

8/26/2019

CG Wharton County, LLC
East Bernard ISD

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

App 1420 - East Bernard ISD - CG Wharton County LLC - Supp1

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	--	2019-2020	2020	Not eligible to become Qualified Property			[The only other investment made before filing complete application with district that may become Qualified Property is land.]		
Investment made after filing complete application with district, but before final board approval of application									
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period				\$73,327,500	-	-		\$73,327,500	
Complete tax years of qualifying time period	QTP1	2021-2022	2021	\$73,327,500	-	-		\$73,327,500	
	QTP2	2022-2023	2022	-	-	-			
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				\$146,655,000				\$146,655,000	
Total Qualified Investment (sum of green cells)				Enter amounts from TOTAL row above in Schedule A2					\$146,655,000

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

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

Only tangible personal property that is specifically described in the application can become qualified property.

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

Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property—described in SECTION 13, question #5 of the application.

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

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

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

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

PROPERTY INVESTMENT AMOUNTS								
(Estimated investment in each year. Do not put cumulative totals.)								
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other investment made during this year that will not become Qualified Property [SEE NOTE]	Other investment made during this year that will become Qualified Property [SEE NOTE]	Total Investment (A+B+C+D)
Total Investment from Schedule A1*	--	TOTALS FROM SCHEDULE A1		\$146,655,000				\$146,655,000
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2020-2021	2020	\$73,327,500				\$73,327,500
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2021-2022	2021	\$73,327,500				\$73,327,500
Value limitation period***	1	2022-2023	2022					
	2	2023-2024	2023					
	3	2024-2025	2024					
	4	2025-2026	2025					
	5	2026-2027	2026					
	6	2027-2028	2027					
	7	2028-2029	2028					
	8	2029-2030	2029					
	9	2030-2031	2030					
	10	2031-2032	2031					
Total Investment made through limitation				\$146,655,000				\$146,655,000
Continue to maintain viable presence	11	2032-2033	2032					
	12	2033-2034	2033					
	13	2034-2035	2034					
	14	2035-2036	2035					
	15	2036-2037	2036					
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2037-2038	2037					
	17	2038-2039	2038					
	18	2039-2040	2039					
	19	2040-2041	2040					
	20	2041-2042	2041					
	21	2042-2043	2042					
	22	2043-2044	2043					
	23	2044-2045	2044					
	24	2045-2046	2045					
	25	2046-2047	2046					

* All investments made through the qualifying time period are captured and totaled on Schedule A1 [blue box] and incorporated into this schedule in the first row.

** Only investment made during deferrals of the start of the limitation (after the end of qualifying time period but before the start of the Value Limitation Period) should be included in the "year prior to start of value limitation period" row(s). If the limitation starts at the end of the qualifying time period or the qualifying time period overlaps the limitation, no investment should be included on this line.

*** If your qualifying time period will overlap your value limitation period, do not also include investment made during the qualifying time period in years 1 and/or 2 of the value limitation period, depending on the overlap. Only include investments/years that were not captured on Schedule A1.

For All Columns: List amount invested each year, not cumulative totals. Only include investments in the remaining rows of Schedule A2 that were not captured on Schedule A1.

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

Only tangible personal property that is specifically described in the application can become qualified property.

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

Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property—described in SECTION 13, question #5 of the application.

