing address has changed.

Taxpayer name **GCA Holdings LLC**
 Mailing address **1815 Purdy Avenue**
 City **Miami Beach** State **FL** ZIP code plus 4 **33139**
 Secretary of State (SOS) file number or Comptroller file number **0087768680**

Blacken box if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Blacken box if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.
 Principal office
 Principal place of business



You must report officer, director, member, general partner and manager information as of the date you complete this report.

Please sign below! This report must be signed to satisfy franchise tax requirements.

3206262602618

SECTION A Name, title and mailing address of each officer, director, member, general partner or manager.		Director	Term expiration
Name	Title	<input type="checkbox"/> YES	m m d d y y
Mailing address	City		State ZIP Code
Name	Title	<input type="checkbox"/> YES	m m d d y y
Mailing address	City		State ZIP Code
Name	Title	<input type="checkbox"/> YES	m m d d y y
Mailing address	City		State ZIP Code

SECTION B Enter information for each corporation, LLC, LP, PA or financial institution, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership

SECTION C Enter information for each corporation, LLC, LP, PA or financial institution, if any, that owns an interest of 10 percent or more in this entity.

Name of owned (parent) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership
Borealis US Holdings LLC	DE		50.000

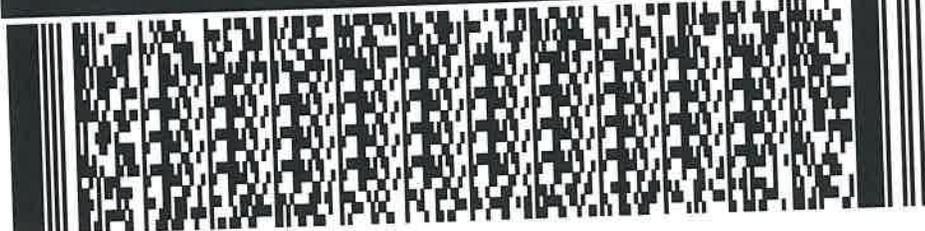
Registered agent and registered office currently on file (see instructions if you need to make changes)

Agent: _____ City _____ State _____ ZIP Code _____
 Office: _____

The information on this form is required by Section 171.203 of the Tax Code for each corporation, LLC, LP, PA or financial institution that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director, member, general partner or manager and who is not currently employed by this or a related corporation, LLC, LP, PA or financial institution.

sign here **H. Ghiani** Title **CEO** Date **10/18/2018** Area code and phone number _____
Texas Comptroller Official Use Only
 VE/DE PIR IND



PricewaterhouseCoopers LLP
1000 Louisiana St. Suite 5800
Houston, TX 77002
713-356-4000

Gulf Coast Ammonia LLC

Instructions for Filing
Form 05-102

2018 Texas Franchise Tax Public Information Report for
the year ended December 31, 2017

The original return should be signed (use full name) and dated on page 1 by an authorized member.

No tax is to be paid with this return.

The signed return should be filed as soon as possible with the following:

Comptroller of Public Accounts
P.O. Box 149348
Austin, TX 78714-9348

To document the timely filing of your tax return(s), we suggest that you obtain and retain proof of mailing. Proof of mailing can be accomplished by sending the tax return(s) by registered or certified mail (metered by the U.S. Postal Service) or through the use of an IRS approved delivery method provided by an IRS designated private delivery service.

Texas Franchise Tax Public Information Report

To be filed by Corporations, Limited Liability Companies (LLC), Limited Partnerships (LP), Professional Associations (PA) and Financial Institutions

■ Tcode 13196

You have certain rights under Chapter 552 and 559, Government Code, to review, request and correct information we have on file about you. Contact us at 1-800-252-1381.

■ Taxpayer number **32056951828** ■ Report year **2018**

Taxpayer name **Gulf Coast Ammonia LLC** Check box if the mailing address has changed.

Mailing address **1815 Purdy Ave.** Secretary of State (SOS) file number or Comptroller file number **0802195283**

City **Miami Beach** State **FL** ZIP code plus 4 **33139**

Check box if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office **1815 Purdy Ave. Miami Beach FL 33139**

Principal place of business **1815 Purdy Ave. Miami Beach FL 33139**



Please sign below! This report must be signed to satisfy franchise tax requirements.

SECTION A Name, title and mailing address of each officer, director, member, general partner or manager.

Name	Title	Director	Term expiration
GCA Holdings LLC	Sole Member	<input type="checkbox"/> YES	m m d d y y
Mailing address 1815 Purdy Ave.	City Miami Beach	State FL	ZIP Code 33139
Name	Title	Director	Term expiration
Mailing address	City	State	ZIP Code
Name	Title	Director	Term expiration
Mailing address	City	State	ZIP Code

SECTION B Enter information for each corporation, LLC, LP, PA or financial institution, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership

SECTION C Enter information for each corporation, LLC, LP, PA or financial institution, if any, that owns an interest of 10 percent or more in this entity.

Name of owned (parent) corporation, LLC, LP, PA or financial institution **GCA Holdings LLC** State of formation **DE** Texas SOS file number, if any **0087768680** Percentage of ownership **100.00**

Registered agent and registered office currently on file (see instructions if you need to make changes)
Agent: **CT Corporation System** City **Dallas** State **TX** ZIP Code **75201**

Office: **1999 Bryan St. Ste. 900**

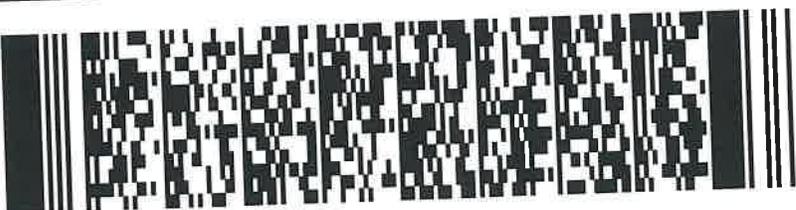
The information on this form is required by Section 171.203 of the Tax Code for each corporation, LLC, LP, PA or financial institution that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director, member, general partner or manager and who is not currently employed by this or a related corporation, LLC, LP, PA or financial institution.

sign here **H. S. [Signature]** Title **CEO** Date **10/18/2018** Area code and phone number **(212) 315-3686**

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VE/DE PIR IND



CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

TAB 4

Detailed description of the project

Project Description

Gulf Coast Ammonia LLC plans to design and construct a new ammonia production facility. The plant will manufacture ammonia, which is used in products such as fertilizers, fibers, plastics, and many other industrial applications. Hydrogen and nitrogen gas will be produced at an on-site steam methane reformer and air separation unit, and these gases will be used as raw feedstocks for the production of ammonia. Once operating, the ammonia plant planned production capacity will exceed 1,200,000 metric tons per year.

Construction of the proposed facility is expected to begin in mid-2020 with commercial operations commencing in late 2023 or early 2024.

Site Description

If approved, the ammonia plant and related storage and cooling facilities will be located on approximately 25 acres of land of an existing brownfield chemical site in Texas City ISD. The site currently houses multiple plants producing a variety of chemical products. The proposed ammonia plant will be independent from the assets currently operating on the site.

Proposed Investment

The proposed investment for which the tax limitation is sought includes, but is not limited to, site development, process storage tanks (for short-term storage prior to loading onto vessels), ammonia synthesis loop, pumps, piping, control equipment and facilities, steam methane reformer, air separation unit and other chemical processing equipment.

New property necessary for the production of ammonia includes, but is not limited to, the following:

- Reactors
- Synthesis Loop
- Refrigeration System
- Process Storage Tanks
- Cooling Tower
- Heat Exchangers
- Pumps
- Valves
- Compressors
- Vacuum Systems
- Motors and Motor Control Centers
- Process Control Systems
- Steam Methane Reformer
- Air Separation Unit
- Flare Stacks
- Manufacturing Buildings
- Pollution Control Equipment
- Process Control Buildings
- Warehouse, Maintenance, and all other Buildings

CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

TAB 5

Documentation to assist in determining if limitation is a determining factor

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

Yes. Gulf Coast Ammonia LLC (“GCA”) was formed in 2014. In support of its creation the participating member(s) executed certain documents necessary to charter, organize and form the entity.

Since its formation GCA worked closely with Borealis AG (“Borealis”), headquartered in Vienna, Austria. Borealis, a leading provider of innovative solutions in the fields of polyolefins, base chemicals and fertilizers, and Agrifos Partners LLC (“Agrifos”), a project development company, had reached a preliminary agreement to jointly develop a world-scale ammonia project through GCA. That agreement was not implemented. As a result, the construction schedule proposed for the project in Application #1147 and specified in the approved limitation agreement with Texas City ISD could not be met. GCA has continued its work to find strategic partnerships and third-party financing to coincide with the newly proposed an updated construction schedule on this Application.

A Hamburg, Germany-based company with expertise in supply, trading and logistics of energy and chemicals with tank storage logistics, trading and aviation fueling, dry bulk handling, fuel analysis and energy services is evaluating becoming an equity partner with Agrifos and Macquarie in the project in replacement of Borealis

GCA has engaged Macquarie Capital (“Macquarie”) to serve as its financial advisor for the arrangement of a non-recourse project financing. Macquarie is also an equity holder in GCA. GCA has also engaged Vinson & Elkins LLP as legal counsel for the project. GCA has engaged PricewaterhouseCoopers, LLP to provide advice and assistance on certain tax matters.

Has the applicant made public statements in SEC filings or other documents regarding its intentions regarding the proposed project location?

Yes. With respect to investments in other locations in the United States, Gulf Coast Ammonia and Borealis were engaged in discussions with other potential partners for the construction of a facility in Lake Charles, Louisiana. These discussions began after the issuance of a May 2015 press release (attached to this Tab 5). Given the availability of incentives and favorable property tax structure in Louisiana, a site in Lake Charles provides and would provide favorable project economics, as well as the necessary infrastructure and access to ship channels. Statements to that effect, addressing possible project location in Louisiana were therefore made via electronic communication and are attached for review on a confidential basis.

CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

TAB 5

Documentation to assist in determining if limitation is a determining factor

Has the applicant received any local or state permits for activities on the proposed site?

Yes. The applicant has applied for and received permits from the Texas Commission on Environmental Quality. Specifically, TCEQ Texas Pollutant Discharge Elimination System (TPDES) Individual Wastewater Permit: WQ0005235000 and TCEQ Minor New Source Review (NSR) Air Permit: 145038.

Has the applicant received commitments from state or local incentives for activities at the proposed site?

Yes. GCA entered into discussions with Texas City, Galveston County and College of the Mainland regarding potential property tax incentives for the proposed project, in addition to its discussions with Texas City ISD that form the basis for this application under Texas Tax Code Chapter 313 (“Chapter 313”).

GCA reached agreements with Texas City and College of the Mainland regarding potential incentive benefits in December 2017 and April 2018, respectively. Those agreements are being modified to reflect a revised partnership for GCA as well as a new abatement schedule that reflects the new project construction time line. An agreement in principle has been reached with Galveston County and will coincide with the efforts to modify the existing agreements with Texas City and College of the Mainland.

The limitation of appraised value under Chapter 313 is a key tax incentive agreement that is necessary to ensure GCA’s potential project is financially competitive. Without this requested limitation, the planned project will be unable to generate sufficient operating margins and net income returns to receive board approval from GCA’s owners and close on the debt and equity financing needed for construction of the ammonia production facility.

Third-party debt and equity financing is necessary to cover the projected capital costs of approximately \$600 million for the construction and operation of the facility until it reaches commercial viability. Without the Chapter 313 tax incentives, the potential project will not be financially viable, will not attract third party financing and GCA will be forced to abandon the project.

CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

TAB 5

Documentation to assist in determining if limitation is a determining factor

Is the applicant evaluating other location not in Texas for the proposed project?

The applicant is not currently actively evaluating other locations outside of Texas. However, in its previous application (#1147) the applicant detailed the location of an alternative site in the state of Louisiana, which provided favorable economics. A copy of that electronic communication is attached for review on a confidential basis.

Pursuant to Texas Tax Code Section 313.026(c)(2) the limitation on appraised value is a determining factor in GCA's decision to invest capital and construct the project in this state. Notwithstanding, other considerations associated with the project result in a net positive benefit to the state of Texas, including the potential for a significant increase to the property tax base for the jurisdictions affected and direct and indirect employment.

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. Please see attached letter from Gulf Coast Ammonia's proposed new equity investor (in replacement of Borealis) for review on a confidential basis.

**Media Release**

New York, NY, USA / Vienna, Austria | 20 May 2015, 3 pm CET

Borealis and Agrifos announce major milestone in the development of ammonia production project in US

Borealis, a leading provider of innovative solutions in the fields of polyolefins, base chemicals and fertilizers, and Agrifos Partners LLC, a project development company, have reached a preliminary agreement to jointly develop a world-scale ammonia project through Gulf Coast Ammonia LLC (GCA). The plant will be located within an existing chemical site along the Texas Gulf Coast. GCA is in final negotiations with a short list of strategic site owners and expects to make a final site selection within the coming few months.

The brownfield, hydrogen-based project is scheduled for mechanical completion and start-up in early 2019. The site will benefit from existing infrastructure and excellent logistics capabilities which will allow product supply to a variety of long-term off-takers and customers.

The final agreement with Borealis, which would be subject to its Supervisory Board approval, contemplates significant equity participation by Borealis in the project. Borealis would also enter into a long-term offtake agreement for approximately 40% of the ammonia produced by the plant.

"We have a clear strategy of expanding our global nitrogen business," says Markku Korvenranta, Borealis Executive Vice President Base Chemicals. "By participating in the development of, construction of and offtake from a world-scale project in the U.S., Borealis is able to secure long-term supplies of ammonia based on the attractive economics of U.S. natural gas. It also is a key step in the Borealis goal to sell 10 million tons of nitrogen-based fertilizer products per year by 2020. Gulf Coast Ammonia's project is all the more compelling because it builds on existing site capabilities and assets along the US Gulf Coast."

GCA is a company formed by Agrifos Partners LLC to develop a world-scale ammonia plant along the Texas Gulf Coast. The project will utilise hydrogen and nitrogen feedstock, with pricing linked to US natural gas indexes. Agrifos has extensive experience in acquiring, developing and operating fertilizer production assets. The company expects to make further announcements in the near future concerning additional product offtake commitments, feedstock supply arrangements, permitting and construction contracts.

Gulf Coast Ammonia has engaged Macquarie Capital to serve as its financial advisor for the arrangement of a non-recourse project financing. Macquarie Capital recently acted as advisor to Freeport LNG Expansion, L.P., a liquefied natural gas project. The company has also engaged Vinson & Elkins LLP as legal counsel for the project. Vinson & Elkins has recent experience with ammonia projects in the US Gulf, having served as outside counsel to Dyno Nobel for its ammonia manufacturing plant in Waggaman, Louisiana.

END

For further information please contact:

Borealis:
Kerstin Meckler
Director Communications
Tel. +43 (0)1 22 400 389 (Vienna, Austria)
e-mail: kerstin.meckler@borealisgroup.com

Agrifos / Gulf Coast Ammonia:
Hamza Slimani
Vice President
Tel. +1 212 315 3686 (New York, USA)
e-mail: hslimani@agrifos.com

Agrifos Partners LLC is a privately owned development company. The owners of Agrifos have been involved in numerous transactions in the fertilizer sector and have owned and operated several fertilizer assets over the past decades.

Gulf Coast Ammonia LLC was formed by Agrifos Partners LLC to establish a world-scale ammonia plant along the Texas Gulf Coast. In development since 2012, the project will utilize hydrogen and nitrogen feedstock, with pricing linked to US natural gas indexes. The company expects to make further announcements in the near future concerning site selection, additional product offtake commitments, feedstock supply arrangements, permits and construction contracts.

Macquarie Capital comprises Macquarie Group's corporate advisory, capital markets and principal investing capabilities. Macquarie Capital's expertise spans a variety of industry sectors including telecommunications, media, entertainment, gaming, financial institutions, industrials, energy, resources, real estate, infrastructure, utilities and renewables. For more information, visit www.macquarie.com/us

Borealis is a leading provider of innovative solutions in the fields of polyolefins, base chemicals and fertilizers. With headquarters in Vienna, Austria, Borealis currently employs around 6,500 and operates in over 120 countries. It generated EUR 8.3 billion in sales revenue in 2014. The International Petroleum Investment Company (IPIC) of Abu Dhabi owns 64% of the company, with the remaining 36% owned by OMV, the leading energy group in the European growth belt. Borealis provides services and products to customers around the world in collaboration with Borouge, a joint venture with the Abu Dhabi National Oil Company (ADNOC).

Building on its proprietary Borstar® and Borlink™ technologies and 50 years of experience in polyolefins, Borealis and Borouge support key industries including infrastructure, automotive and advanced packaging.

The Borouge 3 plant expansion in Abu Dhabi will be fully operational in 2015. Borouge 3 will deliver an additional 2.5 million tonnes of capacity when fully ramped up, bringing the total Borouge capacity to 4.5 million tonnes. Borealis and Borouge will then have approximately 8 million tonnes of polyolefin capacity.

Borealis offers a wide range of base chemicals, including melamine, phenol, acetone, ethylene, propylene, butadiene and pygas, servicing a wide range of industries. Together with Borouge the two companies will produce approximately 6 million tonnes of Base Chemicals in 2015.

Borealis also creates real value for the agricultural industry with a large portfolio of fertilizers and technical nitrogen products. The company distributes approximately 5 million tonnes per year.

Borealis and Borouge aim to proactively benefit society by taking on real societal challenges and offering real solutions. Both companies are committed to the principles of Responsible Care®, an initiative to improve safety performance within the chemical industry, and contribute to solve the world's water and sanitation challenges through product innovation and their Water for the World™ programme.

For more information visit:

www.borealisgroup.com
www.borouge.com
www.waterfortheworld.net

Borstar is a registered trademark of the Borealis Group.
Borlink and Water for the World are trademarks of the Borealis Group

CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

TAB 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 (if applicable).

The project is located in the following taxing districts:

- | | |
|----------------------------------|------|
| 1. Texas City ISD | 100% |
| 2. Galveston County | 100% |
| 3. City of Texas City | 100% |
| 4. Galveston County Road & Flood | 100% |
| 5. College of the Mainland | 100% |

CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

TAB 7

Description on Qualified Investment

Gulf Coast Ammonia LLC plans to design and construct a new ammonia production facility, as well as related utility, infrastructure, and logistics improvements. The plant will manufacture ammonia, which is used in products such as fertilizers, fibers, plastics, and many other industrial applications. Hydrogen and nitrogen gas will be produced at an on-site steam methane reformed and air separation unit, and these gasses will be used as raw feed stocks for the production of ammonia. The estimated total investment for this project is \$600,000,000.

The qualified investment and qualified property includes, but is not limited to, the following:

- Reactors
- Synthesis Loop
- Refrigeration System
- Process Storage Tanks
- Cooling Tower
- Heat Exchangers
- Pumps
- Valves
- Compressors
- Vacuum Systems
- Motors and Motor Control Centers
- Process Control Systems
- Steam Methane Reformer
- Air Separation Unit
- Flare Stacks
- Manufacturing Buildings
- Pollution Control Equipment
- Process Control Buildings
- Warehouse, Maintenance, and all other Buildings

CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

TAB 8

Description of Qualified Property

See Tab 7.

CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

TAB 9

Description of Qualified Land

The land upon which the new buildings and new improvements will be built is part of the qualified property described by §313.021(2)(A), specifically, it is located within Texas City Reinvestment Zone No. 1, as established by Texas City Ordinance 17-16 and modified by Texas City Ordinance 17-32, the latter of which provided metes and bounds to ensure contiguity within a single reinvestment zone, connecting two areas (Area 1 and Area 3) within what is termed as “the Eastman site” with necessary easements for a pipeline (Please See Exhibit “C” for Texas City Ordinance 17-32, in Tab 16, providing legal description of the land).

A portion of land on which new improvements will be built is immediately adjacent to Texas City Reinvestment Zone No. 1. An application for modification to the boundaries of this existing reinvestment zone, to include the adjacent Block 63, has been made to Texas City. Inclusion of Block 63 will be done in accordance with requirements to ensure all parcels are within a single, contiguous reinvestment zone. Once approved by the Mayor and City Council of Texas City said information showing the inclusion of Block 63 into the reinvestment zone will be provided to the school district and to the Comptroller.

Please note that the Company is evaluating all plans for improvements on the site and will coordinate with the city of Texas City as excess, unnecessary narrow strips of land may be removed from reinvestment zone, if the City should deem it appropriate. No exclusion of land will modify the reinvestment zone to remove or alter its contiguous boundaries.

2018 Tax Statements for Account Nos. 182510, 223922 and 224466 are included with this attachment and provide legal descriptions for the land and parcels in each respective account number.

2018 TAX STATEMENT



**CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR
722 Moody
Galveston, TX 77550**

Certified Owner:

EASTMAN CHEMICAL TEXAS CITY INC
ATTN: JANELLE SWAFFORD
PO BOX 511
KINGSPORT, TN 37662

Legal Description:

ABST 77 & 205 PAGE 2 N HURD & J WELLS
SUR TR 5 66.968 ACRS

Account No: 182510

Appr. Dist. No.: 007700050000000

Legal Acres: 66.9680

Parcel Address:

Print Date: 07/03/2019

As of Date: 07/03/2019

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$1,339,360	\$0	\$1,339,360	\$1,339,360	\$0	\$0	\$0	\$1,339,360

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
GALVESTON CO	\$1,339,360		\$0.00	\$1,339,360	0.5298310	\$7,096.34
ROAD & FLOOD	\$1,339,360		\$0.00	\$1,339,360	0.0020670	\$27.68
TEXAS CITY	\$1,339,360		\$0.00	\$1,339,360	0.5500000	\$7,366.48
\$1,497.54 COLL OF THE MAINLAND	\$1,339,360		\$0.00	\$1,339,360	0.2127550	\$2,849.56

Total Tax: \$17,340.06
Total Tax Paid to date: \$17,340.06
Total Tax Remaining: \$0.00

Exemptions:

AMOUNT DUE IF PAID BY:

07/31/2019 18%	09/02/2019 19%	09/30/2019 20%	10/31/2019 21%	12/02/2019 22%	12/31/2019 23%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4.1.68 ✂

Print Date: 07/03/2019

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:



Galveston County Tax Office
722 Moody
Galveston, Texas 77550
409-766-2481, 1-877-766-2284



182510
EASTMAN CHEMICAL TEXAS CITY INC
ATTN: JANELLE SWAFFORD
PO BOX 511
KINGSPORT, TN 37662

AMOUNT PAID:
\$ _____

0000000182510 0000000000 0000000000 0000000000 0000000000 0000000000 8

2018 TAX STATEMENT



CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR
 722 Moody
 Galveston, TX 77550

Certified Owner:

EASTMAN CHEMICAL TEXAS CITY INC
 ATTN: JANELLE SWAFFORD
 PO BOX 511
 KINGSPORT, TN 37662

Legal Description:

ABST 77 PAGE 2 LOTS 6 THRU 16 BLK 79
 TEXAS CITY

Account No: 224466

Appr. Dist. No.: 703000790006000

As of Date: 07/03/2019

Legal Acres: .7891

Parcel Address:

Print Date: 07/03/2019

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$12,030	\$0	\$12,030	\$12,030	\$0	\$0	\$0	\$12,030
Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax	
		Code	Amount				
GALVESTON CO	\$12,030		\$0.00	\$12,030	0.5298310	\$63.74	
ROAD & FLOOD	\$12,030		\$0.00	\$12,030	0.0020670	\$0.25	
TEXAS CITY	\$12,030		\$0.00	\$12,030	0.5500000	\$66.17	
\$13.45 COLL OF THE MAINLAND	\$12,030		\$0.00	\$12,030	0.2127550	\$25.59	

Total Tax: \$155.75
Total Tax Paid to date: \$155.75
Total Tax Remaining: \$0.00

Exemptions:

AMOUNT DUE IF PAID BY:

07/31/2019 18%	09/02/2019 19%	09/30/2019 20%	10/31/2019 21%	12/02/2019 22%	12/31/2019 23%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

.....
 PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4.1.68 ✂

Print Date: 07/03/2019

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

Galveston County Tax Office
 722 Moody
 Galveston, Texas 77550
 409-766-2481, 1-877-766-2284



224466
 EASTMAN CHEMICAL TEXAS CITY INC
 ATTN: JANELLE SWAFFORD
 PO BOX 511
 KINGSPORT, TN 37662

AMOUNT PAID:
 \$ _____

0000000224466 0000000000 0000000000 0000000000 0000000000 3

2018 TAX STATEMENT



CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR
 722 Moody
 Galveston, TX 77550

Certified Owner:
 EASTMAN CHEMICAL TEXAS CITY INC
 ATTN: JANELLE SWAFFORD
 PO BOX 511
 KINGSPORT, TN 37662

Legal Description:
 ABST 77 PAGE 2 PTS OF ALL OF BLK 5-17,
 32-45, 63-69, 79-84 & ADJ ABND R.O.W.S
 (8-3-0) TEXAS CITY

Legal Acres: 46.3019
Parcel Address: 103 2ND AVE S
Print Date: 07/03/2019

Account No: 223922
As of Date: 07/03/2019

Appr. Dist. No.: 703000080003000

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$705,920	\$93,760	\$799,680	\$799,680	\$0	\$0	\$0	\$799,680
Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax	
		Code	Amount				
GALVESTON CO	\$799,680		\$0.00	\$799,680	0.5298310	\$4,236.95	
ROAD & FLOOD	\$799,680		\$0.00	\$799,680	0.0020670	\$16.53	
TEXAS CITY	\$799,680		\$0.00	\$799,680	0.5500000	\$4,398.24	
\$894.12 COLL OF THE MAINLAND	\$799,680		\$0.00	\$799,680	0.2127550	\$1,701.36	
Total Tax:						\$10,353.08	
Total Tax Paid to date:						\$10,353.08	
Total Tax Remaining:						\$0.00	

Exemptions:

AMOUNT DUE IF PAID BY:

07/31/2019 18%	09/02/2019 19%	09/30/2019 20%	10/31/2019 21%	12/02/2019 22%	12/31/2019 23%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4.1.68

Print Date: 07/03/2019

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

Galveston County Tax Office
 722 Moody
 Galveston, Texas 77550
 409-766-2481, 1-877-766-2284



AMOUNT PAID:
 \$ _____

223922
 EASTMAN CHEMICAL TEXAS CITY INC
 ATTN: JANELLE SWAFFORD
 PO BOX 511
 KINGSPORT, TN 37662

0000000223922 0000000000 0000000000 0000000000 0000000000 6

CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

TAB 10

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

CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

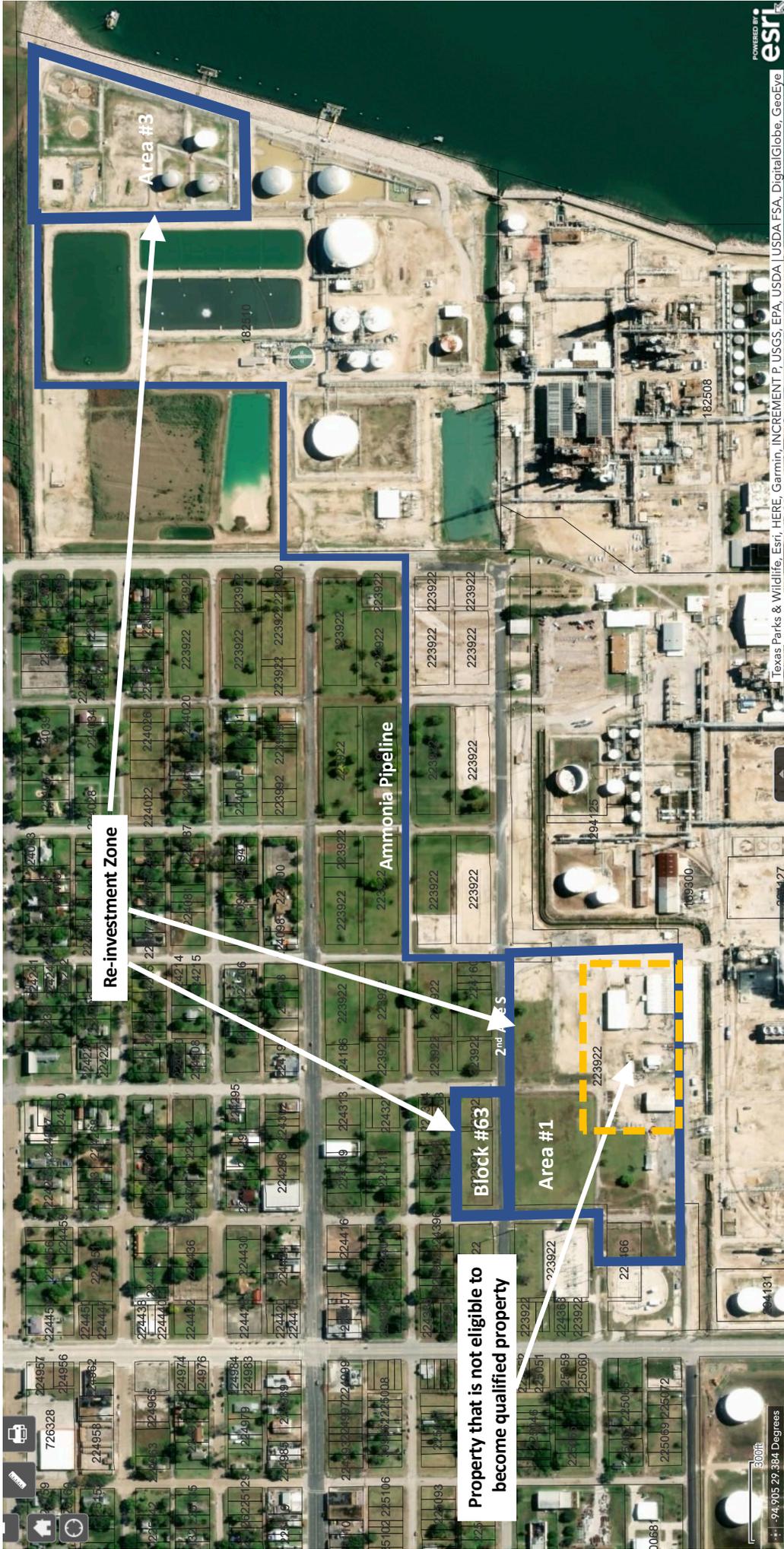
TAB 10

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

The ammonia plant is proposed to be located on 14 acres of Property ID# R223922 and .7891 acres of Property ID# 224466. The 14 acre portion of Property ID# R223922 is approximately 32.78% of the total 42.7039 acres. There are several warehouses that are currently located on the 14 acre portion that will be relocated or demolished prior to the start of construction. The total commercial acreage and improvement value of Property ID# R223922 are \$705,920 and \$93,760, respectively (per 2018 Tax Statement included in Tab 9). The estimated taxable value of the 14 acre portion is approximately \$262,135. Property ID# 224466 has a total commercial acreage value of \$12,030. (Please see 2018 Tax Statement in Tab 9).

The ammonia tanks are proposed for location on 11 acres of Property ID# R182510. The 11 acre portion of Property ID# R182510 is approximately 10.45% of the total 66.968 acres. For the 2018 taxable year, the total commercial acreage value of Property ID# R182510 is listed at \$1,339,360, with the 11 acre portion of that tract valued at approximately \$140,000 (Please See 2018 Tax Statement in Tab 9).

The total taxable value of all property not eligible to become qualified property is less than \$415,000.



Re-investment Zone

Ammonia Pipeline

Property that is not eligible to become qualified property

Block #63

Area #1

Area #3

300ft
-94.905 29.384 Degrees

POWERED BY
esri

Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | USDA FSA, DigitalGlobe, GeoEye

CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

TAB 11

Maps that clearly show:

a) Project vicinity

See attached map.

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

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c) Qualified property including location of new buildings or new improvements

CONFIDENTIAL

d) Existing property

CONFIDENTIAL

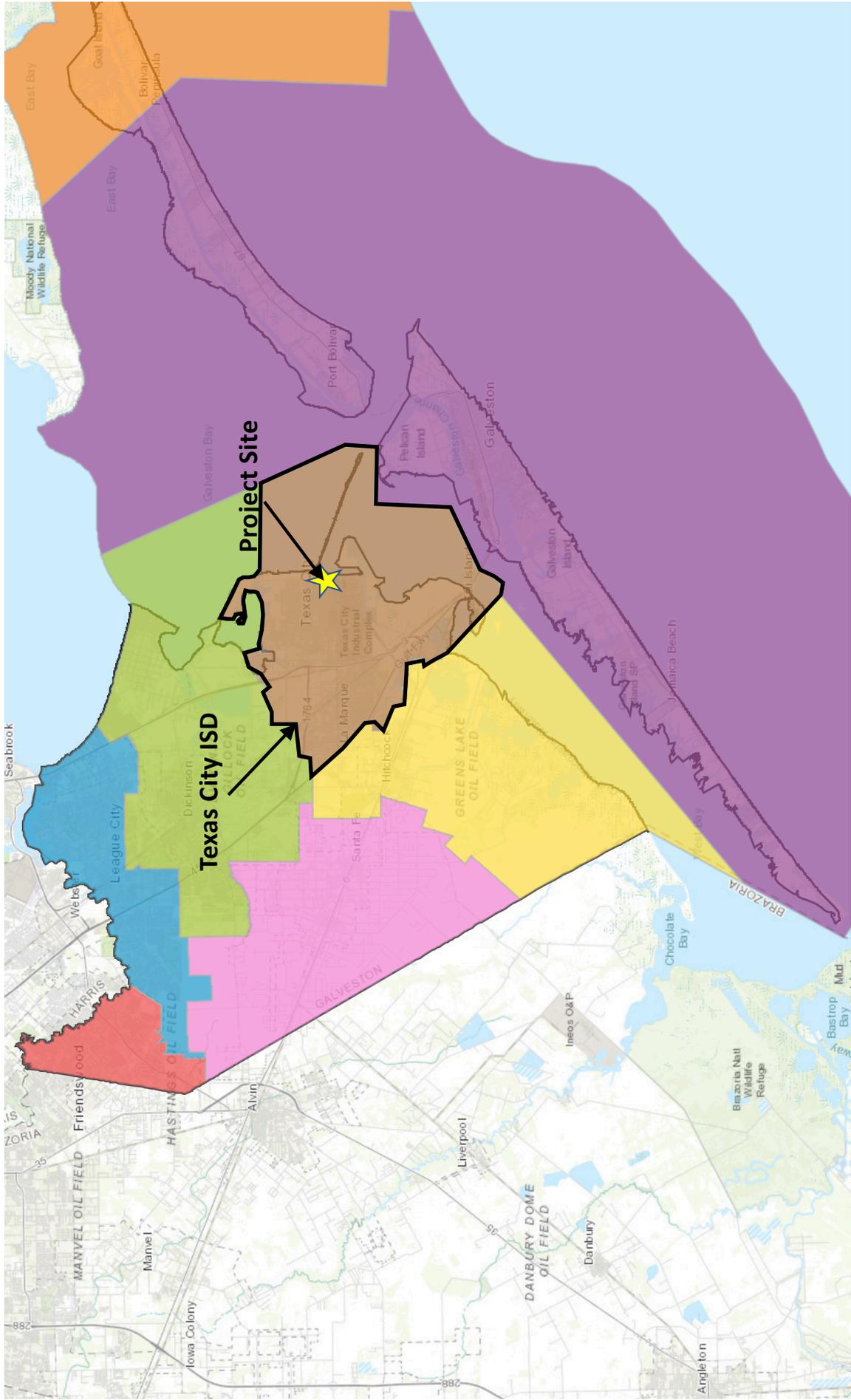
e) Land location within vicinity map

Please see Tab 16 for information and map relating to Texas City Reinvestment Zone No. 1, as amended. Additional land portion for Block 63 to be included in modified reinvestment zone to comply with qualified land as defined in Texas Tax Code Chapter 313.021(2)(A).

f) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size

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Tab 11(a)



CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

TAB 12

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

Not applicable.

CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

TAB 13

Calculation of possible wage requirements with TWC documentation

- 1) Galveston County average weekly wage for all jobs (all industries)
- 2) Galveston County average weekly wage for all jobs (manufacturing)
- 3) See attached Council of Governments Regional Wage Calculation and Documentation

Galveston County				
Chapter 313 Wage Calculation - All Jobs - All Industries				
Quarter	Year	Avg Weekly Wages*		Annualized
First	2018	\$	1,014	\$ 52,728
Second	2018	\$	903	\$ 46,956
Third	2018	\$	911	\$ 47,372
Fourth	2018	\$	972	\$ 50,544
	Average	\$	950	\$ 49,400

Galveston County				
Chapter 313 Wage Calculation - All Jobs - Manufacturing Jobs				
Quarter	Year	Avg Weekly Wages*		Annualized
First	2018	\$	3,200	\$ 166,400
Second	2018	\$	1,983	\$ 103,116
Third	2018	\$	1,920	\$ 99,840
Fourth	2018	\$	1,975	\$ 102,700
	Average	\$	2,270	\$ 118,014
		x	110%	110%
		\$	2,496.45	\$ 129,815.40

Year	Period	Area	Ownership	Industry Code	Industry	Level	Average Weekly Wage
2018	01	Galveston	Total All	10	Total, All Industries	0	1,014
2018	02	Galveston	Total All	10	Total, All Industries	0	903
2018	03	Galveston	Total All	10	Total, All Industries	0	911
2018	04	Galveston	Total All	10	Total, All Industries	0	972
2018	01	Galveston	Total All	31-33	Manufacturing	2	3,200
2018	02	Galveston	Total All	31-33	Manufacturing	2	1,983
2018	03	Galveston	Total All	31-33	Manufacturing	2	1,920
2018	04	Galveston	Total All	31-33	Manufacturing	2	1,975

Drag a column header and drop it here to group by that column

Year	Period	Area	Ownership	Industry Code	Industry	Level	Average Weekly Wage
2018	01	Galveston	Total All	10	Total, All Industries	0	1,014
2018	02	Galveston	Total All	10	Total, All Industries	0	903
2018	03	Galveston	Total All	10	Total, All Industries	0	911
2018	04	Galveston	Total All	10	Total, All Industries	0	972
2018	01	Galveston	Total All	31-33	Manufacturing	2	3,200
2018	02	Galveston	Total All	31-33	Manufacturing	2	1,983
2018	03	Galveston	Total All	31-33	Manufacturing	2	1,920
2018	04	Galveston	Total All	31-33	Manufacturing	2	1,975



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

COG	Wages	
	Hourly	Annual
Texas	\$26.24	\$54,587
1. Panhandle Regional Planning Commission	\$23.65	\$49,190
2. South Plains Association of Governments	\$19.36	\$40,262
3. NORTEX Regional Planning Commission	\$23.46	\$48,789
4. North Central Texas Council of Governments	\$26.80	\$55,747
5. Ark-Tex Council of Governments	\$18.59	\$38,663
6. East Texas Council of Governments	\$21.07	\$43,827
7. West Central Texas Council of Governments	\$21.24	\$44,178
8. Rio Grande Council of Governments	\$18.44	\$38,351
9. Permian Basin Regional Planning Commission	\$26.24	\$54,576
10. Concho Valley Council of Governments	\$19.67	\$40,924
11. Heart of Texas Council of Governments	\$21.53	\$44,781
12. Capital Area Council of Governments	\$31.49	\$65,497
13. Brazos Valley Council of Governments	\$17.76	\$36,931
14. Deep East Texas Council of Governments	\$17.99	\$37,428
15. South East Texas Regional Planning Commission	\$34.98	\$72,755
16. Houston-Galveston Area Council	\$28.94	\$60,202
17. Golden Crescent Regional Planning Commission	\$26.94	\$56,042
18. Alamo Area Council of Governments	\$22.05	\$45,869
19. South Texas Development Council	\$15.07	\$31,343
20. Coastal Bend Council of Governments	\$28.98	\$60,276
21. Lower Rio Grande Valley Development Council	\$17.86	\$37,152
22. Texoma Council of Governments	\$21.18	\$44,060
23. Central Texas Council of Governments	\$19.30	\$40,146
24. Middle Rio Grande Development Council	\$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.

CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

TAB 14

Schedules A1, A2, B, C and D completed and signed Economic Impact (if applicable)

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

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

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 the year that will become Qualified Property	New investment made during the year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other new investment made during the year that will not become Qualified Property (SEE NOTE)	Other new investment made during the 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								
Investment made after filing complete application with district, but before final board approval of application		2020-2021	2020	\$0	\$0	\$0	\$0	\$0
Investment made after final board approval of application and before Jan. 1 of final complete tax year or qualifying time period								
Complete tax years of qualifying time period								
	Q1P1	2021-2022	2021	\$72,500,000	\$18,000,000	\$0	\$0	\$90,500,000
	Q1P2	2022-2023	2022	\$335,000,000	\$94,000,000	\$0	\$0	\$429,000,000
Total Investment through Qualifying Time Period [NEVER this row in Schedule A2]				\$480,000,000	\$120,000,000	\$0	\$0	\$600,000,000
Total Qualified Investment (sum of green cells)				\$900,000,000				

Enter amounts from TOTAL row above in Schedule A2

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 afford economic impact and total value. Examples of other investment include investment meeting the definition of 31.3.021 (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 afford 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.

PROPERTY INVESTMENT AMOUNTS
 (Estimated Investment in each year. Do not put cumulative totals.)

Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	Column A	Column B	Column C	Column D	Column E
			New investment (original cost) in tangible personal property placed in service during this year. 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*			\$480,000,000	\$120,000,000	\$0	\$0	\$600,000,000
Each year prior to start of value limitation period**			\$0	\$0	\$0	\$0	\$0
1	2023-2024	2023	\$0	\$0	\$0	\$0	\$0
2	2024-2025	2024	\$0	\$0	\$0	\$0	\$0
3	2025-2026	2025	\$0	\$0	\$0	\$0	\$0
4	2026-2027	2026	\$0	\$0	\$0	\$0	\$0
5	2027-2028	2027	\$0	\$0	\$0	\$0	\$0
6	2028-2029	2028	\$0	\$0	\$0	\$0	\$0
7	2029-2030	2029	\$0	\$0	\$0	\$0	\$0
8	2030-2031	2030	\$0	\$0	\$0	\$0	\$0
9	2031-2032	2031	\$0	\$0	\$0	\$0	\$0
10	2032-2033	2032	\$0	\$0	\$0	\$0	\$0
Total Investment made through limitation			\$480,000,000	\$120,000,000	\$0	\$0	\$600,000,000
Continue to maintain viable presence							
11	2033-2034	2033			\$0		\$0
12	2034-2035	2034			\$0		\$0
13	2035-2036	2035			\$0		\$0
14	2036-2037	2036			\$0		\$0
15	2037-2038	2037			\$0		\$0
16	2038-2039	2038			\$0		\$0
17	2039-2040	2039			\$0		\$0
18	2040-2041	2040			\$0		\$0
19	2041-2042	2041			\$0		\$0
20	2042-2043	2042			\$0		\$0
21	2043-2044	2043			\$0		\$0
22	2044-2045	2044			\$0		\$0
23	2045-2046	2045			\$0		\$0
24	2046-2047	2046			\$0		\$0
25	2047-2048	2047			\$0		\$0

* 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: 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 8.1051. 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)

July 10, 2019

Gulf Coast Ammonia LLC

Texas City Independent School District

Form 50-296A
Revised May 2014

Date
Applicant Name
ISD Name

Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year)	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 18S after all reductions	Final taxable value for M&O after all reductions
	0	2020-2021	2020	0	\$18,000,000	\$72,500,000	\$90,500,000	\$90,500,000	\$90,500,000
	1	2021-2022	2021	\$0	\$36,000,000	\$145,000,000	\$271,500,000	\$271,500,000	\$271,500,000
	2	2022-2023	2022	\$0	\$120,000,000	\$480,000,000	\$600,000,000	\$600,000,000	\$600,000,000
	1	2023-2024	2023	\$0	\$117,000,000	\$460,800,000	\$577,800,000	\$577,800,000	\$80,000,000
	2	2024-2025	2024	\$0	\$114,000,000	\$441,600,000	\$555,600,000	\$555,600,000	\$80,000,000
	3	2025-2026	2025	\$0	\$111,000,000	\$422,400,000	\$533,400,000	\$533,400,000	\$80,000,000
	4	2026-2027	2026	\$0	\$108,000,000	\$403,200,000	\$511,200,000	\$511,200,000	\$80,000,000
	5	2027-2028	2027	\$0	\$105,000,000	\$384,000,000	\$489,000,000	\$489,000,000	\$80,000,000
	6	2028-2029	2028	\$0	\$102,000,000	\$364,800,000	\$466,800,000	\$466,800,000	\$80,000,000
	7	2029-2030	2029	\$0	\$99,000,000	\$345,600,000	\$444,600,000	\$444,600,000	\$80,000,000
	8	2030-2031	2030	\$0	\$96,000,000	\$326,400,000	\$422,400,000	\$422,400,000	\$80,000,000
	9	2031-2032	2031	\$0	\$93,000,000	\$307,200,000	\$400,200,000	\$400,200,000	\$80,000,000
	10	2032-2033	2032	\$0	\$90,000,000	\$288,000,000	\$378,000,000	\$378,000,000	\$80,000,000
	11	2033-2034	2033	\$0	\$87,000,000	\$268,800,000	\$355,800,000	\$355,800,000	\$355,800,000
	12	2034-2035	2034	\$0	\$84,000,000	\$249,600,000	\$333,600,000	\$333,600,000	\$333,600,000
	13	2035-2036	2035	\$0	\$81,000,000	\$230,400,000	\$311,400,000	\$311,400,000	\$311,400,000
	14	2036-2037	2036	\$0	\$78,000,000	\$211,200,000	\$289,200,000	\$289,200,000	\$289,200,000
	15	2037-2038	2037	\$0	\$75,000,000	\$192,000,000	\$267,000,000	\$267,000,000	\$267,000,000
	16	2038-2039	2038	\$0	\$72,000,000	\$172,800,000	\$244,800,000	\$244,800,000	\$244,800,000
	17	2039-2040	2039	\$0	\$69,000,000	\$153,600,000	\$222,600,000	\$222,600,000	\$222,600,000
	18	2040-2041	2040	\$0	\$66,000,000	\$134,400,000	\$200,400,000	\$200,400,000	\$200,400,000
	19	2041-2042	2041	\$0	\$63,000,000	\$115,200,000	\$178,200,000	\$178,200,000	\$178,200,000
	20	2042-2043	2042	\$0	\$60,000,000	\$96,000,000	\$156,000,000	\$156,000,000	\$156,000,000
	21	2043-2044	2043	\$0	\$57,000,000	\$76,800,000	\$133,800,000	\$133,800,000	\$133,800,000
	22	2044-2045	2044	\$0	\$54,000,000	\$57,600,000	\$111,600,000	\$111,600,000	\$111,600,000
	23	2045-2046	2045	\$0	\$51,000,000	\$38,400,000	\$89,400,000	\$89,400,000	\$89,400,000
	24	2046-2047	2046	\$0	\$48,000,000	\$19,200,000	\$67,200,000	\$67,200,000	\$67,200,000
	25	2047-2048	2047	\$0	\$45,000,000	\$0	\$45,000,000	\$45,000,000	\$45,000,000

Additional years for 25 year economic impact as required by 313.026(c)(1)

Continue to maintain viable presence

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

Form 50-296A

Revised May 2014

Date: July 10, 2019
 Applicant Name: Gulf Coast Ammonia LLC
 ISD Name: Texas City Independent School District

Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary.</i>	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Construction		Non-Qualifying Jobs		Qualifying Jobs	
				Column A Number of Construction FTE's or man-hours (specify)	Column B Average annual wage rates for construction workers	Column C Number of non-qualifying jobs applicant estimates it will create (cumulative)	Column D Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Column E Average annual wage of new qualifying jobs	
	0	2020-2021	2020	50	\$68,000	N/A	3	\$65,000	
	1	2021-2022	2021	150	\$68,000	N/A	10	\$65,000	
	2	2022-2023	2022	75	\$68,000	N/A	40	\$65,000	
	1	2023-2024	2023			N/A	40	\$65,000	
	2	2024-2025	2024			N/A	40	\$65,000	
	3	2025-2026	2025			N/A	40	\$65,000	
	4	2026-2027	2026			N/A	40	\$65,000	
	5	2027-2028	2027			N/A	40	\$65,000	
	6	2028-2029	2028			N/A	40	\$65,000	
	7	2029-2030	2029			N/A	40	\$65,000	
	8	2030-2031	2030			N/A	40	\$65,000	
	9	2031-2032	2031			N/A	40	\$65,000	
	10	2032-2033	2032			N/A	40	\$65,000	
	11 through 25	2033-2048	2033-2048			N/A	40	\$65,000	

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 X

If yes, answer the following two questions:

C1a. Will the applicant request a job waiver, as provided under 313.025(f-1)? Yes No X

C1b. Will the applicant avail itself of the provision in 313.021(3)(F)? Yes No X

Date

July 10, 2019

Schedule D: Other Incentives (Estimated)

Applicant Name

Gulf Coast Ammonia LLC

ISD Name

Texas City Independent School District

Form 50-296A

Revised May 2014

Incentive Description	Taxing Entity (as applicable)	Beginning Year of Benefit	Duration of Benefit	State and Local Incentives for which the Applicant Intends to apply (Estimated)		
				Annual Tax Levy without Incentive	Annual Incentive	Annual Net Tax Levy
Tax Code Chapter 311	County: City:					
	Other:					
Tax Code Chapter 312	County: Galveston County	2023	10 years	\$5,000,000	\$5,000,000	\$0
	City: Texas City	2023	10 years	\$5,250,000	\$5,250,000	\$0
	Other: College of the Mainland	2023	10 years	\$2,300,000	\$2,300,000	\$0
Local Government Code Chapters 380/381	City: Texas City	2023	10 years	\$0	-\$1,100,000	-\$1,100,000
	Other:					
Freeport Exemptions						
Non-Annexation Agreements						
Enterprise Zone/Project						
Economic Development Corporation						
Texas Enterprise Fund						
Employee Recruitment						
Skills Development Fund						
Training Facility Space and Equipment						
Infrastructure Incentives						
Permitting Assistance						
Other:						
Other:						
Other:						
Other:						
TOTAL				\$7,300,000	\$6,200,000	-\$1,100,000

Additional information on incentives for this project:
 The applicant seeks to enter into a payment-in-lieu-of-tax or "PILLOT" agreement with the City of Texas City to remit a PILLOT payment of \$1,000,000 and \$100,000 annually during the term of the Ch. 312 agreement.

CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

TAB 15

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

Not applicable.

CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

TAB 16

Description of Reinvestment Zone or Enterprise Zone, including:

1. Evidence that the area qualifies as an enterprise zone as defined by the Governor's office

Not applicable.

2. Legal description of the reinvestment zone

See attached.

3. Order, resolution, or ordinance establishing the reinvestment zone

See attached.

4. Guidelines and criteria creating the zone

No guidelines and criteria are required or applicable for the City of Texas City to create the reinvestment zone.

ORDINANCE NO. 17-16

AN ORDINANCE OF THE CITY OF TEXAS CITY, TEXAS DESIGNATING A REINVESTMENT ZONE KNOWN AS THE "TEXAS CITY GULF COAST REINVESTMENT ZONE NO. 1" FOR PURPOSES OF COMMERCIAL-INDUSTRIAL TAX ABATEMENT; MAKING NECESSARY FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of Texas City, Texas (the "City") desires to make available tax abatement relief in the area designated by this Ordinance to encourage the development of primary employment and to attract major investment;

WHEREAS, the City adopted Resolution 16-78 on October 19, 2016 whereby it elected to become eligible to participate in tax abatement pursuant to the Property Redevelopment and Tax Abatement Act, Tex. Tax. Code Chapter 312, Sec. 312.002;

WHEREAS, the City adopted Resolution 17-002 on January 18, 2017 whereby it adopted guidelines and criteria governing tax abatement agreements pursuant to the Tex. Tax. Code Sec. 312.002;

WHEREAS, the City properly complied with the notice requirements pursuant to Section 312.201(d) and conducted a public hearing during its duly noticed public meeting held on Wednesday, May 17, 2017 at 5:00 p.m., regarding the designation of the area identified in the attached Exhibit "A-1" and "A-2" as a reinvestment zone for commercial-industrial tax abatement purposes, the deeds and legal descriptions of which are a matter of public record in the Galveston County Real Property Records and in the office of the City Secretary of Texas City, Texas;

WHEREAS, the City Commission finds that the improvements sought within the designated reinvestment zone are feasible and practical and would be a benefit to the land to be included in the zone and to the City after the expiration of a tax abatement agreement entered under Tex. Tax. Code Sec. 312.204;

WHEREAS, the City Commission finds that the designation of the reinvestment zone is reasonably likely to contribute to the retention or expansion of primary employment or to attract major investment in such reinvestment zone that will be a benefit to the property and will contribute to the economic development of the City of Texas City;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS:

Section 1. Designation of Reinvestment Zone. That pursuant to Chapter 312 of Texas Tax Code, the City of Texas City hereby designates the following described real property as a reinvestment zone for the purposes of commercial-industrial tax abatement which shall hereinafter be called "Texas City Gulf Coast Reinvestment Zone No. 1", to wit:

That portion of real property identified by Property ID 223922, being an approximate fourteen (14) acre portion of land contained within that geographical area located south of 2nd Avenue, east of 5th Street, west of 3rd Street and north of the property line for Property ID 223922 as depicted in Exhibit A-1 attached hereto; and

That portion of real property identified by Property ID 182510, being an approximate seven (7) acre portion of land contained within that geographical area identified in Exhibit A-2 attached hereto.

Section 2. Declaration of Eligible Property. That the City of Texas City hereby declares eligible for property tax abatement all eligible real and tangible personal property for commercial-industrial development, now or thereafter located in the "Texas City Gulf Coast Reinvestment Zone No. 1" as authorized by the City of Texas City guidelines and criteria for granting tax abatements in reinvestment zones and Chapter 312 of the Texas Tax Code.

Section 3. Severability. If any section, sentence, clause or phrase of this Ordinance should be held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

Section 4. Effective date. This Ordinance shall be effective upon its adoption.

PASSED and ADOPTED on this 17th day of May, 2017.


Matthew T. Doyle, Mayor

ATTEST:


James Hartshorn
City Secretary

APPROVED AS TO FORM:


Ron F. Plackemeier
City Attorney

EXHIBIT "A-1"

GALVESTON CAD PROPERTY ID: R223922 (PORTION)

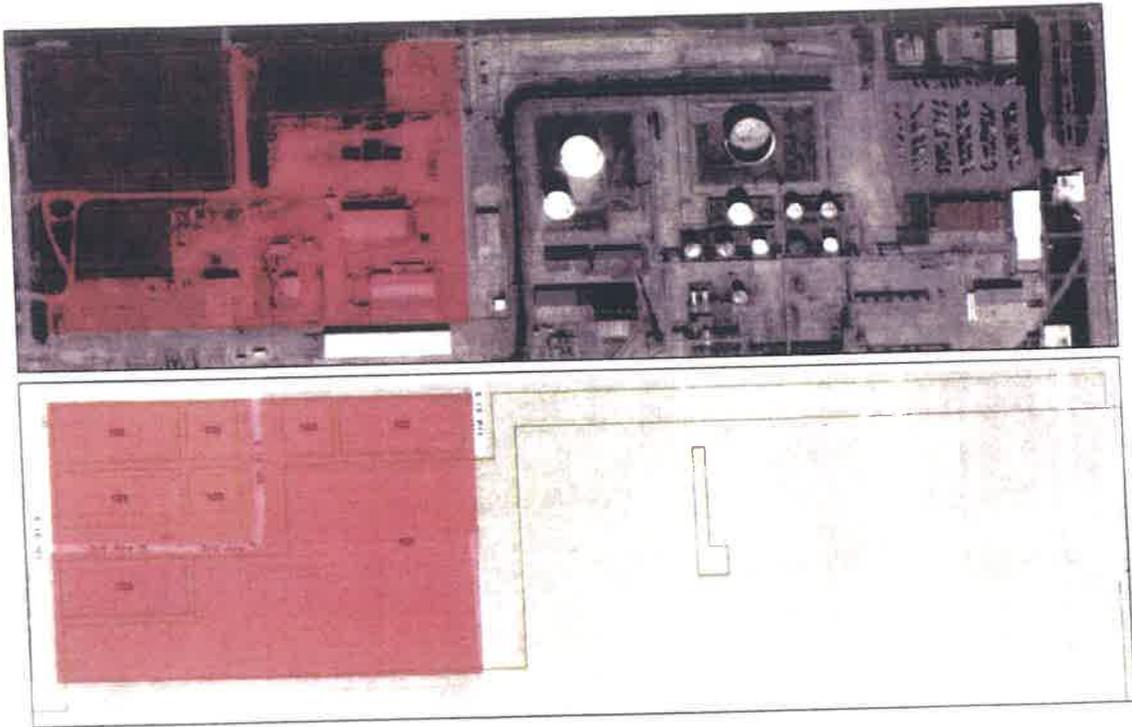


EXHIBIT "A-2"

GALVESTON CAD PROPERTY ID: R182510 (PORTION)



ORDINANCE NO. 17-32

AN ORDINANCE OF THE CITY OF TEXAS CITY, TEXAS, AMENDING ORDINANCE 17-16 TO AMEND THE BOUNDARIES OF THE "TEXAS CITY GULF COAST REINVESTMENT ZONE NO. 1" PREVIOUSLY DESIGNATED FOR COMMERCIAL-INDUSTRIAL TAX ABATEMENT TO MORE PARTICULARLY DEFINE THE BOUNDARIES OF THE REINVESTMENT ZONE ACCORDING TO THE LEGAL DESCRIPTIONS NOW AVAILABLE; MAKING NECESSARY FINDINGS OF FACT; RESOLVING ANY CONFLICTS CREATED BY AMENDMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City received an Application for Property Tax Abatement from Gulf Coast Ammonia, LLC on or about January 5, 2017 ("Applicant"), requesting property tax abatement from the City for a new ammonia production facility;

WHEREAS, the City previously adopted Ordinance 17-16 on May 17, 2017 whereby it designated certain areas of real property as the "Texas City Gulf Coast Reinvestment Zone No. 1" (the "Reinvestment Zone") for commercial-industrial tax abatement purposes pursuant to Texas Tax Code Section 312.201;

WHEREAS, the City now desires to amend Ordinance 17-16 to more particularly define the boundaries of the Reinvestment Zone according to the legal descriptions now available for the real property constituting the Reinvestment Zone previously designated for commercial-industrial tax abatement purposes;

WHEREAS, the City has complied with the published and written notices required by Texas Tax Code Section 312.201(d) and thereafter conducted a public hearing during its duly noticed open public meeting held on Wednesday, December 6, 2017 at 5:00 p.m., regarding the amendment of "Texas City Gulf Coast Reinvestment Zone No. 1" to more particularly define by legal description the boundaries of the Reinvestment Zone for commercial-industrial tax abatement purposes, the deeds and legal descriptions of which are a matter of public record in the Galveston County Real Property Records and in the office of the City Secretary of Texas City, Texas;

WHEREAS, the City Commission finds and reaffirms that the Applicant's proposed improvements intended for the Reinvestment Zone made the subject of this amendment are feasible and practical and would benefit the real property to be included in the Reinvestment Zone and the City after the expiration of a tax abatement agreement if executed between the Applicant and the City under Texas Tax Code Section 312.204;

WHEREAS, the City Commission finds that the amended Reinvestment Zone remains reasonably likely to contribute to the retention or expansion of primary employment or to attract major investment in such Reinvestment Zone that it will benefit the real property contained therein and will significantly contribute to and enhance the City's further economic development;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS:

Section 1. Amendment of Reinvestment Zone Boundaries. Pursuant to Chapter 312 of Texas Tax Code, the City hereby amends Section 1 of Ordinance 17-16 which previously designated the "Texas City Gulf Coast Reinvestment Zone No. 1" for commercial-industrial tax abatement purposes and hereby redefines the Reinvestment Zone's boundaries as follows:

Area 1: An approximate 14.7318 acres in the N. Hurd Survey, Abstract No. 77, City of Texas City, Galveston County Texas, as depicted by the Area 1 Survey and described by the metes and bounds legal description in Exhibit "A" attached hereto; and

Area 3: An approximate 11.9412 acres in the James B. Wells Survey, Abstract No. 205 and the N. Hurd Survey, Abstract No. 686, City of Texas City, Galveston County Texas, as depicted by the Area 3 Survey and described by the metes and bounds legal description in Exhibit "A" attached hereto.

Section 2. Declaration of Eligible Property. The City of Texas City hereby declares eligible for property tax abatement all eligible real and tangible personal property for commercial-industrial development, now or thereafter located in the amended "Texas City Gulf Coast Reinvestment Zone No. 1" as authorized by the City of Texas City guidelines and criteria for granting tax abatements in reinvestment zones and Chapter 312 of the Texas Tax Code.

Section 3. Limited Repeal & Amendment. All provisions of Ordinance 17-16 in conflict with the provisions of this Ordinance amending the boundaries of the "Texas City Gulf Coast Reinvestment Zone No. 1" are hereby repealed, and all other provisions of Ordinance 17-16 not in conflict with this Ordinance shall remain in full force and effect.

Section 4. Severability. If any section, sentence, clause or phrase of this Ordinance should be held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance and the City Commission declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional.

Section 5. Effective date. This Ordinance shall be effective upon its adoption.

PASSED and ADOPTED on this 6th day of December 2017.

Matthew T. Doyle, Mayor

ATTEST:

APPROVED AS TO FORM:

James Hartshorn
City Secretary

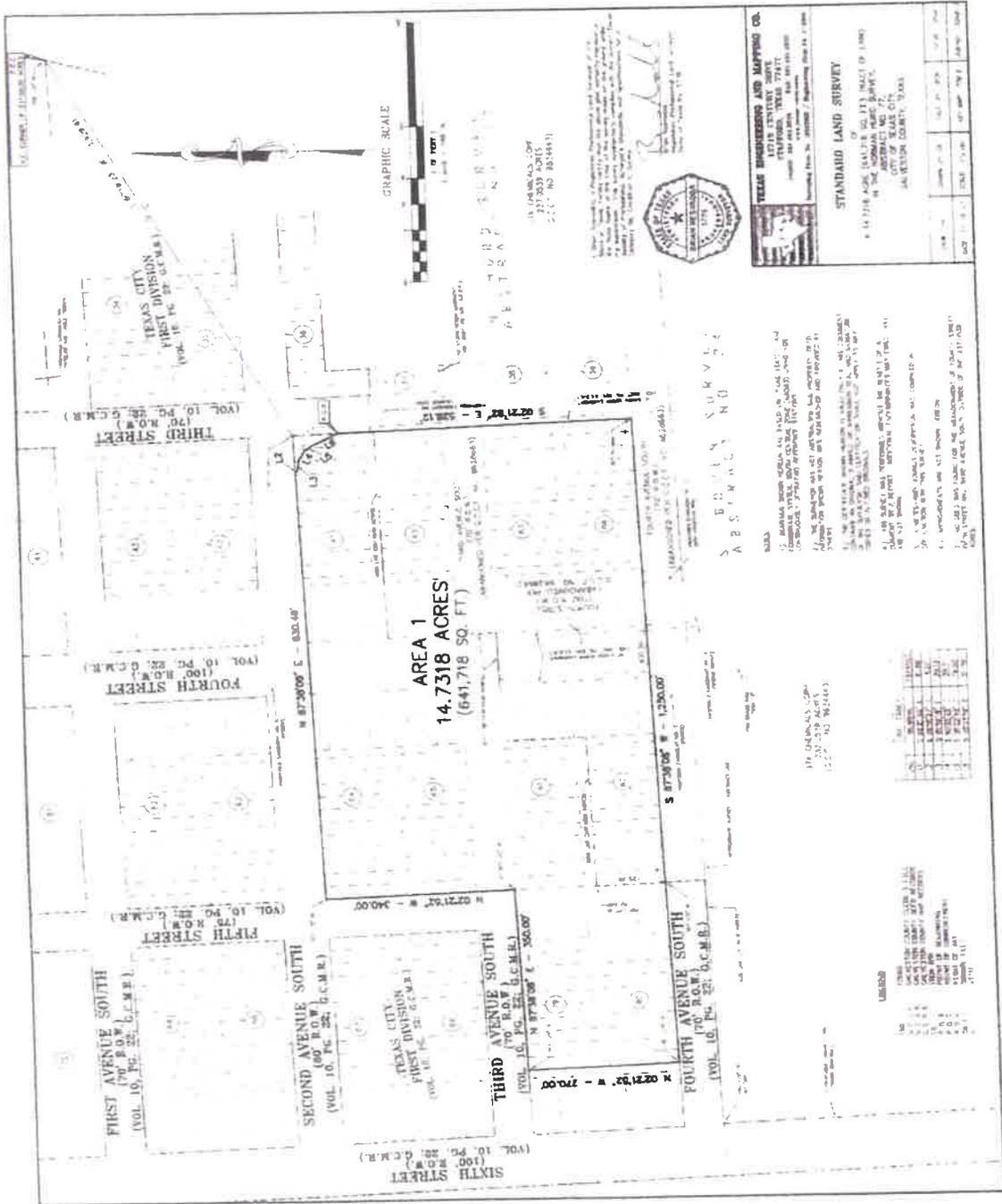
Russell Plackemeier
Acting City Attorney

EXHIBIT "A"

Legal Description of Premises

(See Attached)

Area 1 Survey



TELE ENGINEERING AND MAPPING CO.
 1414 TEXAS DRIVE
 HOUSTON, TEXAS 77057
 PHONE: 771-1111
 TELEX: 151111
 CABLE: 151111

STANDARD LAND SURVEY
 OF
 A 14.7318 ACRES (641,718 SQ. FT.) TRACT IN 1980
 IN THE COUNTY OF GALVESTON,
 CITY OF TEXAS CITY,
 GALVESTON COUNTY, TEXAS

- NOTES**
1. ALL AREAS SHOWN ON THIS SURVEY ARE SUBJECT TO ALL EXISTING EASEMENTS, RIGHTS OF WAY, AND OTHER INTERESTS.
 2. THE BOUNDARIES SHOWN ON THIS SURVEY ARE BASED ON THE DATA FURNISHED BY THE CLIENT AND THE FIELD MEASUREMENTS MADE BY THE SURVEYOR.
 3. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY OR THE ADJACENT PROPERTIES.
 4. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES.
 5. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES.
 6. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES.
 7. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES.

DETAILED DATA

LINE	BEARING	DISTANCE	AREA
1	N 87°20'00" E	330.00'	1.0000
2	S 87°20'00" W	1230.00'	1.0000
3	N 02°12'32" W	730.00'	1.0000
4	N 87°20'00" E	330.00'	1.0000
5	S 87°20'00" W	1230.00'	1.0000
6	N 02°12'32" W	730.00'	1.0000
7	N 87°20'00" E	330.00'	1.0000
8	S 87°20'00" W	1230.00'	1.0000
9	N 02°12'32" W	730.00'	1.0000
10	N 87°20'00" E	330.00'	1.0000
11	S 87°20'00" W	1230.00'	1.0000
12	N 02°12'32" W	730.00'	1.0000
13	N 87°20'00" E	330.00'	1.0000
14	S 87°20'00" W	1230.00'	1.0000
15	N 02°12'32" W	730.00'	1.0000
16	N 87°20'00" E	330.00'	1.0000
17	S 87°20'00" W	1230.00'	1.0000
18	N 02°12'32" W	730.00'	1.0000
19	N 87°20'00" E	330.00'	1.0000
20	S 87°20'00" W	1230.00'	1.0000
21	N 02°12'32" W	730.00'	1.0000
22	N 87°20'00" E	330.00'	1.0000
23	S 87°20'00" W	1230.00'	1.0000
24	N 02°12'32" W	730.00'	1.0000
25	N 87°20'00" E	330.00'	1.0000
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27	N 02°12'32" W	730.00'	1.0000
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31	N 87°20'00" E	330.00'	1.0000
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97	N 87°20'00" E	330.00'	1.0000
98	S 87°20'00" W	1230.00'	1.0000
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103	N 87°20'00" E	330.00'	1.0000
104	S 87°20'00" W	1230.00'	1.0000
105	N 02°12'32" W	730.00'	1.0000
106	N 87°20'00" E	330.00'	1.0000
107	S 87°20'00" W	1230.00'	1.0000
108	N 02°12'32" W	730.00'	1.0000
109	N 87°20'00" E	330.00'	1.0000
110	S 87°20'00" W	1230.00'	1.0000
111	N 02°12'32" W	730.00'	1.0000
112	N 87°20'00" E	330.00'	1.0000
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114	N 02°12'32" W	730.00'	1.0000
115	N 87°20'00" E	330.00'	1.0000
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123	N 02°12'32" W	730.00'	1.0000
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132	N 02°12'32" W	730.00'	1.0000
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148	N 87°20'00" E	330.00'	1.0000
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Area 1 Legal Description

November 10, 2017

Area 1
14.7318 acres in the N. Hurd Survey, Abstract No. 77,
City of Texas City, Galveston County, Texas

A FIELD NOTE DESCRIPTION of 14.7318 acres (641,718 square feet) of land in the N. Hurd Survey, Abstract No. 77, City of Texas City, Galveston County, Texas: said 14.7318 acre tract being a portion of Block 41 and all of Blocks 40, 64-65, 79-80 and 81-84, Texas City First Division, according to the map or plat recorded in Volume 10, Page 22 of the Galveston County Map Records, also being a portion of Fourth Street (100 feet wide), Fifth Street (75 feet wide) and Third Avenue South (70 feet wide), according to the map or plat recorded in Volume 10, Page 22 of the Galveston County Map Records and also being a portion of a 237.0539 acre tract of land conveyed to STX Chemicals Corp., as recorded in Galveston County Clerk's File No. 9634443; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on the Texas State Plane Coordinate System, South Central Zone using National Geodetic Survey Continuously Operating Reference Stations:

COMMENCING FOR REFERENCE at a 1/2-inch iron rod found for the northeast corner of said 237.0539 acre tract, from which a brass disk found bears North 67° 20' 24" West 2,180.23 feet:

THENCE, South 60° 19' 28" West 3,929.81 feet to a pk nail set at the intersection of the south right-of-way line of Second Avenue South (80 feet wide), according to the map or plat recorded in Volume 10, Page 22 of the Galveston County Map Records with the west right-of-way line of Third Street (70 feet wide), according to the map or plat recorded in Volume 10, Page 22 of the Galveston County Map Records for the northeast corner of said Block 41:

THENCE, South 02° 21' 52" East 81.88 feet with the west right-of-way line of said Third Street and with the east line of said Block 41 to an angle point and POINT OF BEGINNING of this tract;

THENCE, South 02° 21' 52" East with the west right-of-way line of said Third Street and with the east line of said Blocks 41, at a distance of 58.12 feet pass a point for a northwest corner of said 237.0539 acre tract and continuing with the east line of said Block 40, 83 and 84 for a total distance of 528.12 feet to a pk nail set at the intersection of the north right-of-way line of Fourth Avenue South (70 feet wide), according to the map or plat recorded in Volume 10, Page 22 of the Galveston County Map Records with the west right-of-way line of said Third Street for the southeast corner of said Block 84 and for the southeast corner of this tract:

THENCE, South 87° 38' 08" West with the north line of said Fourth Avenue South and with the south line of said Blocks 84 and 82, at a distance of 900.00 feet pass a 1/2-inch iron rod set in a west line of said 237.0539 acre tract at the intersection of the north right-of-way line of said Fourth Avenue South with the east right-of-way line of Fifth Street (75 feet wide), according to the map or plat recorded in Volume 10, Page 22 of the Galveston County Map Records for the southwest corner of said Block 82 and continuing with the north right-of-way line of said Fourth Avenue South and with the south line of said Block 80 for a total distance of 1,250.00 feet to a 1/2-inch iron rod set for the southwest corner of this tract.

THENCE, North 02° 21' 52" West 270.00 feet with the east line of a 15 foot wide alley, according to the map or plat recorded in Volume 10, Page 22 of the Galveston County Map Records to a 1/2-inch iron rod set in the south right-of-way line of said Third Avenue South and in the north line of said Block 79 for a northwest corner of this tract;

THENCE, North 87° 38' 08" East - 350.00 feet with the south line of said Third Avenue South and with the north line of said Block 79 to a 1/2-inch iron rod set in the east right-of-way line of said Fifth Street for the northwest corner of said Block 81 and for an interior corner of this tract.

THENCE, North 02° 21' 52" West - 340.00 feet with the east right-of-way line of said Fifth Street and with the west line of said Block 65 and 64 to a 1/2-inch iron rod set at the intersection of the south right-of-way line of said Second Avenue South with the east right-of-way line of said Fifth Street for the northwest corner of said Block 64 and for the northwest corner of this tract.

THENCE, North 87° 38' 08" East - 830.49 feet with the south right-of-way line of said Second Avenue South and with the north line of said Blocks 64 and 41 to a point for a northeast corner of this tract.

THENCE, South 28° 50' 27" East - 4.21 feet to an angle point of this tract.

THENCE, South 81° 10' 19" East - 20.13 feet to an angle point of this tract.

THENCE, South 60° 25' 25" East - 20.31 feet to an angle point of this tract.

THENCE, South 36° 22' 49" East - 19.03 feet to an angle point of this tract.

THENCE, South 25° 07' 19" East - 51.70 feet to the POINT OF BEGINNING and containing 14.7318 acre (641,718 square feet) of land.

Notes

- 1.) This metes-and-bounds description was written in conjunction with a survey performed on even date herewith.
- 2.) No deed was found for the abandonment of Fourth Street, Fifth Street and Third Avenue South outside of the 237.0539 acres.

COMPILED BY
Texas Engineering And Mapping Company
Civil Engineers - Land Surveyors
Stafford, Texas
Job No. 5049-3

549-1 Area 1 R1.doc




Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776

Area 3 Legal Description

November 10, 2017

Area 3

11.9412 acres in the James B. Wells Survey, Abstract No. 205 and the N. Hurd Survey, Abstract No. 686, City of Texas City, Galveston County, Texas

A FIELD NOTE DESCRIPTION of 11.9412 acres (520,158 square feet) of land in the James B. Wells Survey, Abstract No. 205 and the N. Hurd Survey, Abstract No. 686, City of Texas City, Galveston County, Texas; said 11.9412 acre tract being out of a 237.0539 acre tract of land conveyed to STX Chemicals Corp., as recorded in Galveston County Clerk's File No. 9634443 and being a portion of Easement No. CE-82-051, "Dock No. 5", between the State of Texas, the School Land Board of the State of Texas and Monsanto Company, as recorded in Galveston County Clerk's File No. 8302396; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on the Texas State Plane Coordinate System, South Central Zone using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a 1/2-inch iron rod found for the northeast corner of said 237.0539 acre tract and for the northeast corner of this tract; from which a brass disk found bears North 67° 20' 24" West - 2,180.23 feet;

THENCE, South 15° 00' 51" West - 690.33 feet with the east line of said 237.0539 acre tract to a point for the north corner of said "Dock No. 5" and for an interior corner of this tract;

THENCE, South 74° 59' 09" East - 60.46 feet to a point for the east corner of said "Dock No. 5" and for an east corner of this tract;

THENCE, South 15° 00' 51" West - 60.93 feet to a point for the south corner of said "Dock No. 5" and for a south corner of this tract;

THENCE, North 74° 59' 09" West - 60.46 feet to a point in the east line of said 237.0539 acre tract for the west corner of said "Dock No. 5" and for an interior corner of this tract;

THENCE, South 15° 00' 51" West - 77.70 feet with the east line of said 237.0539 acre tract to a point for the southeast corner of this tract;

THENCE, South 87° 10' 54" West, at a distance of 74.00 feet pass a 1/2-inch iron rod set for reference and continuing for a total distance of 459.87 feet to a point for the southwest corner of this tract;

THENCE, North 02° 49' 06" West - 744.05 feet to a 1/2-inch iron rod set for an interior corner of this tract;

THENCE, South 87° 34' 38" West - 609.86 feet to a 1/2-inch iron rod set for an angle point of this tract;

THENCE, South 43° 00' 53" West - 42.75 feet to an angle point of this tract;

THENCE, South 87° 34' 38" West - 614.18 feet to a pk nail set in the east right-of-way line of Bay Street (100 feet wide), according to the map or plat recorded in Volume 10, Page 22 of the Galveston County Map Records and also recorded in Volume 485, Page 180 and Volume 487, Page 3 of the Galveston County Deed Records for a southwest corner of this tract; from which a brass disc, "MON 06", found bears South 34° 32' 29" West - 11.58 feet;

THENCE, North 02° 25' 22" West - 30.00 feet with the east right-of-way line of said Bay Street and with the west line of said 237.0539 acre tract to a 1/2-inch iron rod set for the northwest corner of this tract;

THENCE, North 87° 34' 38" East - 573.39 feet to a 1/2-inch iron rod set for an angle point of this tract;

THENCE, North 43° 00' 53" East - 71.26 feet to a 1/2-inch iron rod set in the north line of said 237.0539 acre tract for an angle point of this tract;

THENCE, North 87° 34' 38" East - 1,343.74 feet with the north line of said 237.0539 acre tract to the POINT OF BEGINNING and containing 11 9412 acre (520,158 square feet) of land.

Note: This metes-and-bounds description was written in conjunction with a survey performed on even date herewith.

COMPILED BY:
Texas Engineering And Mapping Company
Civil Engineers - Land Surveyors
Stafford, Texas
Job No. 5049-3

5049-3 Area 1.doc



A handwritten signature in blue ink that reads "Brian Nesvadba".

Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776

EXHIBIT "B"

Site Plan of Premises and Eastman Texas City Complex

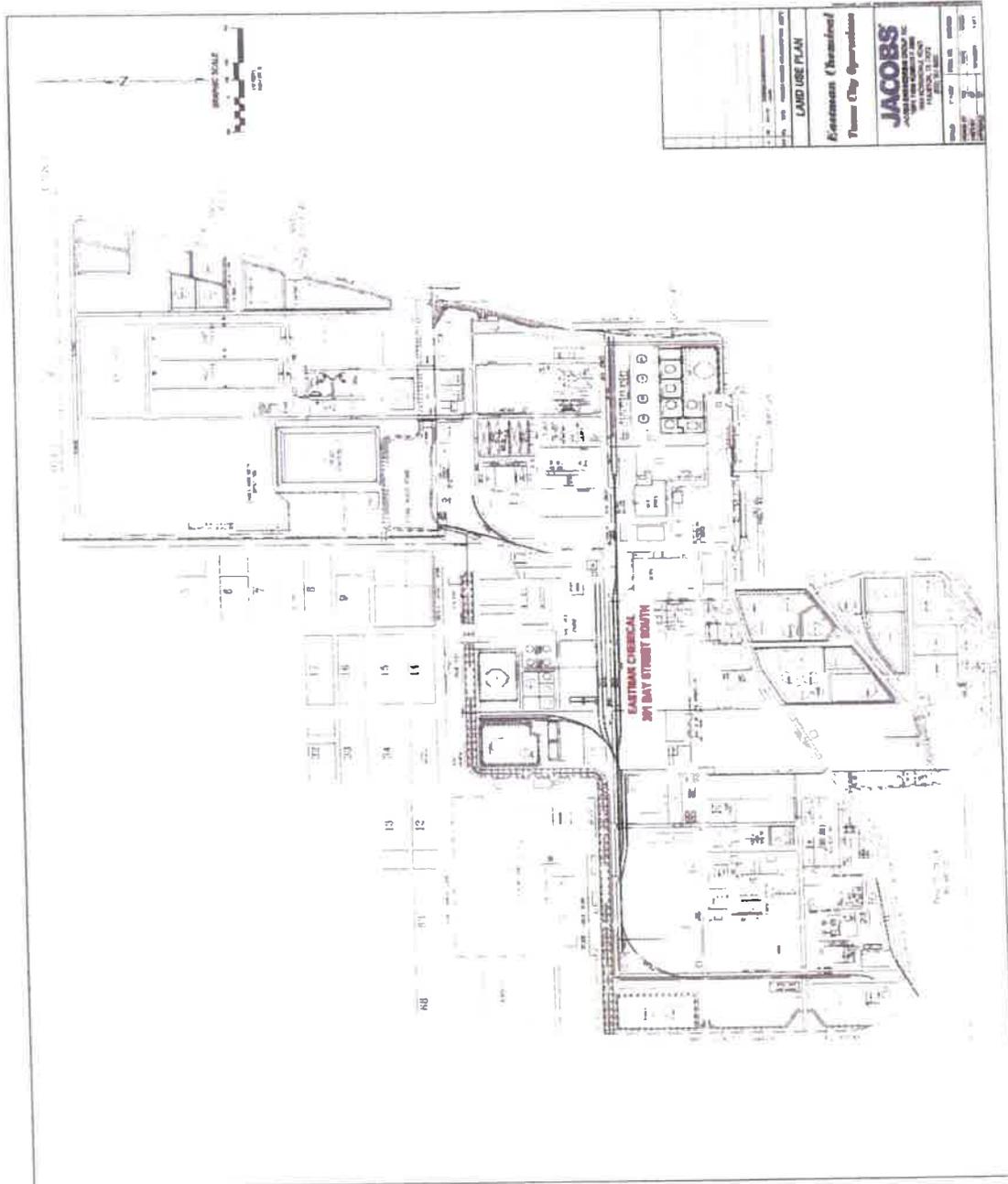
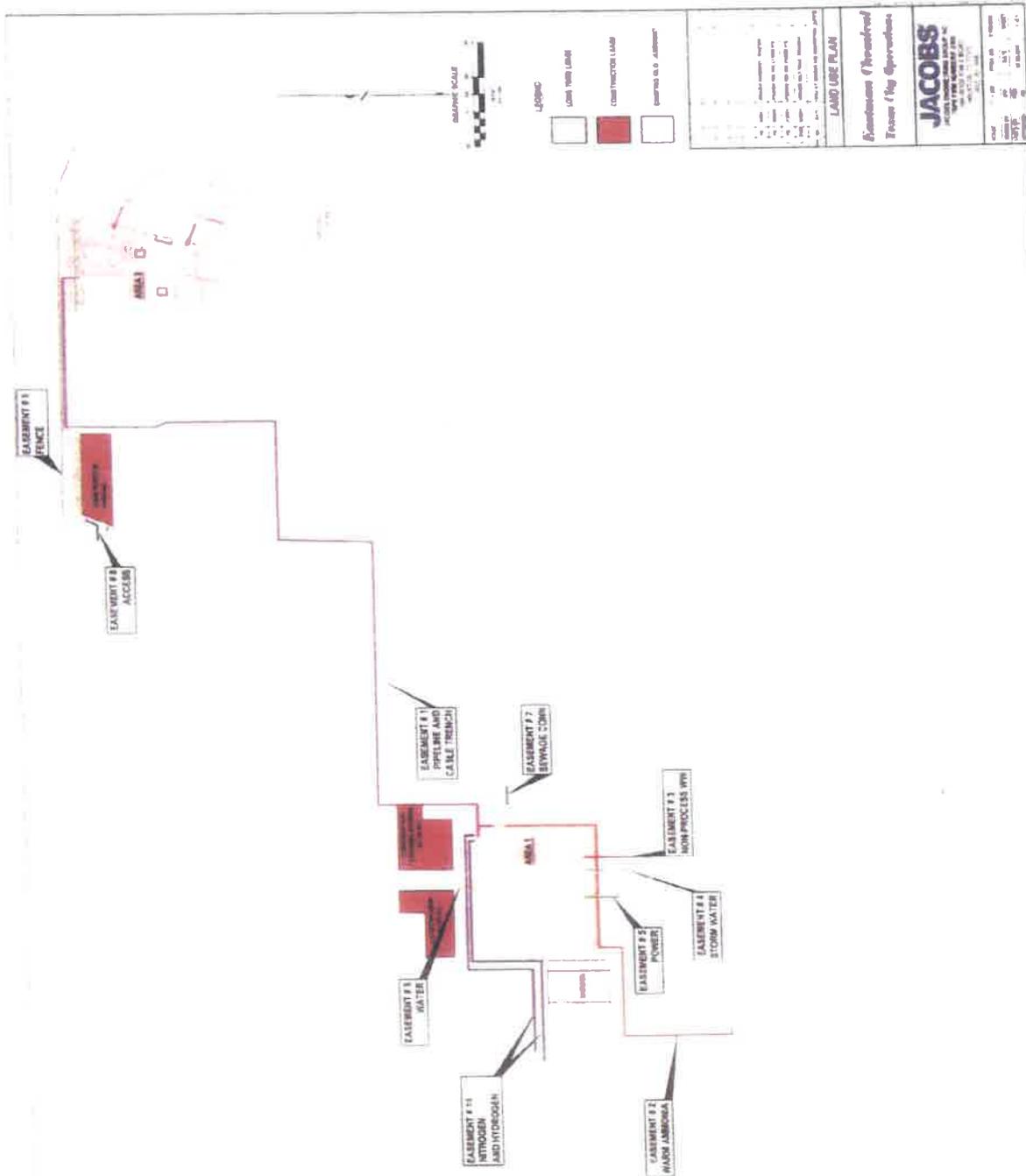


EXHIBIT "C"

Easements



CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

TAB 17

*Signature and Certification page signed and dated by Authorized School District Representative
and Authorized Gulf Coast Ammonia LLC 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 -> Rodney Cavness
Print Name (Authorized School District Representative)

Superintendent
Title

sign here -> [Handwritten Signature]
Signature (Authorized School District Representative)

7/16/19
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 -> Hamza Slimani
Print Name (Authorized Company Representative (Applicant))

CEO
Title

sign here -> [Handwritten Signature]
Signature (Authorized Company Representative (Applicant))

07/09/19
Date

Marte Christopher M
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MA6274945
Qualified in Bronx County
Commission Expires Mar. 09, 2021

(Notary Seal)

GIVEN under my hand and seal of office this, the 9 day of July, 2019
Notary Public in and for the State of Texas
My Commission expires: March 9, 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.