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August 26, 2019

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

RE: Application to the Port Arthur Independent School District from Motive Enterprises LLC

To the Local Government Assistance & Economic Analysis Division:

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

The Applicant submitted the Application to the school district on August 22, 2019. The Board voted to accept the application on August 22, 2019. The application has been determined complete as of August 26, 2019. The Applicant has provided the schedules in both electronic format and paper copies. The electronic copy is identical to the hard copy that will be hand delivered.

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

Sincerely,



Kevin O'Hanlon
School District Consultant

Cc: Jefferson County Appraisal District
Motive Enterprises LLC

Sent via email to mporterie@paisd.org

August 19, 2019

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

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

Dear Mr. Porterie:

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

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

Sincerely,



Walter B. Turville
Property Tax Lead

WBT:wt

C:\Users\Public\Documents\MyDocuments\Dept_03\PropertyTax\MPOProjects\Ch313_PAISD\Applications_Final\EthyleneDerivativesCh313LtrToPAISD_8-19-2019.docx

Enclosures

APPLICATION TAB ORDER FOR REQUESTED ATTACHMENTS

TAB	ATTACHMENT
1	Pages 1 through 11 of Application
2	Proof of Payment of Application Fee
3	Documentation of Combined Group membership under Texas Tax Code 171.0001(7), history of tax default, delinquencies and/or material litigation <i>(if applicable)</i>
4	Detailed description of the project
5	Documentation to assist in determining if limitation is a determining factor
6	Description of how project is located in more than one district, including list of percentage in each district and, if determined to be a single unified project, documentation from the Office of the Governor <i>(if applicable)</i>
7	Description of Qualified Investment
8	Description of Qualified Property
9	Description of Land
10	Description of all property not eligible to become qualified property <i>(if applicable)</i>
11	<p>Maps that clearly show:</p> <ul style="list-style-type: none"> 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>

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

August 22, 2019

Date Application Received by District

Dr. Mark	Porterie	
First Name	Last Name	
Superintendent		
Title		
Port Arthur Independent School District		
School District Name		
4801 9th Avenue		
Street Address		
P.O. Box 1388		
Mailing Address		
Port Arthur	Texas	77641-1388
City	State	ZIP
409-989-6100	409-989-6229	
Phone Number	Fax Number	
	mporterie@paisd.org	
	Email Address	
Mobile Number (optional)		

2. Does the district authorize the consultant to provide and obtain information related to this application? Yes No



SECTION 1: School District Information (continued)

3. Authorized School District Consultant (If Applicable)

Form for Authorized School District Consultant with fields for Name, Title, Firm Name, Phone Number, Fax Number, and Email Address.

- 4. On what date did the district determine this application complete? August 26, 2019
5. Has the district determined that the electronic copy and hard copy are identical? [X] Yes [] No

SECTION 2: Applicant Information

1. Authorized Company Representative (Applicant)

Form for Authorized Company Representative with fields for Name, Title, Street Address, Mailing Address, City, State, ZIP, Phone Number, Fax Number, and Business Email Address.

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

Form for contact information of the company official mentioned in question 2a, including Name, Title, Street Address, Mailing Address, City, State, ZIP, Phone Number, Fax Number, and Business Email Address.

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

SECTION 2: Applicant Information (continued)

4. Authorized Company Consultant (If Applicable)

Danny _____ Harris _____
 First Name Last Name
 Managing Member _____
 Title _____
 HH Property Tax Services _____
 Firm Name _____
 713-452-9852 _____
 Phone Number Fax Number
 dkharris@hhproptax.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? Motiva Enterprises LLC
 2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) 17602624904
 3. List the NAICS code 325110
 4. Is the applicant a party to any other pending or active Chapter 313 agreements? Yes No
 4a. If yes, please list application number, name of school district and year of agreement
Port Arthur ISD 2008 No. 37

SECTION 5: Applicant Business Structure

1. Identify Business Organization of Applicant (corporation, limited liability corporation, etc) Limited Liability Company
 2. Is applicant a combined group, or comprised of members of a combined group, as defined by Tax Code §171.0001(7)? 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 checked="" type="checkbox"/> Land has no existing improvements *	<input type="checkbox"/> Land has existing improvements <i>(complete Section 13)</i>
<input type="checkbox"/> Expansion of existing operation on the land <i>(complete Section 13)</i>	<input type="checkbox"/> Relocation within Texas

SECTION 8: Limitation as Determining Factor

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

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

SECTION 9: Projected Timeline

- 1. Application approval by school board Q4 2019
- 2. Commencement of construction Q4 2020
- 3. Beginning of qualifying time period January 2, 2022
- 4. First year of limitation 2025
- 5. Begin hiring new employees Q4 2024
- 6. Commencement of commercial operations Q4 2024
- 7. Do you propose to construct a new building or to erect or affix a new improvement after your application review start date (*date your application is finally determined to be complete*)? Yes No
Note: Improvements made before that time may not be considered qualified property.
- 8. When do you anticipate the new buildings or improvements will be placed in service? Q4 2024

SECTION 10: The Property

- 1. Identify county or counties in which the proposed project will be located Jefferson
- 2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property Jefferson CAD
- 3. Will this CAD be acting on behalf of another CAD to appraise this property? Yes No
- 4. List all taxing entities that have jurisdiction for the property, the portion of project within each entity and tax rates for each entity:
 County: Jefferson / \$0.364977 / 100% City: N/A
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
 Hospital District: N/A Water District: N/A
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
 Other (describe): See Tab 6 Other (describe): See Tab 6
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
- 5. Is the project located entirely within the ISD listed in Section 1? Yes No
 5a. If no, attach in **Tab 6** additional information on the project scope and size to assist in the economic analysis.
- 6. Did you receive a determination from the Texas Economic Development and Tourism Office that this proposed project and at least one other project seeking a limitation agreement constitute a single unified project (SUP), as allowed in §313.024(d-2)? Yes No
 6a. If yes, attach in **Tab 6** supporting documentation from the Office of the Governor.

SECTION 11: Investment

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

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

SECTION 12: Qualified Property

1. Attach a detailed description of the qualified property. [See §313.021(2)] (If qualified investment describes qualified property exactly, you may skip items a, b and c below.) The description must include:
 - 1a. a specific and detailed description of the qualified property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (Tab 8);
 - 1b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your qualified property (Tab 8); and
 - 1c. a map of the qualified property showing location of new buildings or new improvements with vicinity map (Tab 11).

2. Is the land upon which the new buildings or new improvements will be built part of the qualified property described by §313.021(2)(A)? Yes No
 - 2a. If yes, attach complete documentation including:
 - a. legal description of the land (Tab 9);
 - b. each existing appraisal parcel number of the land on which the new improvements will be constructed, regardless of whether or not all of the land described in the current parcel will become qualified property (Tab 9);
 - c. owner (Tab 9);
 - d. the current taxable value of the land. Attach estimate if land is part of larger parcel (Tab 9); and
 - e. a detailed map showing the location of the land with vicinity map (Tab 11).

3. Is the land on which you propose new construction or new improvements currently located in an area designated as a reinvestment zone under Tax Code Chapter 311 or 312 or as an enterprise zone under Government Code Chapter 2303? Yes No
 - 3a. If yes, attach the applicable supporting documentation:
 - a. evidence that the area qualifies as a enterprise zone as defined by the Governor's Office (Tab 16);
 - b. legal description of reinvestment zone (Tab 16);
 - c. order, resolution or ordinance establishing the reinvestment zone (Tab 16);
 - d. guidelines and criteria for creating the zone (Tab 16); and
 - e. a map of the reinvestment zone or enterprise zone boundaries with vicinity map (Tab 11)
 - 3b. If no, submit detailed description of proposed reinvestment zone or enterprise zone with a map indicating the boundaries of the zone on which you propose new construction or new improvements to the Comptroller's office within 30 days of the application date. What is the anticipated date on which you will submit final proof of a reinvestment zone or enterprise zone? Q4 2019

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

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

4. Total estimated market value of existing property (that property described in response to question 1): \$ 0.00
5. In Tab 10, include an appraisal value by the CAD of all the buildings and improvements existing as of a date within 15 days of the date the application is received by the school district.

6. Total estimated market value of proposed property not eligible to become qualified property (that property described in response to question 2): \$ 0.00

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

SECTION 14: Wage and Employment Information

1. What is the estimated number of permanent jobs (more than 1,600 hours a year), with the applicant or a contractor of the applicant, on the proposed qualified property during the last complete quarter before the application review start date (date your application is finally determined to be complete)? 0
2. What is the last complete calendar quarter before application review start date:
 First Quarter Second Quarter Third Quarter Fourth Quarter of 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)? 2,193
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? 145
5. What is the number of new non-qualifying jobs you are estimating you will create? 0
6. Do you intend to request that the governing body waive the minimum new qualifying job creation requirement, as provided under Tax Code §313.025(f-1)? Yes No
 - 6a. If yes, attach evidence in **Tab 12** documenting that the new qualifying job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards.
7. Attach in **Tab 13** the four most recent quarters of data for each wage calculation below, including documentation from the TWC website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information from the four quarterly periods for which data were available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22).
 - a. Average weekly wage for all jobs (all industries) in the county is 1,110.00
 - b. 110% of the average weekly wage for manufacturing jobs in the county is 2,278.65
 - c. 110% of the average weekly wage for manufacturing jobs in the region is 1,595.63
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? 82,973.00
10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 82,973.00
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**.

Motiva Enterprises LLC

Chapter 313 Application to Port Arthur ISD

Tab 2

Proof of Payment of Application Fee

Please find on the following page a copy of the receipt evidencing payment of the \$25,000.00 application fee to Port Arthur Independent School District.

Motiva Enterprises LLC

Chapter 313 Application to Port Arthur ISD



P. O. Box 1388
Port Arthur, TX 77641

To: MOTIVA ENTERPRISES LLC

Date: 8/12/19

RECEIPT # 00157197

DESCRIPTION	AMOUNT
CHAPTER 313 Application Fee 2019- Ethylene Derivatives Project ACH DEPOSIT	\$ 25,000.00
TOTAL	\$ 25,000.00

Received by Port Arthur Independent School District Business Office.

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

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

Motiva Enterprises LLC

Chapter 313 Application to Port Arthur ISD

Tab 3

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

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

Motiva Enterprises LLC

Chapter 313 Application to Port Arthur ISD



Texas Franchise Tax Extension Affiliate List

■ Tcode 13298 Franchise

■ Reporting entity taxpayer number

■ Report year

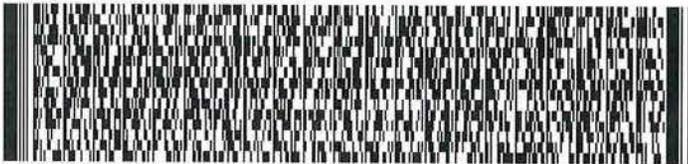
Reporting entity taxpayer name

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

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

Do not file this form when requesting a second extension.

Texas Comptroller Official Use Only



VE/DE FM



Motiva Enterprises LLC

Chapter 313 Application to Port Arthur ISD

Tab 4

Detailed Description of the Project

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

Motiva Enterprises LLC (“Motiva”) is evaluating the possible development, design and construction of multiple world-scale ethylene derivative units. The ethylene derivative units would manufacture polyethylene which is used in products such as plastic pipe, merchandise bags, milk jugs, food and beverage containers, household chemical and detergent bottles, pails, and drums. One of the potential locations for the new facilities is unimproved land located within the Motiva Port Arthur Refinery Complex in Jefferson County, Texas.

The proposed improvements for which the tax limitation is sought would include the ethylene derivative units along with all process infrastructure and auxiliary equipment including, but not limited to, compressors, motors, drums, vessels, heat exchangers, pumps, filters, reactors, packaged systems (which are standalone systems or self-contained production systems necessary for the main units to operate – for example, purified nitrogen may be required to run the ethylene manufacturing process), blowers and fans, dryers, dust collection units, mixers, feeders, extruder, rotary valves, scales, trolleys and hoists, utility service lines within the project boundary, storage tanks to be used exclusively for the holding of raw materials and intermediate products critical in the manufacturing process of the project, blending silos, electrical switchgear, transformers, substations, instrumentation equipment, equipment and structural foundations including supports, control equipment and facilities, warehouses for storage of spare parts inventories, raw material and utility distribution equipment, tanks and pipelines located within the project boundary, flares, pollution control equipment, cooling towers, shipping facility improvements and equipment related to the loading and shipping of polyethylene produced by the project, inter-plant piping, other chemical processing equipment constructed or installed to support the operations of the project, tie-ins, new road improvements and paving, fencing and facility security systems, fire prevention and safety equipment, rail car storage in transit (SIT) yard used to store polyethylene produced on site by the project in rail cars until there are a sufficient number of full rail cars to be shipped (Note: a limitation is not being requested for rail cars), rail car interchange track used to manage polyethylene produced on site by the project, rail car staging track used to stage polyethylene produced on site by the project, rail car transload track used to store polyethylene produced on site by the project, and rail spurs (all rail track and spurs are for the SIT yard and to connect with existing rail lines for movement of the final product produced on site by the project by rail to customers), railroad and truck racks, rail car loading and cleaning equipment, control, administration and other plant buildings

Motiva Enterprises LLC

Chapter 313 Application to Port Arthur ISD

integral to the manufacturing processes of the project, and water and sewer treatment facilities.

Upon timely granting of all required permits from respective federal, state, and local agencies, construction is currently proposed to commence in the fourth quarter of 2020 with completion estimated in the fourth quarter of 2024.

Motiva Enterprises LLC

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Tab 5

Documentation to assist in determining if limitation is a determining factor

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

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

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

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

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

Competitive abatement programs for the proposed new facilities exist in alternative locations. The impact of the property tax burden on the economic return of the proposed new facilities is an important factor in the site selection evaluation and decision. For the tax year 2018, Port Arthur ISD’s maintenance and operations (M&O) tax rate represents

Motiva Enterprises LLC

Chapter 313 Application to Port Arthur ISD

almost 50% of the total property tax burden imposed on taxable property located at the proposed site. Consequently, a limitation on appraised value under Chapter 313 of the Texas Tax Code is a determining factor in the decision to invest capital and construct the project in the State of Texas.

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

Motiva Enterprises LLC

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Tab 6

Project Location within Single or Multiple School Districts

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

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

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

Motiva Enterprises LLC

Chapter 313 Application to Port Arthur ISD

Tab 7

Description of Qualified Investment

Motiva Enterprises LLC (“Motiva”) is evaluating the possible development, design and construction of multiple world-scale ethylene derivative units. The ethylene derivative units would manufacture polyethylene which is used in products such as plastic pipe, merchandise bags, milk jugs, food and beverage containers, household chemical and detergent bottles, pails, and drums. One of the potential locations for the new facilities is unimproved land located within the Motiva Port Arthur Refinery Complex in Jefferson County, Texas.

The proposed improvements for which the tax limitation is sought would include the ethylene derivative units along with all process infrastructure and auxiliary equipment including, but not limited to, compressors, motors, drums, vessels, heat exchangers, pumps, filters, reactors, packaged systems (which are standalone systems or self-contained production systems necessary for the main units to operate – for example, purified nitrogen may be required to run the ethylene manufacturing process), blowers and fans, dryers, dust collection units, mixers, feeders, extruder, rotary valves, scales, trolleys and hoists, utility service lines within the project boundary, storage tanks to be used exclusively for the holding of raw materials and intermediate products critical in the manufacturing process of the project, blending silos, electrical switchgear, transformers, substations, instrumentation equipment, equipment and structural foundations including supports, control equipment and facilities, warehouses for storage of spare parts inventories, raw material and utility distribution equipment, tanks and pipelines located within the project boundary, flares, pollution control equipment, cooling towers, shipping facility improvements and equipment related to the loading and shipping of polyethylene produced by the project, inter-plant piping, other chemical processing equipment constructed or installed to support the operations of the project, tie-ins, new road improvements and paving, fencing and facility security systems, fire prevention and safety equipment, rail car storage in transit (SIT) yard used to store polyethylene produced on site by the project in rail cars until there are a sufficient number of full rail cars to be shipped (Note: a limitation is not being requested for rail cars), rail car interchange track used to manage polyethylene produced on site by the project, rail car staging track used to stage polyethylene produced on site by the project, rail car transload track used to store polyethylene produced on site by the project, and rail spurs (all rail track and spurs are for the SIT yard and to connect with existing rail lines for movement of the final product produced on site by the project by rail to customers), railroad and truck racks, rail car loading and cleaning equipment, control, administration and other plant buildings integral to the manufacturing processes of the project, and water and sewer treatment facilities.

Upon timely granting of all required permits from respective federal, state, and local agencies, construction is currently proposed to commence in the fourth quarter of 2020 with completion estimated in the fourth quarter of 2024.

Motiva Enterprises LLC

Chapter 313 Application to Port Arthur ISD

Tab 8

Description of Qualified Property

Motiva Enterprises LLC (“Motiva”) is evaluating the possible development, design and construction of multiple world-scale ethylene derivative units. The ethylene derivative units would manufacture polyethylene which is used in products such as plastic pipe, merchandise bags, milk jugs, food and beverage containers, household chemical and detergent bottles, pails, and drums. One of the potential locations for the new facilities is unimproved land located within the Motiva Port Arthur Refinery Complex in Jefferson County, Texas.

The proposed improvements for which the tax limitation is sought would include the ethylene derivative units along with all process infrastructure and auxiliary equipment including, but not limited to, compressors, motors, drums, vessels, heat exchangers, pumps, filters, reactors, packaged systems (which are standalone systems or self-contained production systems necessary for the main units to operate – for example, purified nitrogen may be required to run the ethylene manufacturing process), blowers and fans, dryers, dust collection units, mixers, feeders, extruder, rotary valves, scales, trolleys and hoists, utility service lines within the project boundary, storage tanks to be used exclusively for the holding of raw materials and intermediate products critical in the manufacturing process of the project, blending silos, electrical switchgear, transformers, substations, instrumentation equipment, equipment and structural foundations including supports, control equipment and facilities, warehouses for storage of spare parts inventories, raw material and utility distribution equipment, tanks and pipelines located within the project boundary, flares, pollution control equipment, cooling towers, shipping facility improvements and equipment related to the loading and shipping of polyethylene produced by the project, inter-plant piping, other chemical processing equipment constructed or installed to support the operations of the project, tie-ins, new road improvements and paving, fencing and facility security systems, fire prevention and safety equipment, rail car storage in transit (SIT) yard used to store polyethylene produced on site by the project in rail cars until there are a sufficient number of full rail cars to be shipped (Note: a limitation is not being requested for rail cars), rail car interchange track used to manage polyethylene produced on site by the project, rail car staging track used to stage polyethylene produced on site by the project, rail car transload track used to store polyethylene produced on site by the project, and rail spurs (all rail track and spurs are for the SIT yard and to connect with existing rail lines for movement of the final product produced on sited by the project by rail to customers), railroad and truck racks, rail car loading and cleaning equipment, control, administration and other plant buildings integral to the manufacturing processes of the project, and water and sewer treatment facilities.

Upon timely granting of all required permits from respective federal, state, and local agencies, construction is currently proposed to commence in the fourth quarter of 2020 with completion estimated in the fourth quarter of 2024.

Motiva Enterprises LLC

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Tab 9

Description of Land

The unimproved land on which the project will be located would be all or a portion of one or more of three parcels identified on the appraisal records of the Jefferson County Appraisal District ("JCAD") by the following Property ID Nos. and Geographic ID Nos.:

1. Property ID No. 264097/Geographic ID No. 045180-000-000100-00000-5
2. Property ID No. 264100/Geographic ID No. 045180-000-000200-00000-3
3. Property ID No. 403421/Geographic ID No. 049400-000-048945-00100-0

The JCAD real property account information for the above-referenced identifying numbers for the tax year 2019 is attached.

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

Motiva Enterprises LLC

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Jefferson CAD - Property Details

Jefferson CAD

Property Search Results > 264097 MOTIVA ENTERPRISES LLC for Year 2019

Tax Year:

Property

Account

Property ID:	264097	Legal Description:	TRACT 1 MOTIVA 1038.551 AC TAX ID#170
Geographic ID:	045180-000-000100-00000-5	Zoning:	
Type:	Real	Agent Code:	190
Property Use Code:	D4		
Property Use Description:	UNDEVELOPED OVER 5 AC(NOT AG)		

Location

Address:	TX	Mapsco:	109-41
Neighborhood:		Map ID:	0
Neighborhood CD:			

Owner

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

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$8,116,340	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$8,116,340	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$8,116,340	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$8,116,340	

Taxing Jurisdiction

Owner: MOTIVA ENTERPRISES LLC
 % Ownership: 100.0000000000%
 Total Value: \$8,116,340

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
--------	-------------	----------	-----------------	---------------	---------------

https://propaccess.trueautomation.com/clientdb/Property.aspx?cid=91&prop_id=264097&year=2019

1/2

Motiva Enterprises LLC

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8/21/2019

Jefferson CAD - Property Details

ID	Description	Area	Value	Value	Value
109	PORT ARTHUR ISD	1.383440	\$8,116,340	\$8,116,340	\$112,284.70
343	PORT OF PORT ARTHUR	0.213134	\$8,116,340	\$8,116,340	\$17,298.68
755	SABINE NECHES NAV DIST	0.092067	\$8,116,340	\$8,116,340	\$7,472.47
851	DRAINAGE DISTRICT #7	0.239850	\$8,116,340	\$8,116,340	\$19,467.04
901	JEFFERSON COUNTY	0.364977	\$8,116,340	\$8,116,340	\$29,622.77
A59	FARM AND LATERAL ROAD	0.000000	\$8,116,340	\$8,116,340	\$0.00
CAD	JEFFERSON CO APPRAISAL DISTRICT	0.000000	\$8,116,340	\$8,116,340	\$0.00
Total Tax Rate:		2.293468			
				Taxes w/Current Exemptions:	\$186,145.66
				Taxes w/o Exemptions:	\$186,145.66

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	Acres Style Type	331.5230	14441011.20	0.00	0.00	\$5,138,610	\$0
2	A1	Acres Style Type	312.7360	13622954.40	0.00	0.00	\$2,189,150	\$0
3	A1	Acres Style Type	394.2920	17175359.52	0.00	0.00	\$788,580	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$0	\$8,116,340	0	8,116,340	\$0	\$8,116,340
2018	\$0	\$8,116,340	0	8,116,340	\$0	\$8,116,340
2017	\$0	\$8,170,880	0	8,170,880	\$0	\$8,170,880
2016	\$0	\$8,170,880	0	8,170,880	\$0	\$8,170,880
2015	\$0	\$8,170,880	0	8,170,880	\$0	\$8,170,880
2014	\$0	\$8,170,880	0	8,170,880	\$0	\$8,170,880
2013	\$0	\$8,170,880	0	8,170,880	\$0	\$8,170,880
2012	\$0	\$8,170,880	0	8,170,880	\$0	\$8,170,880

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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Tax Due

Property Tax Information as of 08/21/2019

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (409) 840-9944

Website version: 1.2.2.31

Database last updated on: 8/20/2019 8:41 PM

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https://propaccess.trueautomation.com/clientdb/Property.aspx?cid=91&prop_id=264097&year=2019

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Motiva Enterprises LLC

Chapter 313 Application to Port Arthur ISD

8/21/2019

Jefferson CAD - Property Details

Jefferson CAD

Property Search Results > 264100 MOTIVA ENTERPRISES
LLC for Year 2019

Tax Year: 2019

Property

Account

Property ID:	264100	Legal Description:	TRACT 2 MOTIVA 98.57 AC ID#1152 500' STRIP/SPUR 215
Geographic ID:	045180-000-000200-00000-3	Zoning:	
Type:	Real	Agent Code:	190
Property Use Code:	F5		
Property Use Description:	OPERATING UNITS ACREAGE		

Location

Address:	TX	Mapsco:	109-39
Neighborhood:		Map ID:	0
Neighborhood CD:			

Owner

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

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$689,990	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$689,990	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$689,990	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$689,990	

Taxing Jurisdiction

Owner:	MOTIVA ENTERPRISES LLC
% Ownership:	100.0000000000%
Total Value:	\$689,990

https://propaccess.trueautomation.com/clientdb/Property.aspx?cid=91&prop_id=264100&year=2019

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Motiva Enterprises LLC

Chapter 313 Application to Port Arthur ISD

8/21/2019

Jefferson CAD - Property Details

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
109	PORT ARTHUR ISD	1.383440	\$689,990	\$689,990	\$9,545.60	
235	CITY OF PORT ARTHUR	0.792000	\$689,990	\$689,990	\$5,464.72	
343	PORT OF PORT ARTHUR	0.213134	\$689,990	\$689,990	\$1,470.60	
755	SABINE NECHES NAV DIST	0.092067	\$689,990	\$689,990	\$635.25	
851	DRAINAGE DISTRICT #7	0.239850	\$689,990	\$689,990	\$1,654.94	
901	JEFFERSON COUNTY	0.364977	\$689,990	\$689,990	\$2,518.30	
A59	FARM AND LATERAL ROAD	0.000000	\$689,990	\$689,990	\$0.00	
CAD	JEFFERSON CO APPRAISAL DISTRICT	0.000000	\$689,990	\$689,990	\$0.00	
Total Tax Rate:		3.085468				
					Taxes w/Current Exemptions:	\$21,289.41
					Taxes w/o Exemptions:	\$21,289.42

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	Acres Style Type	98.5700	4293709.20	0.00	0.00	\$689,990	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$0	\$689,990	0	689,990	\$0	\$689,990
2018	\$0	\$689,990	0	689,990	\$0	\$689,990
2017	\$0	\$702,240	0	702,240	\$0	\$702,240
2016	\$0	\$702,240	0	702,240	\$0	\$702,240
2015	\$0	\$702,240	0	702,240	\$0	\$702,240
2014	\$0	\$702,240	0	702,240	\$0	\$702,240
2013	\$0	\$702,240	0	702,240	\$0	\$702,240
2012	\$0	\$702,240	0	702,240	\$0	\$702,240

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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Tax Due

Property Tax Information as of 08/21/2019

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (409) 840-9944

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8/21/2019

Jefferson CAD - Property Details

Jefferson CAD

Property Search Results > 403421 JEFFERSON COUNTY
DRAINAGE DISTRICT NO 7 for Year 2019

Tax Year:

Property

Account

Property ID:	403421	Legal Description:	2,3,6,7 TR 1 B 6 RG L; 3,4,5,6 TR 1 BLK 7 RG L 29.018AC
Geographic ID:	049400-000-048945-00100-0	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:	CD		
Property Use Description:	VACANT DRAINAGE DIST PROPERTY		

Location

Address:		Mapsco:	109-39
Neighborhood:		Map ID:	
Neighborhood CD:			

Owner

Name:	JEFFERSON COUNTY DRAINAGE DISTRICT NO 7	Owner ID:	671837
Mailing Address:	PO BOX 3244 PORT ARTHUR, TX 77643-3244	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$203,130	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$203,130	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$203,130	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$203,130	

Taxing Jurisdiction

Owner: JEFFERSON COUNTY DRAINAGE DISTRICT NO 7
% Ownership: 100.0000000000%
Total Value: \$203,130

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
109	PORT ARTHUR ISD	1.383440	\$203,130	\$0	\$0.00

https://propaccess.trueautomation.com/clientdb/Property.aspx?cid=91&prop_id=403421&year=2019

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Motiva Enterprises LLC

Chapter 313 Application to Port Arthur ISD

8/21/2019

Jefferson CAD - Property Details

#	Property	Acres	Market Value	Taxes	Exemptions
235	CITY OF PORT ARTHUR	0.792000	\$203,130	\$0	\$0.00
343	PORT OF PORT ARTHUR	0.213134	\$203,130	\$0	\$0.00
755	SABINE NECHES NAV DIST	0.092067	\$203,130	\$0	\$0.00
851	DRAINAGE DISTRICT #7	0.239850	\$203,130	\$0	\$0.00
901	JEFFERSON COUNTY	0.364977	\$203,130	\$0	\$0.00
CAD	JEFFERSON CO APPRAISAL DISTRICT	0.000000	\$203,130	\$0	\$0.00
Total Tax Rate:		3.085468			
				Taxes w/Current Exemptions:	\$0.00
				Taxes w/o Exemptions:	\$6,267.51

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	Acres Style Type	29.0180	1264024.08	0.00	0.00	\$203,130	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$0	\$203,130	0	203,130	\$0	\$203,130
2018	\$0	\$203,130	0	203,130	\$0	\$203,130

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/23/2017	WD	WARRANTY DEED	MOTIVA ENTERPRISES LLC	JEFFERSON COUNTY DRAINAGE DISTRICT NO 7			2017022339

Tax Due

Property Tax Information as of 08/21/2019

Amount Due if Paid on:

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

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

Questions Please Call (409) 840-9944

Website version: 1.2.2.31

Database last updated on: 8/20/2019 8:41 PM

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Chapter 313 Application to Port Arthur ISD

Tab 10

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

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

All equipment and other property currently stored or located on the project site, including, but not limited to, vehicles, spare parts, conex (material storage) and temporary trailers would be relocated out of the project site. Such equipment and other property are not qualified property for purposes of this Application. Underground drainage piping and electrical poles and lines, which are not qualified property for purposes of this Application, may be left in place or rerouted as needed.

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

In addition:

1. *In **Tab 10**, attach a specific and detailed description of all **existing property**. This includes buildings and improvements existing as of the application review start date (the date the application is determined to be complete by the Comptroller). The description must provide sufficient detail to locate all existing property on the land that will be subject to the agreement and distinguish existing property from future proposed property.*

See the Schedule included as part of this Tab 10 and the maps included in Tab 11.

2. *In **Tab 10**, attach a specific and detailed description of all **proposed new property that will not become new improvements** as defined by TAC 9.1051. This includes proposed property that: functionally replaces existing or demolished/removed property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property; or is otherwise ineligible to become qualified property. The description must provide sufficient detail to distinguish existing property (question 1) and all proposed new property that cannot become qualified property from proposed qualified property that will be subject to the agreement (as described in Section 12 of this application).*

None – Not Applicable

3. *For the property not eligible to become qualified property listed in response to questions 1 and 2 of this section, provide the following supporting information in **Tab 10**:*

Motiva Enterprises LLC

Chapter 313 Application to Port Arthur ISD

- a. maps and/or detailed site plan;*
- b. surveys;*
- c. appraisal district values and parcel numbers;*
- d. inventory lists;*
- e. existing and proposed property lists;*
- f. model and serial numbers of existing property; or*
- g. other information of sufficient detail and description.*

See the Schedule included as part of this Tab 10 and the maps included in Tab 11.

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.*

See the Schedule included as part of this Tab 10 and the maps included in Tab 11.

Motiva Enterprises LLC

Chapter 313 Application to Port Arthur ISD

Schedule

All existing property is identified by the Jefferson County Appraisal District Property ID Nos. and Geographic ID Nos. listed below. Any existing property currently located on the project site will be removed prior to commencement of construction of the project.

<u>Property ID No.</u>	<u>Geographic ID No.</u>	<u>Legal Description</u>	<u>Type</u>	<u>Property Use</u>	<u>2018 Appraised Value</u>
146572	518400-000-000130-0000	ADM. & CAFETERIA SUBSTATIONS (CRU4-PWR) 518400-000-000130-00000 006220 R Use: F2	Real	INDUSTRIAL APPR BY CAPITOL	1,755,200
146577	518400-000-000140-0000	REFINERY PERS PROP 518400-000-000140-00000 006220 R Use: F2	Personal	HEAVY INDUSTRY (CAPITOL)	41,968,650
146581	518400-000-000150-0000-L	FUELS PROCESS 518400-000-000150-00000 006220 R Use: F2	Real	INDUSTRIAL APPR BY CAPITOL	414,464,000
146586	518400-000-000155-0000	LUBES PROCESS 518400-000-000155-00000 006220 R Use:F2	Real	INDUSTRIAL APPR BY CAPITOL	59,445,900
242906	518400-000-000500-0000	CRUDE EXPANSION PROJECT PROCESS 1 518400-000-000500-00000 006220 R Use:F2	Real	INDUSTRIAL APPR BY CAPITOL	2,396,585,300
255397	518400-000-000510-00000	CRUDE EXPANSION PROJECT TCEQ EXEMPT PROPERTY 518400-000-000510-00000 006220 R USE: F2	Real	Real - Plant Improvements (TCEQ)	585,227,800
146591	518400-000-000160-00000	TCEQ EXEMPT IMPROVEMENTS 518400-000-000160-00000 006220 R USE: F2	Real	Real - Plant Improvements (TCEQ)	33,553,200

Motiva Enterprises LLC

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Tab 11

Maps that clearly show:

- a) Project vicinity**
- b) Qualified investment including location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period**
- c) Qualified property including location of new buildings or new improvements**
- d) Existing property**
- e) Land location within vicinity map**
- f) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size**

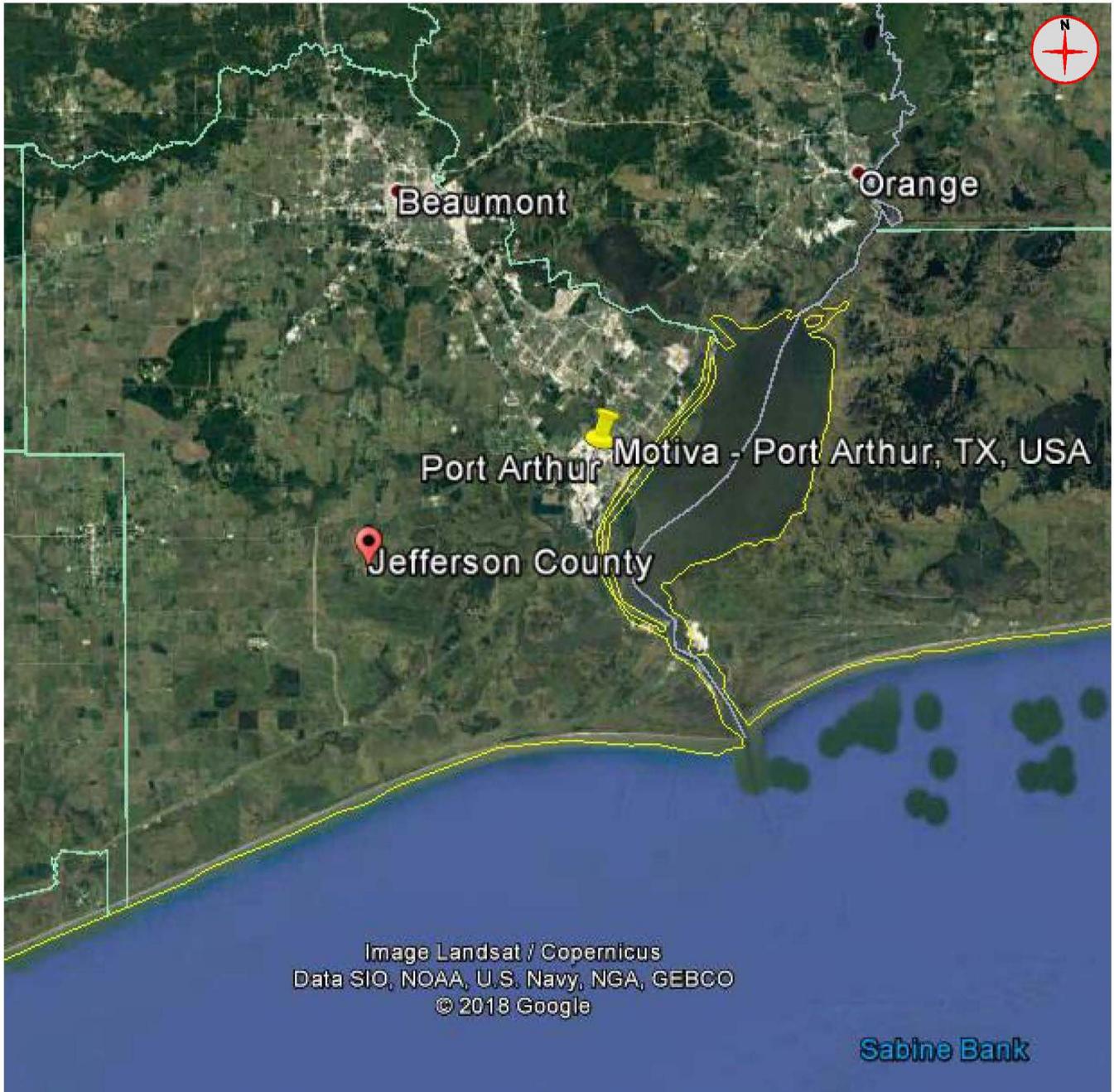
See attached maps.

Motiva Enterprises LLC

Chapter 313 Application to Port Arthur ISD

Proposed Motiva Port Arthur Ethylene Derivatives Project

The project would be located in Jefferson County
in Port Arthur ISD at Motiva's Port Arthur Refinery

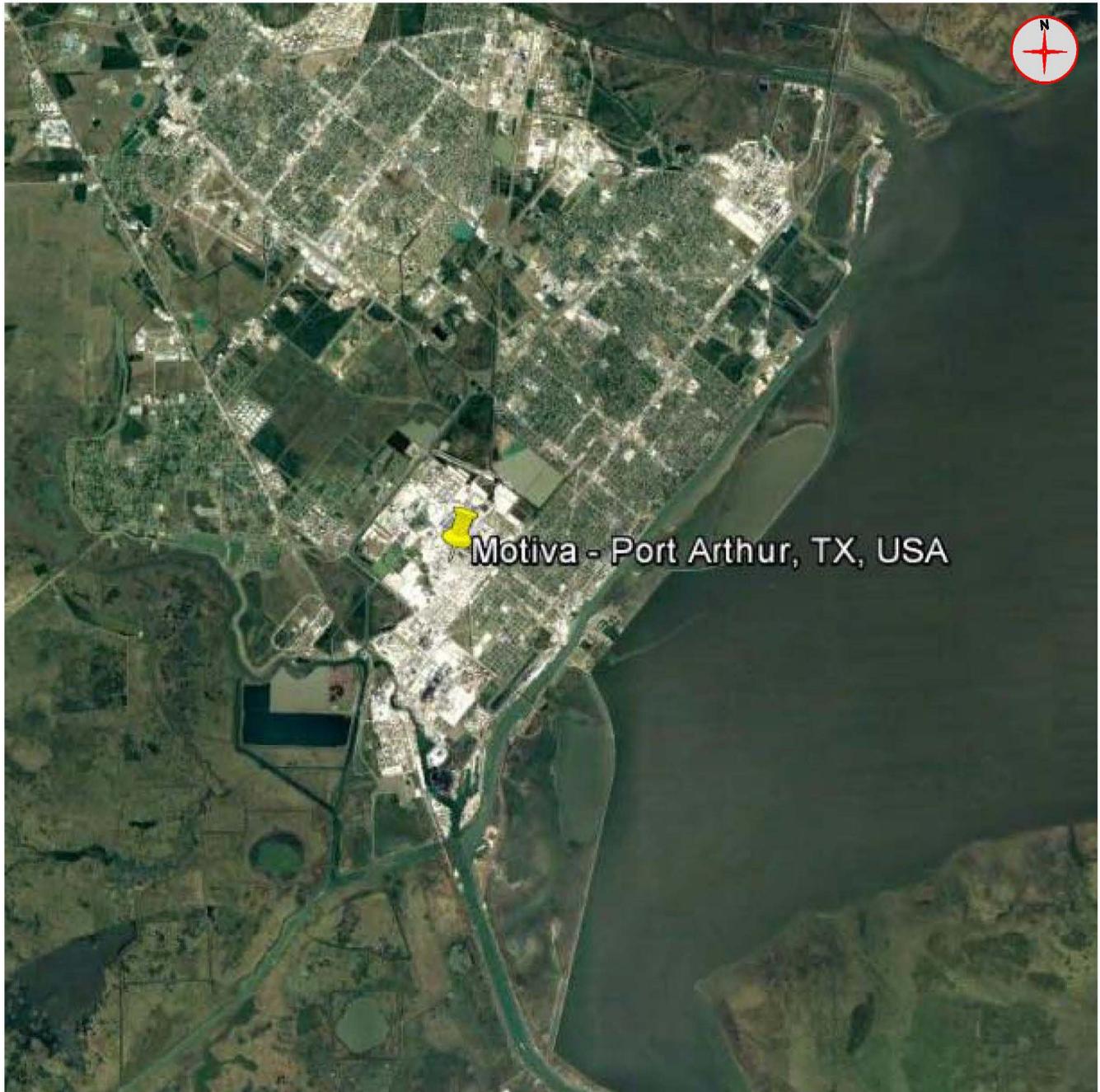


Motiva Enterprises LLC

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Proposed Motiva Port Arthur Ethylene Derivatives Project

The project would be located in Jefferson County in Port Arthur ISD at Motiva's Port Arthur Refinery



Motiva Enterprises LLC

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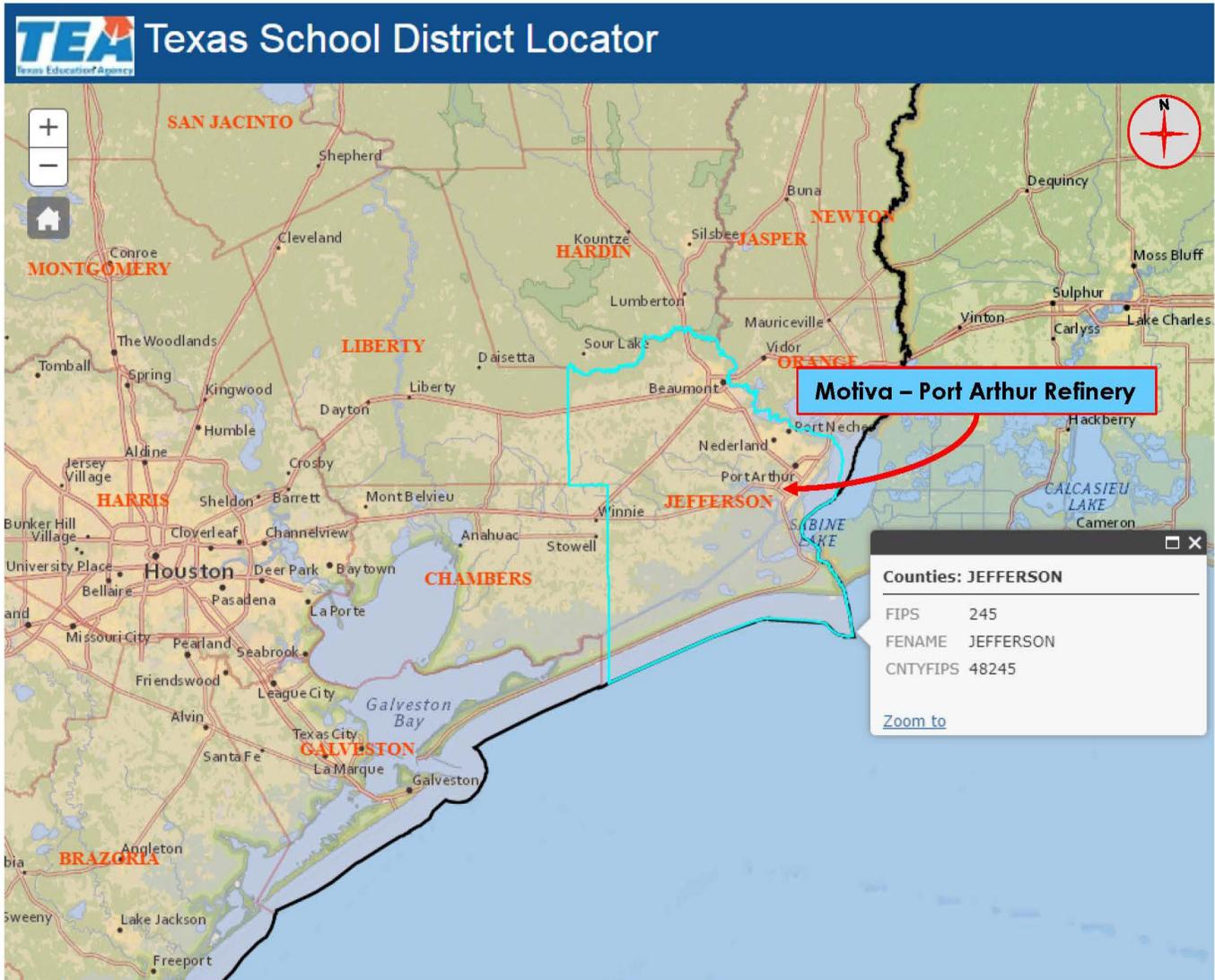


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Proposed Motiva Port Arthur Ethylene Derivatives Project

The project would be located in Jefferson County
in Port Arthur ISD at Motiva's Port Arthur Refinery

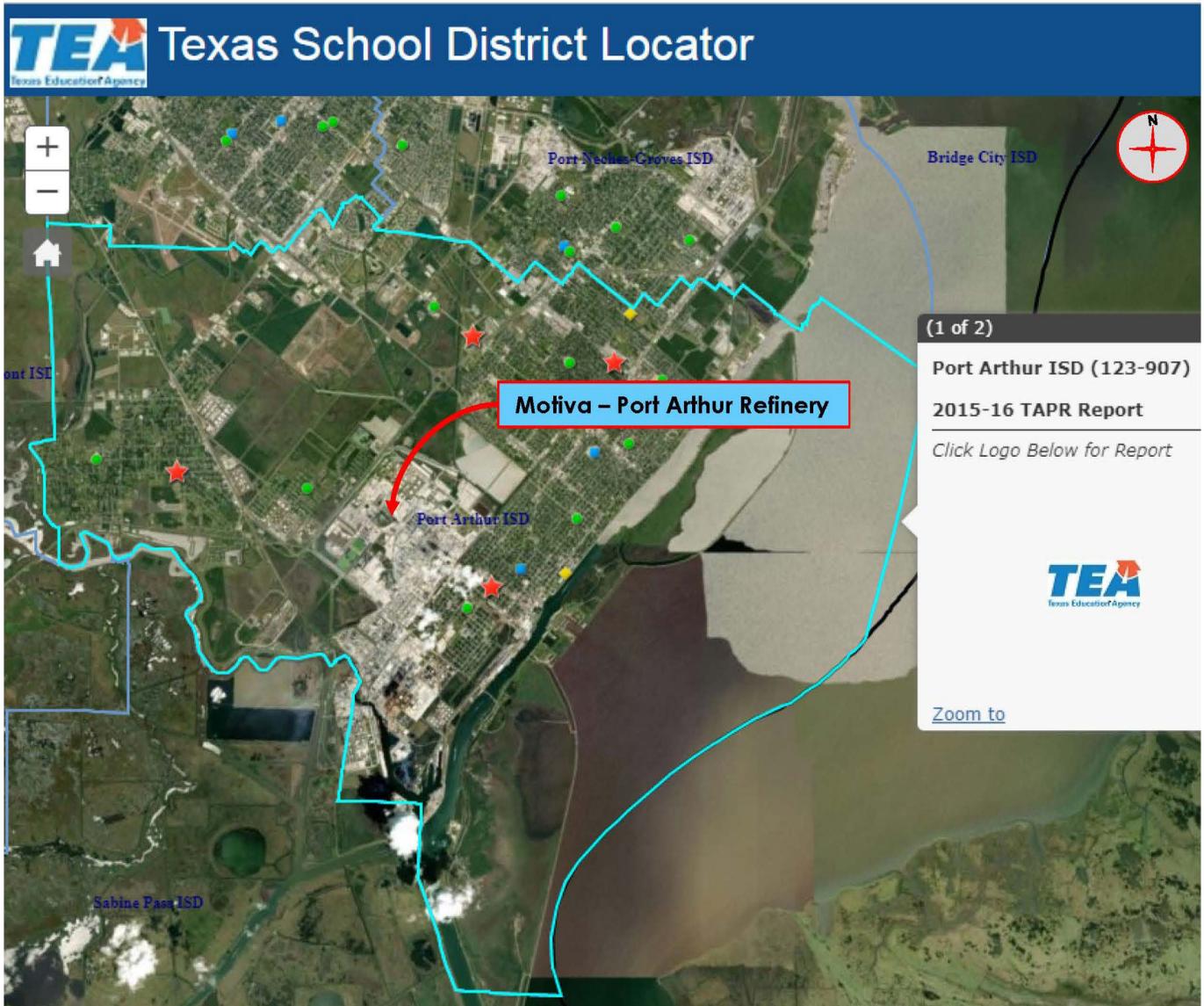


Motiva Enterprises LLC

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Proposed Motiva Port Arthur Ethylene Derivatives Project

The project would be located in Jefferson County in Port Arthur ISD at Motiva's Port Arthur Refinery

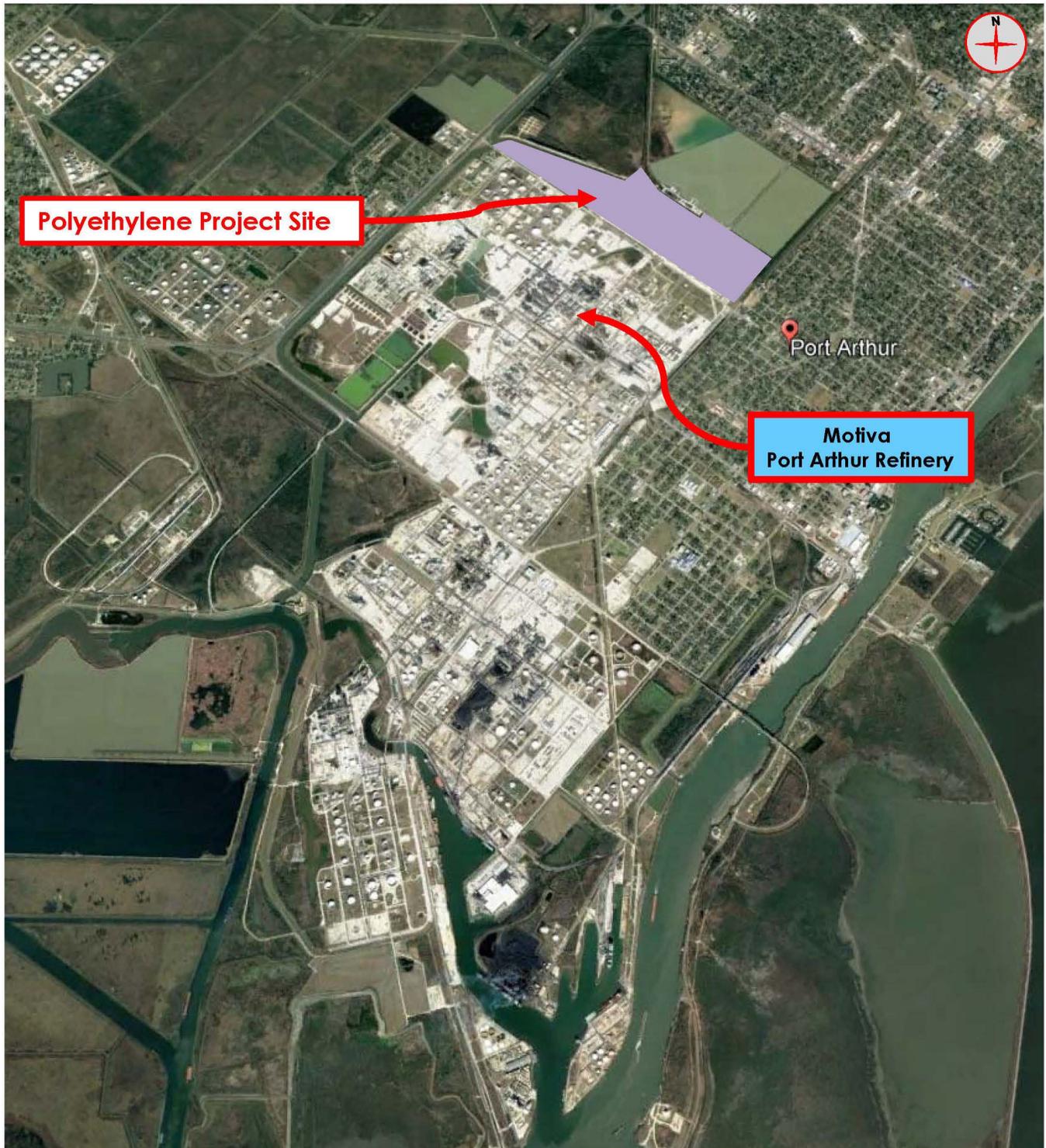


Motiva Enterprises LLC

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Proposed Motiva Port Arthur Ethylene Derivatives Project

The project would be located in Jefferson County in Port Arthur ISD at Motiva's Port Arthur Refinery

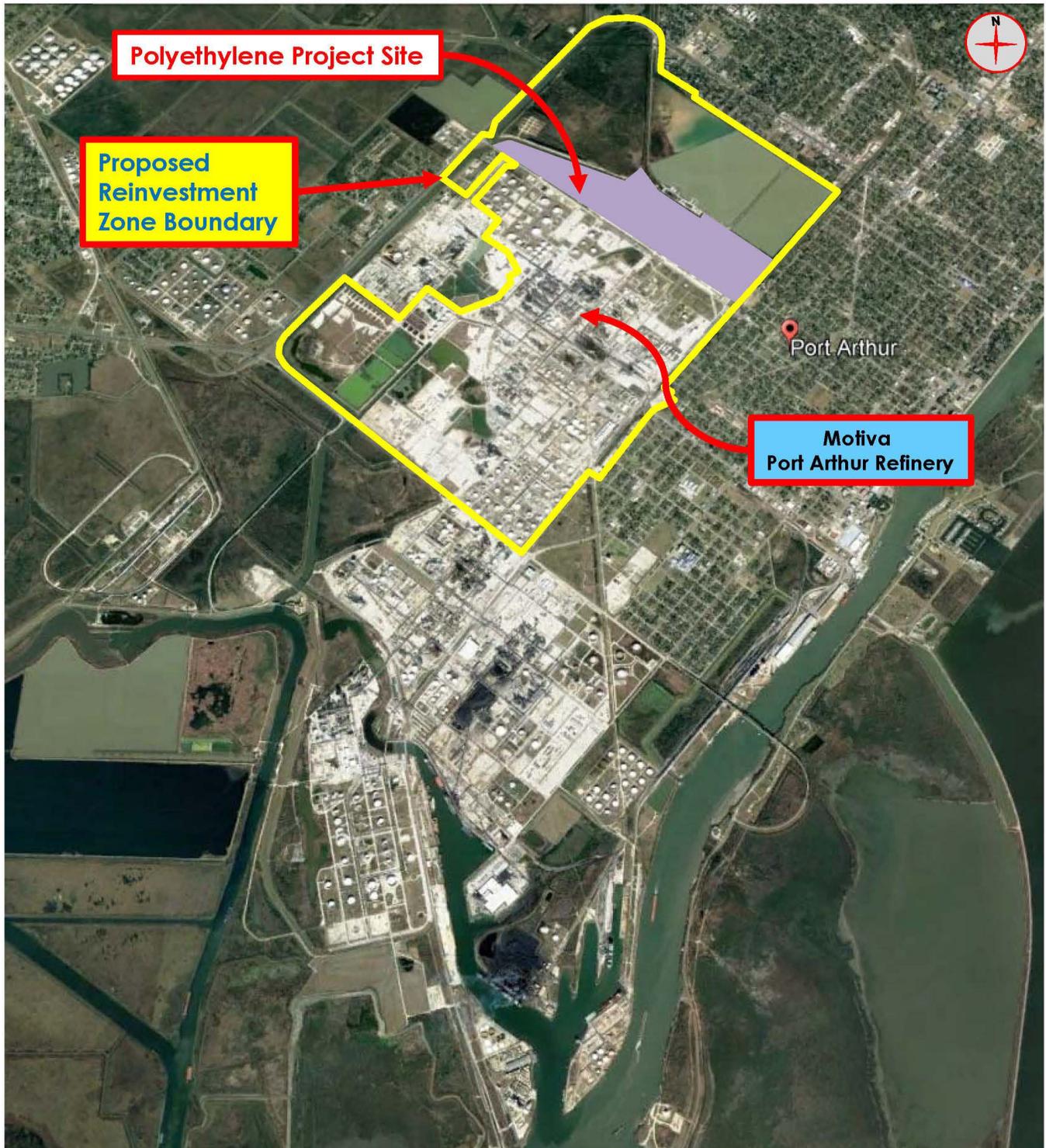


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The project would be located in Jefferson County in Port Arthur ISD at Motiva's Port Arthur Refinery

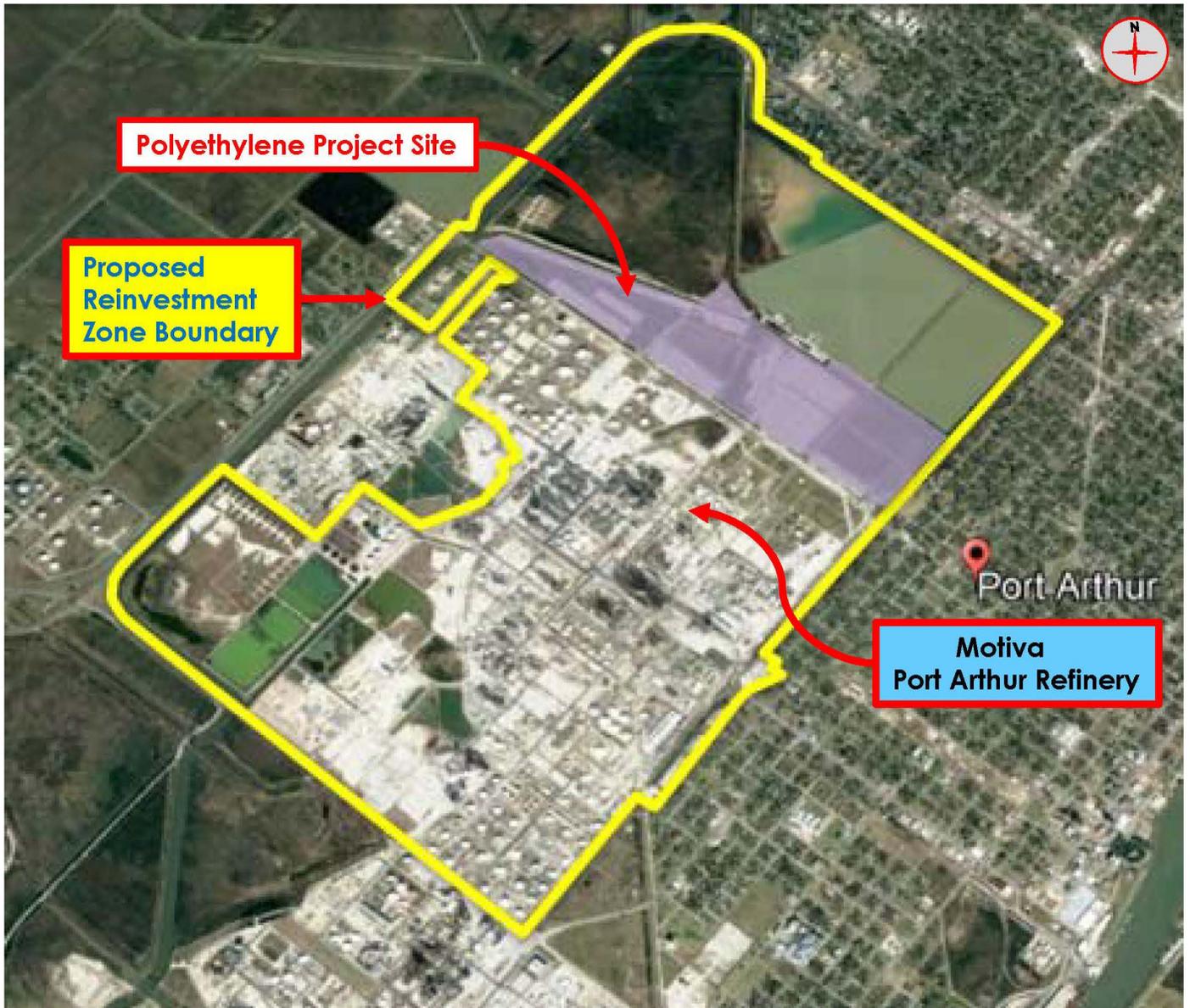


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Proposed Motiva Port Arthur Ethylene Derivatives Project

The project would be located in Jefferson County in Port Arthur ISD at Motiva's Port Arthur Refinery



Motiva Enterprises LLC

Chapter 313 Application to Port Arthur ISD

Proposed Motiva Port Arthur Ethylene Derivatives Project

The project would be located in Jefferson County in Port Arthur ISD at Motiva's Port Arthur Refinery

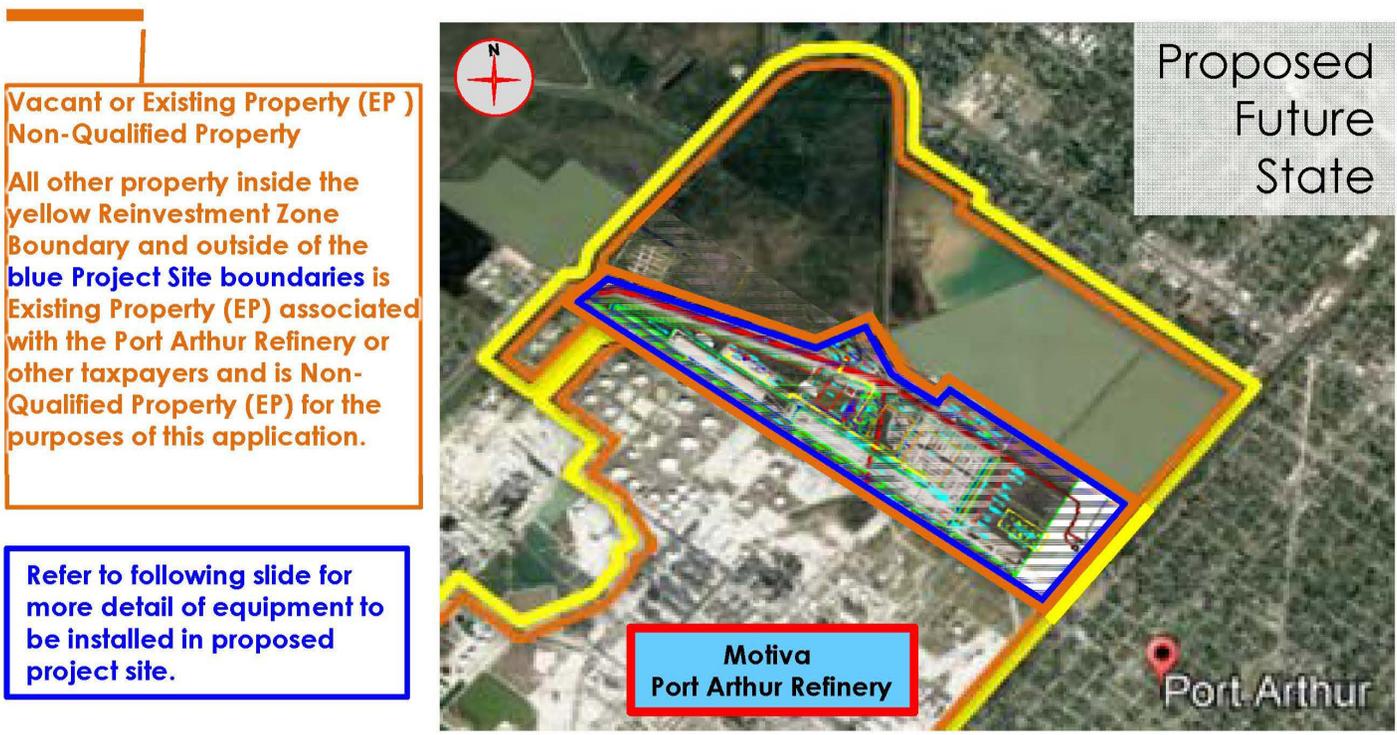
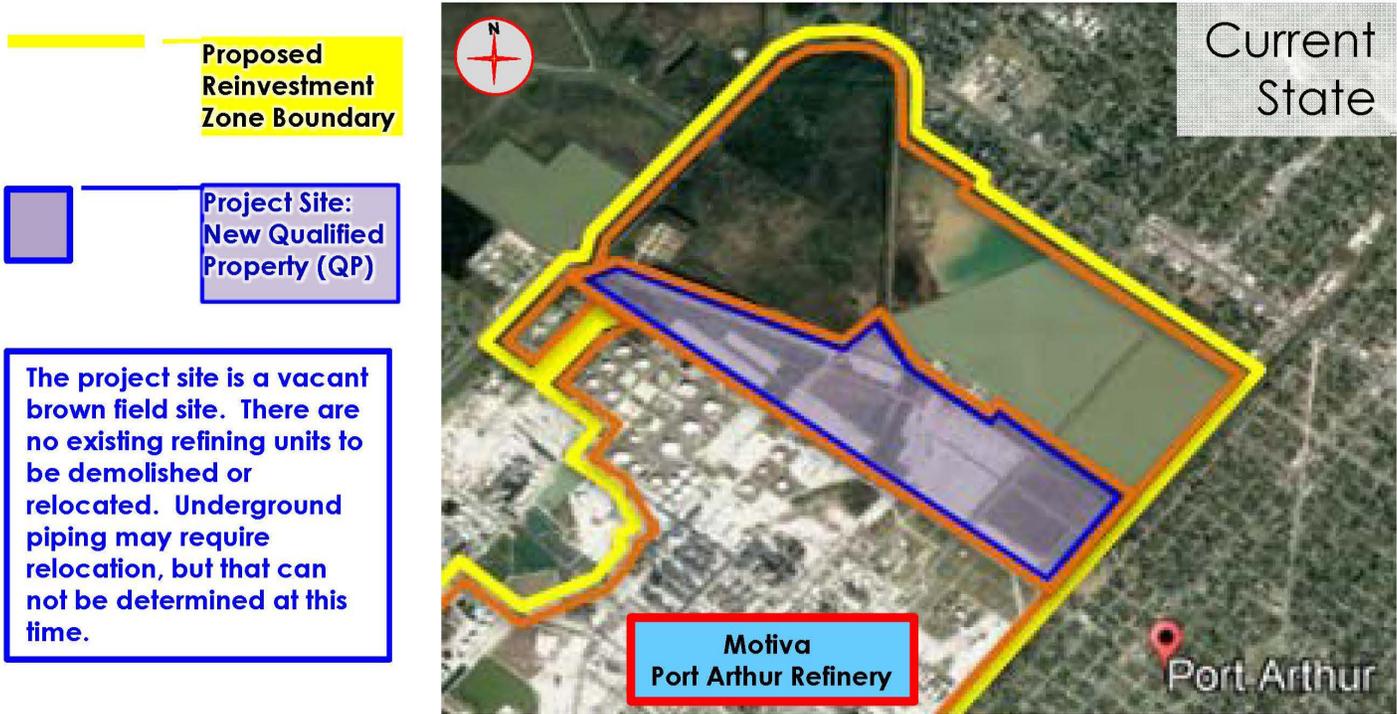


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Chapter 313 Application to Port Arthur ISD

Proposed Motiva Port Arthur Ethylene Derivatives Project

The project would be located in Jefferson County in Port Arthur ISD at Motiva's Port Arthur Refinery



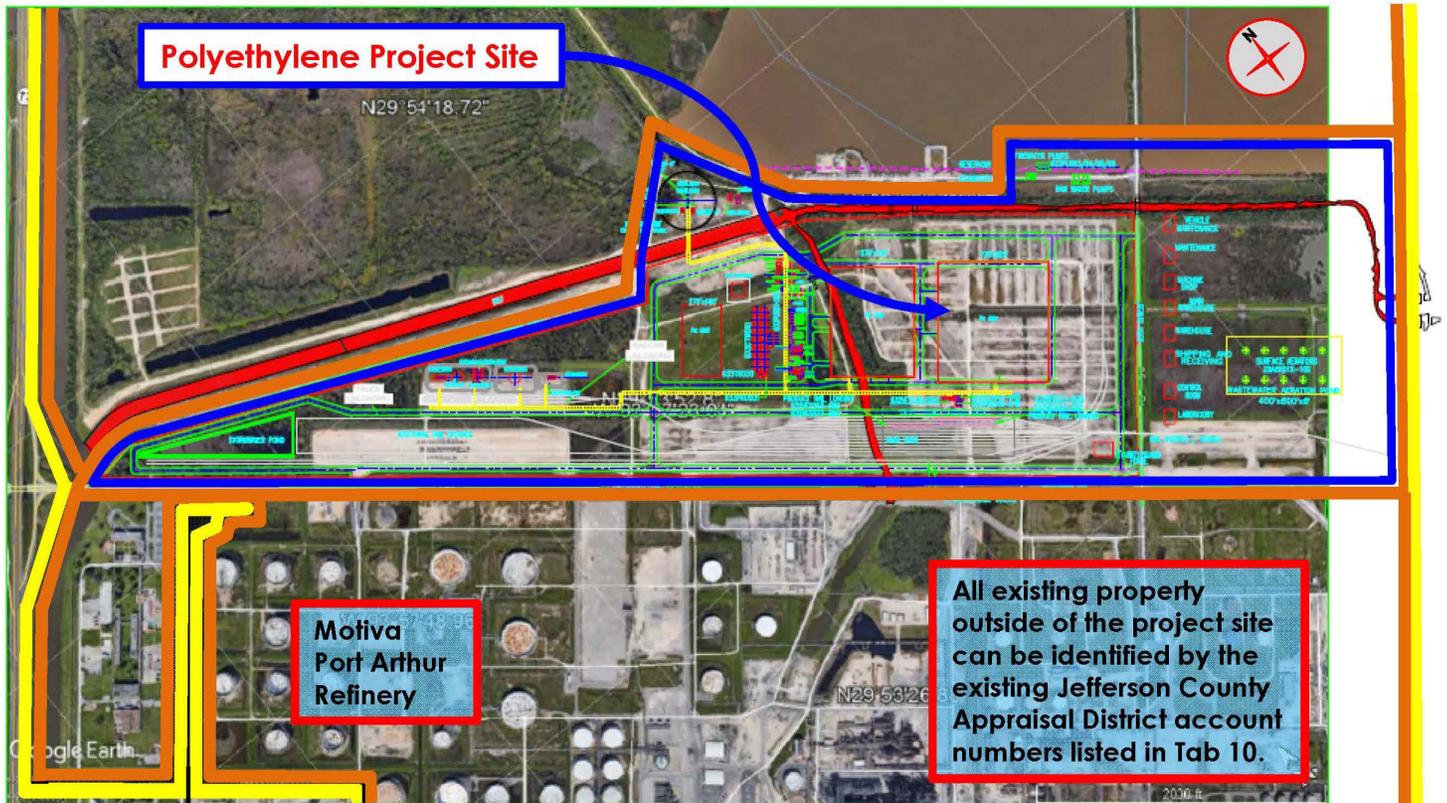
Motiva Enterprises LLC

Chapter 313 Application to Port Arthur ISD

Proposed Motiva Port Arthur Ethylene Derivatives Project

The project would be located in Jefferson County in Port Arthur ISD at Motiva's Port Arthur Refinery

The new rail lines serve only the project. All of the rail yard is inside the project boundary. There are tie-ins on the southeast side of the project area that go north and south.



Proposed Reinvestment Zone Boundary

Project Site: New Qualified Property (QP)

Vacant or Existing Property (EP) Non-Qualified Property

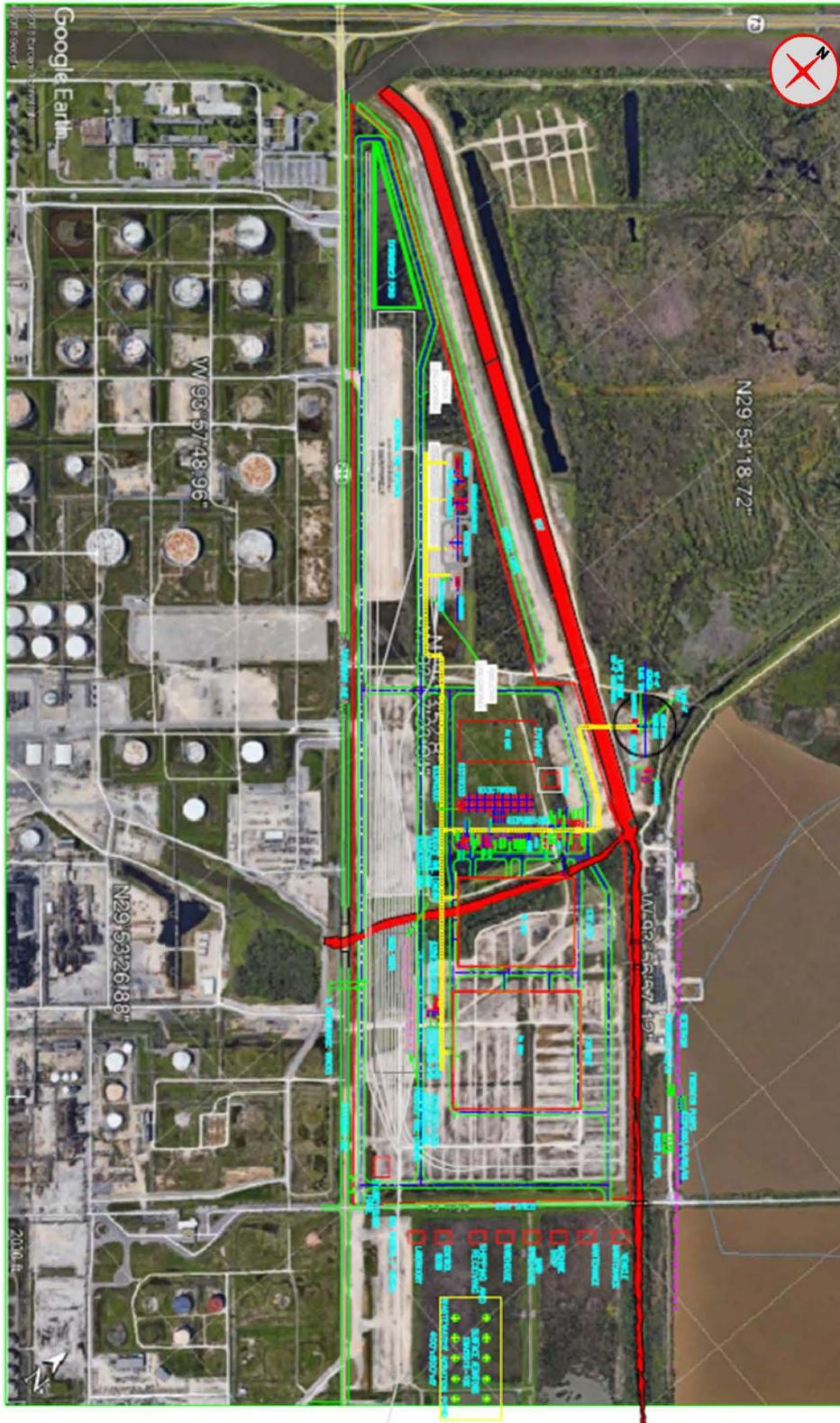
All other property inside the yellow Reinvestment Zone Boundary and outside of the blue Project Site boundaries is Existing Property (EP) associated with the Port Arthur Refinery or other taxpayers and is Non-Qualified Property (EP) for the purposes of this application.

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Proposed Motiva Port Arthur Ethylene Derivatives Project

-- Plot Plan --



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Tab 12

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

Not Applicable.

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Tab 13

Calculation of three possible wage requirements with TWC documentation

- A. The average weekly wage for all jobs (all industries) in Jefferson County
 - **\$1,110.00**
- B. 110% of the average weekly wage for manufacturing jobs in Jefferson County
 - **\$2,278.65**
- C. 110% of the average manufacturing wage for the South East Texas Regional Planning Commission Council of Government Region
 - **\$1,595.63 weekly / \$82,973.00 annually**

See attachments

Motiva Enterprises LLC

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Tab 13

Calculation of Wage Requirements

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

Year	Period Quarter	Area	Industry	Avg. Weekly Wages
2018	2	Jefferson County	Total-All	\$1,063
2018	3	Jefferson County	Total-All	\$1,060
2018	4	Jefferson County	Total-All	\$1,137
2019	1	Jefferson County	Total-All	\$1,180
Average of most recent 4 Qtrs.				\$1,110.00

Year	Period Quarter	Area	Industry	Avg. Weekly Wages
2018	2	Jefferson County	Manufacturing	\$2,000
2018	3	Jefferson County	Manufacturing	\$1,859
2018	4	Jefferson County	Manufacturing	\$2,010
2019	1	Jefferson County	Manufacturing	\$2,417
Average of most recent 4 Qtrs.				\$2,071.50
Chapter 313 calculation: 110% of weekly avg.				\$2,278.65

Year	Month	Region	Avg. Annual Wage
2019	July	South East Texas Regional Planning Commission Council of Government Region	\$75,430
Chapter 313 calculation: 110% of avg. annual wage			\$82,973.00
Weekly Wage			\$1,595.63

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Quarterly Census of Employment and Wages (QCEW) Report

Year	Period	Area	Ownership	Industry Code	Industry	Level	Average Weekly Wage
2018	02	Jefferson	Total All	10	Total, All Industries	0	1,063
2018	03	Jefferson	Total All	10	Total, All Industries	0	1,060
2018	04	Jefferson	Total All	10	Total, All Industries	0	1,137
2019	01	Jefferson	Total All	10	Total, All Industries	0	1,180

\$ 4,440.00
÷ 4
\$ 1,110.00

x 52 weeks
\$57,720.00

Quarterly Census of Employment and Wages (QCEW) Report

Year	Period	Area	Ownership	Industry Code	Industry	Level	Average Weekly Wage
2018	02	Jefferson	Private	31-33	Manufacturing	2	2,000
2018	03	Jefferson	Private	31-33	Manufacturing	2	1,859
2018	04	Jefferson	Private	31-33	Manufacturing	2	2,010
2019	01	Jefferson	Private	31-33	Manufacturing	2	2,417

\$ 8,286.00
÷ 4
\$ 2,071.50
x 110%
\$ 2,278.65

x 52 weeks
\$118,489.80

Motiva Enterprises LLC

Chapter 313 Application to Port Arthur ISD

**2018 Manufacturing Average Wages by Council of Government Region
Wages for All Occupations**

COG	COG Number	Wages	
		Hourly	Annual
Texas		\$27.04	\$56,240
<u>Alamo Area Council of Governments</u>	18	\$22.80	\$47,428
<u>Ark-Tex Council of Governments</u>	5	\$18.73	\$38,962
<u>Brazos Valley Council of Governments</u>	13	\$18.16	\$37,783
<u>Capital Area Council of Governments</u>	12	\$32.36	\$67,318
<u>Central Texas Council of Governments</u>	23	\$19.60	\$40,771
<u>Coastal Bend Council of Governments</u>	20	\$28.52	\$59,318
<u>Concho Valley Council of Governments</u>	10	\$21.09	\$43,874
<u>Deep East Texas Council of Governments</u>	14	\$18.28	\$38,021
<u>East Texas Council of Governments</u>	6	\$21.45	\$44,616
<u>Golden Crescent Regional Planning Commission</u>	17	\$28.56	\$59,412
<u>Heart of Texas Council of Governments</u>	11	\$22.71	\$47,245
<u>Houston-Galveston Area Council</u>	16	\$29.76	\$61,909
<u>Lower Rio Grande Valley Development Council</u>	21	\$17.21	\$35,804
<u>Middle Rio Grande Development Council</u>	24	\$20.48	\$42,604
<u>NORTEX Regional Planning Commission</u>	3	\$25.14	\$52,284
<u>North Central Texas Council of Governments</u>	4	\$27.93	\$58,094
<u>Panhandle Regional Planning Commission</u>	1	\$24.19	\$50,314
<u>Permian Basin Regional Planning Commission</u>	9	\$25.90	\$53,882
<u>Rio Grande Council of Governments</u>	8	\$18.51	\$38,493
<u>South East Texas Regional Planning Commission</u>	15	\$36.26	\$75,430
<u>South Plains Association of Governments</u>	2	\$20.04	\$41,691
<u>South Texas Development Council</u>	19	\$17.83	\$37,088
<u>Texoma Council of Governments</u>	22	\$21.73	\$45,198
<u>West Central Texas Council of Governments</u>	7	\$21.84	\$45,431

Calculated by the Texas Workforce Commission Labor Market and Career Information Department.
 Data published: July 2019
 Data published annually, next update will be July 31, 2020
 Annual wage figure assumes a 40-hour work week.

Note: Data is not supported by the Bureau of Labor Statistics (BLS).
 Wage data is produced from Texas Occupational Employment Statistics (OES) data,
 and is not to be compared to BLS estimates.
 Data intended only for use in implementing Chapter 313, Tax Code.

\$75,430.00
 x 110%
 \$82,973.00
 ÷ 52 weeks
 \$ 1,595.63

Motiva Enterprises LLC

Chapter 313 Application to Port Arthur ISD

Tab 14

Schedules A1, A2, B, C and D

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

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

Date **8/19/19**
 Applicant Name **Motiva Enterprises LLC**
 ISD Name **Port Arthur ISD**

Form 50-296A
 Revised May 2014

PROPERTY INVESTMENT AMOUNTS

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

				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other new investment made during this year that will not become Qualified Property [SEE NOTE]	Other new investment made during this year that may become Qualified Property [SEE NOTE]	Total Investment (Sum of Columns A+B+C+D)
Investment made before filing complete application with district	--	Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)	2018	Not eligible to become Qualified Property		\$0	\$0	\$0
Investment made after filing complete application with district, but before final board approval of application				\$0	\$0	\$0	\$0	\$0
Investment made after filing complete application with district, but before final board approval of application		2019-2020	2019	\$0	\$0	\$0	\$0	\$0
Investment made after final board approval of application and before January 1 of first complete tax year of qualifying time period				\$0	\$0	\$0	\$0	\$0
Investment made after final board approval of application and before January 1 of first complete tax year of qualifying time period		2020-2021	2020	\$0	\$0	\$0	\$24,000,000	\$24,000,000
Investment made after final board approval of application and before January 1 of first complete tax year of qualifying time period		2021-2022	2021	\$0	\$0	\$0	\$349,100,000	\$349,100,000
Investment made after final board approval of application and before January 1 of first complete tax year of qualifying time period		2022-2023	2022	\$0	\$369,800,000	\$0	\$0	\$369,800,000
Complete tax years of qualifying time period	QTP1	2023-2024	2023	\$0	\$1,378,000,000	\$0	\$0	\$1,378,000,000
	QTP2	2024-2025	2024	\$20,000,000	\$953,100,000	\$0	\$0	\$973,100,000
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				\$20,000,000	\$2,700,900,000	\$0	\$373,100,000	\$3,094,000,000
				Enter amounts from TOTAL row above in Schedule A2				
Total Qualified Investment (sum of green cells)				\$2,720,900,000				

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

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

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

Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed

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

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

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

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

Date **8/19/19**
 Applicant Name **Motiva Enterprises LLC**
 ISD Name **Port Arthur ISD**

Form 50-296A
 Revised May 2014

PROPERTY INVESTMENT AMOUNTS								
(Estimated Investment in each year. Do not put cumulative totals.)								
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	Column A New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	Column B New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Column C Other investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Column D Other investment made during this year that will become Qualified Property [SEE NOTE]	Column E Total Investment (A+B+C+D)
Total Investment from Schedule A1*	--	TOTALS FROM SCHEDULE A1		\$20,000,000	\$2,700,900,000	\$0	\$0	\$2,720,900,000
Enter amounts from TOTAL row in Schedule A1 in the row below								
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	N/A	N/A					\$0
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2018-2019	2018					\$0
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2019-2020	2019					\$0
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2020-2021	2020					\$0
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2021-2022	2021					\$0
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2022-2023	2022					\$0
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2023-2024	2023					\$0
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2024-2025	2024					\$0
Value limitation period***	1	2025-2026	2025					\$0
	2	2026-2027	2026					\$0
	3	2027-2028	2027					\$0
	4	2028-2029	2028					\$0
	5	2029-2030	2029					\$0
	6	2030-2031	2030					\$0
	7	2031-2032	2031					\$0
	8	2032-2033	2032					\$0
	9	2033-2034	2033					\$0
	10	2034-2035	2034					\$0
Total Investment made through limitation				\$20,000,000	\$2,700,900,000	\$0	\$0	\$2,720,900,000
Continue to maintain viable presence	11	2035-2036	2035					
	12	2036-2037	2036					
	13	2037-2038	2037					
	14	2038-2039	2038					
	15	2039-2040	2039					
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2040-2041	2040					
	17	2041-2042	2041					
	18	2042-2043	2042					
	19	2043-2044	2043					
	20	2044-2045	2044					
	21	2045-2046	2045					
	22	2046-2047	2046					
	23	2047-2048	2047					
	24	2048-2049	2048					
	25	2049-2050	2049					

* All investments made through the qualifying time period are captured and totaled on Schedule A1 [blue box] and incorporated into this schedule in the **first row**.
 ** Only investment made during deferrals of the start of the limitation (after the end of qualifying time period but before the start of the Value Limitation Period) should be included in the "year prior to start of value limitation period" row(s). If the limitation starts at the end of the qualifying time period or the qualifying
 *** If your qualifying time period will overlap your value limitation period, do not also include investment made during the qualifying time period in years 1 and/or 2 of the value limitation period, depending on the overlap. Only include investments/years that were **not** captured on Schedule A1.
 For All Columns: List amount invested each year, not cumulative totals. Only include investments in the remaining rows of Schedule A2 that were not captured on Schedule A1.
 Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application.
 Only tangible personal property that is specifically described in the application can become qualified property.
 Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.
 Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally
 Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

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

Date **8/19/19**
 Applicant Name **Motiva Enterprises LLC**
 ISD Name **Port Arthur ISD**

Form 50-296A

Revised May 2014

				Qualified Property			Estimated Taxable Value		
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2018-2019	2018						
	0	2019-2020	2019						
	0	2020-2021	2020						
	0	2021-2022	2021		\$2,869,916	\$0	\$2,869,916	\$2,869,916	\$2,869,916
	0	2022-2023	2022		\$111,916,822	\$0	\$111,916,822	\$111,916,822	\$111,916,822
	Q1	2023-2024	2023		\$222,863,992	\$0	\$222,863,992	\$222,863,992	\$222,863,992
	Q2	2024-2025	2024		\$636,281,095	\$0	\$636,281,095	\$636,281,095	\$636,281,095
Value Limitation Period	1	2025-2026	2025		\$1,844,388,172	\$12,000,000	\$1,383,291,129	\$1,383,291,129	\$30,000,000
	2	2026-2027	2026		\$1,752,168,764	\$11,400,000	\$1,314,126,573	\$1,314,126,573	\$30,000,000
	3	2027-2028	2027		\$1,664,560,325	\$10,830,000	\$1,248,420,244	\$1,248,420,244	\$30,000,000
	4	2028-2029	2028		\$1,581,332,309	\$10,288,500	\$1,185,999,232	\$1,185,999,232	\$30,000,000
	5	2029-2030	2029		\$1,502,265,694	\$9,774,075	\$1,126,699,270	\$1,126,699,270	\$30,000,000
	6	2030-2031	2030		\$1,427,152,409	\$9,285,371	\$1,070,364,307	\$1,070,364,307	\$30,000,000
	7	2031-2032	2031		\$1,355,794,789	\$8,821,103	\$1,016,846,091	\$1,016,846,091	\$30,000,000
	8	2032-2033	2032		\$1,288,005,049	\$8,380,048	\$966,003,787	\$966,003,787	\$30,000,000
	9	2033-2034	2033		\$1,223,604,797	\$7,961,045	\$917,703,598	\$917,703,598	\$30,000,000
	10	2034-2035	2034		\$1,162,424,557	\$7,562,993	\$871,818,418	\$871,818,418	\$30,000,000
Continue to maintain viable presence	11	2035-2036	2035		\$1,104,303,329	\$7,184,843	\$828,227,497	\$828,227,497	\$828,227,497
	12	2036-2037	2036		\$1,049,088,163	\$6,825,601	\$786,816,122	\$786,816,122	\$786,816,122
	13	2037-2038	2037		\$996,633,754	\$6,484,321	\$747,475,316	\$747,475,316	\$747,475,316
	14	2038-2039	2037		\$946,802,067	\$6,160,105	\$710,101,550	\$710,101,550	\$710,101,550
	15	2039-2040	2039		\$899,461,963	\$5,852,100	\$674,596,473	\$674,596,473	\$674,596,473
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2040-2041	2040		\$854,488,865	\$5,559,495	\$640,866,649	\$640,866,649	\$640,866,649
	17	2041-2042	2041		\$811,764,422	\$5,281,520	\$608,823,316	\$608,823,316	\$608,823,316
	18	2042-2043	2042		\$771,176,201	\$5,017,444	\$578,382,151	\$578,382,151	\$578,382,151
	19	2043-2044	2043		\$732,617,391	\$4,766,572	\$549,463,043	\$549,463,043	\$549,463,043
	20	2044-2045	2044		\$695,986,521	\$4,528,243	\$521,989,891	\$521,989,891	\$521,989,891
	21	2045-2046	2045		\$661,187,195	\$4,301,831	\$495,890,396	\$495,890,396	\$495,890,396
	22	2046-2047	2046		\$628,127,835	\$4,086,740	\$471,095,877	\$471,095,877	\$471,095,877
	23	2047-2048	2047		\$596,721,444	\$3,882,403	\$447,541,083	\$447,541,083	\$447,541,083
	24	2048-2049	2048		\$566,885,372	\$3,688,282	\$425,164,029	\$425,164,029	\$425,164,029
	25	2049-2050	2049		\$538,541,103	\$3,503,868	\$403,905,827	\$403,905,827	\$403,905,827

Notes: Market value in future years is good faith estimate of future taxable value for the purposes of property taxation.
 Only include market value for eligible property on this schedule.

Schedule C: Employment Information								
Date	08/19/19							Form 50-296A
Applicant Name	Motiva Enterprises LLC							Revised May 2014
ISD Name	Port Arthur ISD							
				Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	FTE Number of Construction FTE's or man-hours (specify)	Average annual wage rates for construction workers	Number of non-qualifying jobs applicant estimates it will create (cumulative)	Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Average annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period Insert as many rows as necessary	0	2018-2019	2018				0	
Each year prior to start of Value Limitation Period Insert as many rows as necessary	0	2019-2020	2019				0	
Each year prior to start of Value Limitation Period Insert as many rows as necessary	0	2020-2021	2020				0	
Each year prior to start of Value Limitation Period Insert as many rows as necessary	0	2021-2022	2021	1390 FTE's	\$80,000.00		0	
Each year prior to start of Value Limitation Period Insert as many rows as necessary	0	2022-2023	2022	2000 FTE's	\$80,000.00		0	
Each year prior to start of Value Limitation Period Insert as many rows as necessary	0	2023-2024	2023	1540 FTE's	\$80,000.00		0	
Each year prior to start of Value Limitation Period Insert as many rows as necessary	0	2024-2025	2024	150 FTE's	\$80,000.00		0	
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2025-2026	2025				145	\$82,973.00
	2	2026-2027	2026				145	\$82,973.00
	3	2027-2028	2027				145	\$82,973.00
	4	2028-2029	2028				145	\$82,973.00
	5	2029-2030	2029				145	\$82,973.00
	6	2030-2031	2030				145	\$82,973.00
	7	2031-2032	2031				145	\$82,973.00
	8	2032-2033	2032				145	\$82,973.00
	9	2033-2034	2033				145	\$82,973.00
	10	2034-2035	2034				145	\$82,973.00
Years Following Value Limitation Period	11 through 25	2035-2036 through 2049-2050	2035-2049				145	\$82,973.00

See TAC 9.1051 for definition of non-qualifying jobs.

Notes: Only include jobs on the project site in this school district.

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

Schedule D: Other Incentives (Estimated)

Date **8/19/2019**
 Applicant Name **Motiva Enterprises LLC**
 ISD Name **Port Arthur ISD**

Form 50-296A
Revised May 2014

State and Local Incentives for which the Applicant intends to apply (Estimated)						
Incentive Description	Taxing Entity (as applicable)	Beginning Year of Benefit	Duration of Benefit	Annual Tax Levy without Incentive	Annual Incentive	Annual Net Tax Levy
Tax Code Chapter 311	County: Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	City: Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Other: Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Tax Code Chapter 312	County: Jefferson	2025	10 yrs.	To be determined	To be determined	To be determined
	City: Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Other: Jefferson County Drainage District No. 7	2025	10 yrs.	To be determined	To be determined	To be determined
	Other: Port of Port Arthur Navigation District	2025	10 yrs.	To be determined	To be determined	To be determined
	Other: Sabine-Neches Navigation District	2025	10 yrs.	To be determined	To be determined	To be determined
Local Government Code Chapters 380/381	County: Jefferson	To be determined	To be determined	To be determined	To be determined	To be determined
	City: Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Other: Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Freeport Exemptions	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Non-Annexation Agreements	City: Port Arthur	To be determined	To be determined	To be determined	To be determined	To be determined
Enterprise Zone/Project	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Economic Development Corporation	Not applicable	Not applicable	Not applicable		Not applicable	
Texas Enterprise Fund	Not applicable	Not applicable	Not applicable		Not applicable	
Employee Recruitment	Not applicable	Not applicable	Not applicable		Not applicable	
Skills Development Fund	Not applicable	Not applicable	Not applicable		Not applicable	
Training Facility Space and Equipment	Not applicable	Not applicable	Not applicable		Not applicable	
Infrastructure Incentives	Not applicable	Not applicable	Not applicable		Not applicable	
Permitting Assistance	Not applicable	Not applicable	Not applicable		Not applicable	
Other:	Not applicable	Not applicable	Not applicable		Not applicable	
Other:	Not applicable	Not applicable	Not applicable		Not applicable	
Other:	Not applicable	Not applicable	Not applicable		Not applicable	
Other:	Not applicable	Not applicable	Not applicable		Not applicable	
TOTAL				\$0	\$0	\$0

Additional information on incentives for this project:

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Motiva Enterprises LLC

Chapter 313 Application to Port Arthur ISD

Tab 15

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

None.

Motiva Enterprises LLC

Chapter 313 Application to Port Arthur ISD

Tab 16

Description of Reinvestment Zone

Description of Reinvestment Zone or Enterprise Zone, including:

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

16a) Not Applicable

16b) The reinvestment zone will be described by reference to the parcels of land identified on the appraisal records of the Jefferson County Appraisal District ("JCAD") by the Property ID Nos. and Geographic ID Nos. listed below:

1. Property ID No. 74019/Geographic ID No. 049400-000-049117-00200-8
2. Property ID No. 74109/Geographic ID No. 049400-000-050670-00000-4
3. Property ID No. 264097/Geographic ID No. 045180-000-000100-00000-5
4. Property ID No. 264100/Geographic ID No. 045180-000-000200-00000-3
5. Property ID No. 264112/Geographic ID No. 045180-000-000300-00000-1
6. Property ID No. 264114/Geographic ID No. 045180-000-000500-00000-6
7. Property ID No. 264115/Geographic ID No. 045180-000-000600-00000-4
8. Property ID No. 264116/Geographic ID No. 045180-000-000700-00000-2
9. Property ID No. 264117/Geographic ID No. 045180-000-000800-00000-0
10. Property ID No. 264119/Geographic ID No. 045180-000-001000-00000-6
11. Property ID No. 264121/Geographic ID No. 045180-000-001100-00000-4
12. Property ID No. 403421/Geographic ID No. 049400-000-048945-00100-0
13. Property ID No. 407883/Geographic ID No. 049400-000-054423-99999-0

See maps included in Tab 11.

16c) Will be provided once Port Arthur ISD creates the reinvestment zone.

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

PORT ARTHUR INDEPENDENT SCHOOL DISTRICT

RESOLUTION CREATING THE PORT ARTHUR MOTIVA REINVESTMENT ZONE

WHEREAS, Section 312.0025 of the Texas Tax Code permits a school district to designate a reinvestment zone if that designation is reasonably likely to contribute to the expansion of primary employment in the reinvestment zone, or attract major investment in the reinvestment zone that would be a benefit to property in the reinvestment zone and to the school district and contribute to the economic development of the region of this state in which the school district is located; and,

WHEREAS, the Port Arthur Independent School District (the “District”) desires to encourage the development of primary employment and to attract major investment in the District and contribute to the economic development of the region in which the school district is located; and,

WHEREAS, a public hearing is required by Chapter 312 of the Texas Tax Code prior to approval of a reinvestment zone; and,

WHEREAS, the District published notice of a public hearing regarding the possible designation of the area described in the attached **Exhibit A** as a reinvestment zone for the purposes of Chapter 313 of the Texas Tax Code; and,

WHEREAS, the District wishes to create a reinvestment zone within the boundaries of the school district in Jefferson County, Texas as shown on the map attached as **Exhibit B**; and,

WHEREAS, the District has given written notice of the proposed action and the Public Hearing to all political subdivisions and taxing authorities having jurisdiction over the property proposed to be designated as the reinvestment zone, described in the attached **Exhibits A & B**; and,

WHEREAS, all interested members of the public were given an opportunity to make comments at the public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE PORT ARTHUR INDEPENDENT SCHOOL DISTRICT:

SECTION 1. That the facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

SECTION 2. That the Board of Trustees of the Port Arthur Independent School District, after conducting such hearing and having heard such evidence and testimony, has made the following findings and determinations based on the evidence and testimony presented to it:

- (a) That the public hearing on the adoption of *THE PORT ARTHUR MOTIVA REINVESTMENT ZONE* has been called, held and conducted, and that notices of such hearing have been published and mailed to the respective presiding officers of the governing bodies of all taxing units overlapping the territory inside the proposed reinvestment zone; and,
- (b) That the boundaries of *THE PORT ARTHUR MOTIVA REINVESTMENT ZONE* be and, by the adoption of this Resolution, are declared and certified to be the area as described in the description attached hereto as “**Exhibit A**”; and,
- (c) That the map attached hereto as “**Exhibit B**” is declared to be and, by the adoption of this Resolution, is certified to accurately depict and show the boundaries of *THE PORT ARTHUR MOTIVA REINVESTMENT ZONE* which is described in **Exhibit A**; and further certifies that the property described in **Exhibit A** is inside the boundaries shown on **Exhibit B**; and,
- (d) That creation of *THE PORT ARTHUR MOTIVA REINVESTMENT ZONE* with boundaries as described in **Exhibit A** and **Exhibit B** will result in benefits to the Port Arthur Independent School District and to land included in the zone, and that the improvements sought are feasible and practical; and,
- (e) That the *THE PORT ARTHUR MOTIVA REINVESTMENT ZONE* described in **Exhibit A** and **Exhibit B** meets the criteria set forth in Texas Tax Code §312.0025 for the creation of a reinvestment zone as set forth in the Property Redevelopment and Tax Abatement Act, as amended, in that it is reasonably likely that the designation will contribute to the retention or expansion of primary employment, and/or will attract investment in the zone that will be a benefit to the property, and would contribute to economic development within the Port Arthur Independent School District.

SECTION 3. That pursuant to the Property Redevelopment and Tax Abatement Act, as amended, the Port Arthur Independent School District hereby creates a reinvestment zone under the provisions of Texas Tax Code §312.0025, encompassing the area described by the descriptions in **Exhibit A** and **Exhibit B**, and such reinvestment zone is hereby designated and shall hereafter be referred to as *THE PORT ARTHUR MOTIVA REINVESTMENT ZONE*.

SECTION 4. That the existence of the *THE PORT ARTHUR MOTIVA REINVESTMENT ZONE* shall first take effect upon, XXX XXth, 2019, the date of the adoption of this Resolution by the Board of Trustees and shall remain designated as a commercial-industrial reinvestment zone for a period of five (5) years from such date of such adoption.

SECTION 5. That if any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this

Resolution.

SECTION 6. That it is hereby found, determined and declared that a sufficient notice of the date, hour, place and subject of the meeting of the Port Arthur Independent School District Board of Trustees, at which this Resolution was adopted, was posted at a place convenient and readily accessible at all times, as required by the Texas Open Government Act, Texas Government Code, Chapter 551, as amended; and that a public hearing was held prior to the designation of such reinvestment zone, and that proper notice of the hearing was published in newspapers of general circulation in Jefferson County of the State of Texas, and furthermore, such notice was, in fact, delivered to the presiding officer of any effected taxing entity as prescribed by the Property Redevelopment and Tax Abatement Act.

PASSED, APPROVED AND ADOPTED on this XX day of XXXX, 2019.

**PORT ARTHUR INDEPENDENT SCHOOL
DISTRICT**

By: _____
President
Board of Trustees

ATTEST: _____
Secretary
Board of Trustees

EXHIBIT A

LEGAL DESCRIPTION OF THE PORT ARTHUR MOTIVA REINVESTMENT ZONE

THE PORT ARTHUR MOTIVA REINVESTMENT ZONE

EXHIBIT B

SURVEY MAPS OF THE PORT ARTHUR MOTIVA REINVESTMENT ZONE

Motiva Enterprises LLC

Chapter 313 Application to Port Arthur ISD

Tab 17

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

See attached.

SECTION 16: Authorized Signatures and Applicant Certification

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

1. Authorized School District Representative Signature

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

print here

Dr. Mark Porterie
Print Name (Authorized School District Representative)

Superintendent
Title

sign here

Dr. Mark Porterie
Signature (Authorized School District Representative)

August 22, 2019
Date

2. Authorized Company Representative (Applicant) Signature and Notarization

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

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

print here

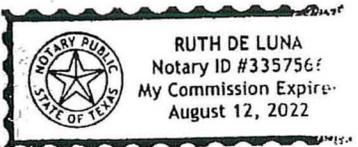
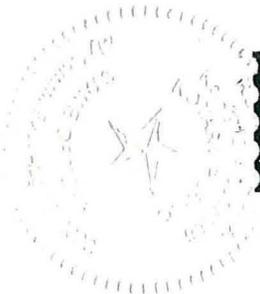
Walter B. Turville
Print Name (Authorized Company Representative (Applicant))

Property Tax Lead
Title

sign here

Walter B. Turville
Signature (Authorized Company Representative (Applicant))

08/19/2019
Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

19 day of August, 2019
Ruth De Luna
Notary Public in and for the State of Texas

My Commission expires: August 12, 2022

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