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

8/26/2019

CG Wharton County, LL
East Bernard ISD

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

App 1420 - East Bernard ISD - CG Wharton County LLC - Supp1

Form 50-296A

Revised May 2014

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Qualified Property			Estimated Taxable Value		
				Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2020-2021	2020	0	0	0	0	0	0
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2021-2022	2021	0	0	0	0	0	0
Value Limitation Period	1	2022-2023	2022	0	0	\$73,327,500	\$73,327,500	\$73,327,500	\$20,000,000
	2	2023-2024	2023	0	0	\$146,655,000	\$146,655,000	\$146,655,000	\$20,000,000
	3	2024-2025	2024	0	0	\$136,535,805	\$136,535,805	\$136,535,805	\$20,000,000
	4	2025-2026	2025	0	0	\$125,595,342	\$125,595,342	\$125,595,342	\$20,000,000
	5	2026-2027	2026	0	0	\$113,789,615	\$113,789,615	\$113,789,615	\$20,000,000
	6	2027-2028	2027	0	0	\$101,030,630	\$101,030,630	\$101,030,630	\$20,000,000
	7	2028-2029	2028	0	0	\$87,259,725	\$87,259,725	\$87,259,725	\$20,000,000
	8	2029-2030	2029	0	0	\$72,388,908	\$72,388,908	\$72,388,908	\$20,000,000
	9	2030-2031	2030	0	0	\$56,330,186	\$56,330,186	\$56,330,186	\$20,000,000
	10	2031-2032	2031	0	0	\$38,980,899	\$38,980,899	\$38,980,899	\$20,000,000
Continue to maintain viable presence	11	2032-2033	2032	0	0	\$29,331,000	\$29,331,000	\$29,331,000	\$29,331,000
	12	2033-2034	2033	0	0	\$29,331,000	\$29,331,000	\$29,331,000	\$29,331,000
	13	2034-2035	2034	0	0	\$29,331,000	\$29,331,000	\$29,331,000	\$29,331,000
	14	2035-2036	2035	0	0	\$29,331,000	\$29,331,000	\$29,331,000	\$29,331,000
	15	2036-2037	2036	0	0	\$29,331,000	\$29,331,000	\$29,331,000	\$29,331,000
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2037-2038	2037	0	0	\$29,331,000	\$29,331,000	\$29,331,000	\$29,331,000
	17	2038-2039	2038	0	0	\$29,331,000	\$29,331,000	\$29,331,000	\$29,331,000
	18	2039-2040	2039	0	0	\$29,331,000	\$29,331,000	\$29,331,000	\$29,331,000
	19	2040-2041	2040	0	0	\$29,331,000	\$29,331,000	\$29,331,000	\$29,331,000
	20	2041-2042	2041	0	0	\$29,331,000	\$29,331,000	\$29,331,000	\$29,331,000
	21	2042-2043	2042	0	0	\$29,331,000	\$29,331,000	\$29,331,000	\$29,331,000
	22	2043-2044	2043	0	0	\$29,331,000	\$29,331,000	\$29,331,000	\$29,331,000
	23	2044-2045	2044	0	0	\$29,331,000	\$29,331,000	\$29,331,000	\$29,331,000
	24	2045-2046	2045	0	0	\$29,331,000	\$29,331,000	\$29,331,000	\$29,331,000
	25	2046-2047	2046	0	0	\$29,331,000	\$29,331,000	\$29,331,000	\$29,331,000

Notes: (1) Market value in future years is good faith estimate of future taxable value for the purposes of property taxation.

(2) Only include market value for eligible property on this schedule.

10/1/2019

CG Wharton County, LLC
East Bernard ISD

Schedule C: Employment Information

Form 50-296A

Revised May 2014

	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A Number of Construction FTE's or man-hours (specify)	Column B Average annual wage rates for construction workers	Column C Number of non-qualifying jobs applicant estimates it will create (cumulative)	Column D Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Column E Average annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2020-2021	2020	175	45760	N/A	0	\$0
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2021-2022	2021	175	45760	N/A	2	\$47,410
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2022-2023	2022			N/A	2	\$47,410
	2	2023-2024	2023			N/A	2	\$47,410
	3	2024-2025	2024			N/A	2	\$47,410
	4	2025-2026	2025			N/A	2	\$47,410
	5	2026-2027	2026			N/A	2	\$47,410
	6	2027-2028	2027			N/A	2	\$47,410
	7	2028-2029	2028			N/A	2	\$47,410
	8	2029-2030	2029			N/A	2	\$47,410
	9	2030-2031	2030			N/A	2	\$47,410
	10	2031-2032	2031			N/A	2	\$47,410
Years Following Value Limitation Period	11 through 25	2032-2046	2032-2046			N/A	2	\$47,410

Notes: See TAC 9.1051 for definition of non-qualifying jobs.
Only include jobs on the project site in this school district.

- C1. Are the cumulative number of qualifying jobs listed in Column D less than the number of qualifying jobs required by statute? (25) Yes No
qualifying jobs in Subchapter B districts, 10 qualifying jobs in Subchapter C districts)
If yes, answer the following two questions:
- C1a. Will the applicant request a job waiver, as provided under 313.025(f-1)? Yes No
- C1b. Will the applicant avail itself of the provision in 313.021(3)(F)? Yes No

Schedule D: Other Incentives (Estimated)

8/26/2019
CG Wharton County, LLC
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App 1420 - East Bernard ISD - CG Wharton County LLC - Supp1 **Form 50-296A**
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State and Local Incentives for which the Applicant intends to apply (Estimated)						
Incentive Description	Taxing Entity (as applicable)	Beginning Year of Benefit	Duration of Benefit	Annual Tax Levy without Incentive	Annual Incentive	Annual Net Tax Levy
Tax Code Chapter 311	County:					
	City:					
	Other:					
Tax Code Chapter 312	County:					
	City:					
	Other:					
Local Government Code Chapters 380/381	County:					
	City:					
	Other:					
Freeport Exemptions						
Non-Annexation Agreements						
Enterprise Zone/Project						
Economic Development Corporation						
Texas Enterprise Fund						
Employee Recruitment						
Skills Development Fund						
Training Facility Space and Equipment						
Infrastructure Incentives						
Permitting Assistance						
Other:						
Other:						
Other:						
Other:						
TOTAL						

Additional information on incentives for this project: