



WALSH GALLEGOS
TREVINO RUSSO & KYLE P.C

March 26, 2020

via CMRRR

Local Government Assistance and Economic Analysis Division
Texas Comptroller of Public Accounts
Lyndon B. Johnson State Office Building
111 East 17th Street
Austin, TX 78774

Re: Roehm America, LLC's Application for Appraised Value Limitation on Qualified Property
to the Bay City Independent School District

Dear Madam or Sir:

My law firm represents the Bay City Independent School District ("District") regarding the above referenced matter. Enclosed please find a hard and electronic copy of the Application for Appraised Value Limitation of Qualified Property from Roehm America LLC ("Applicant").

Please note that the Applicant has identified certain records at Tab 11 as "**Confidential**" pursuant to Section 313.028, Texas Tax Code, and Section 552.131, Texas Government Code. This confidential information describes "specific processes or business activities to be conducted or the specific tangible personal property to be located on real property" and should not be publicly disclosed. The confidential records at Tab 11 have been segregated from the application as a separate enclosure and attachment in the electronic copy.

The District respectfully requests that the Comptroller conduct an economic impact evaluation of the investment proposed by the Application. By copy of this letter, I am forwarding a copy of the Application to the Matagorda County Appraisal, without Tab 11. Please let me know if you have any questions or need anything additional. Thank you.

Sincerely,



Oscar G. Treviño

Enclosure

cc: Dr. Marshall Scott, III, Superintendent
Bay City Independent School District
520 Seventh Street
Bay City, TX 77414
via email: mscott@baycityisd.org

Mr. Jack Chenault, President
Roehm America LLC
299 Jefferson Rd.
Parsippany, NJ 07054
via email: jack.chenault@roehm.com

Mr. Helio Takahasi, Project Director
Roehm America LLC
299 Jefferson Rd.
Parsippany, NJ 07054
via email: helio.takahasi@roehm.com

Mr. Renn Neilson
Baker Botts LLP
910 Louisiana Street
Houston, TX 77002-4995
via email: renn.neilson@bakerbotts.com

Ms. Kathy Mathias
Moak, Casey & Associates
901 S. MoPac Expressway
Building III, Suite 310
Austin, TX 78746
via email: kmathias@moakcasey.com

Mr. Vince Maloney, Chief Appraiser
Matagorda County Tax Appraisal District
2225 Avenue G
Bay City, TX 77414-5018
via email: mcad@co.matagorda.tx.us
& U.S. First Class Mail

W/O Tab 11 – Confidential Information

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, as indicated on page 9 of this application, separating each section of the documents in addition to an electronic copy. 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, and has determined that all assertions of confidentiality are appropriate, the Comptroller will publish all submitted non-confidential 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

March 23, 2020

Date Application Received by District

Dr. Marshall

First Name

Scott

Last Name

Superintendent

Title

Bay City ISD

School District Name

520 7th Street

Street Address

P.O. Box 2510

Mailing Address

Bay City

City

979-401-1005

Phone Number

Texas

State

77414

ZIP

979-245-3175

Fax Number

mscott@baycityisd.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)*

Oscar	Treviño
First Name	Last Name
Attorney	
Title	
Walsh Gallegos Treviño Russo Kyle	
Firm Name	
512-454-6864	512-467-9318
Phone Number	Fax Number
	otrevino@wabsa.com
Mobile Number (optional)	Email Address

4. On what date did the district determine this application complete? March 23, 2020

5. Has the district determined that the electronic copy and hard copy are identical? ☒ Yes ☐ No

SECTION 2: Applicant Information

1. Authorized Company Representative *(Applicant)*

Jack	Chenault	
First Name	Last Name	
President	Roehm America LLC	
Title	Organization	
299 Jefferson Rd.		
Street Address		
Mailing Address		
Parsippany	NJ	07054
City	State	ZIP
973-929-8374		
Phone Number	Fax Number	
	jack.chenault@roehm.com	
Mobile Number (optional)	Business Email Address	

2. Will a company official other than the authorized company representative be responsible for responding to future information requests? ☒ Yes ☐ No

2a. If yes, please fill out contact information for that person.

Helio	Takahashi	
First Name	Last Name	
Project Director	Roehm America LLC	
Title	Organization	
299 Jefferson Rd.		
Street Address		
Mailing Address		
Parsippany	NJ	07054
City	State	ZIP
973-929-8297		
Phone Number	Fax Number	
	helio.takahashi@roehm.com	
Mobile Number (optional)	Business Email Address	

3. Does the applicant authorize the consultant to provide and obtain information related to this application? ☒ Yes ☐ No

SECTION 2: Applicant Information (continued)

4. Authorized Company Consultant (If Applicable)

Renn	Neilson
First Name	Last Name
Partner	
Title	
Baker Botts LLP	
Firm Name	
713-229-1671	713-229-7971
Phone Number	Fax Number
renn.neilson@bakerbotts.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, include all transaction information below. Include proof of application fee paid to the school district in **Tab 2**. Any confidential banking information provided will not be publicly posted.

\$75,000	Check
Payment Amount	Transaction Type
Roehm America LLC	Bay City ISD
Payor	Payee

Date transaction was processed

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? Roehm America LLC
2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) 13202524693
3. Parent Company Name Roehm US Holding LLC
4. Parent Company Tax ID n/a
5. List the NAICS code 325211
6. Is the applicant a party to any other pending or active Chapter 313 agreements? ☐ Yes ☒ No
- 6a. If yes, please list application number, name of school district and year of agreement
n/a

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.

SECTION 5: Applicant Business Structure *(continued)*

2b. List the Texas Franchise Tax Reporting Entity Taxpayer Name

n/a

2c. List the Reporting Entity Taxpayer Number

n/a

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

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

*Note: Applicants requesting eligibility under this category should note that there are additional application and reporting data submission requirements.

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. If the project is an amendment or a reapplication please specify and provide details regarding the original project.
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 (complete Section 13) |
| <input type="checkbox"/> Expansion of existing operation on the land (complete Section 13) | <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

NOTE: Only construction beginning after the application review start date (the date the Texas Comptroller of Public Accounts deems the application complete) can be considered qualified property and/or qualified investment.

1. Estimated school board ratification of final agreement August 2020
2. Estimated commencement of construction Q4 2021
3. Beginning of qualifying time period (MM/DD/YYYY) 08/01/2020
4. First year of limitation (MM/DD/YYYY) 01/01/2024
- 4a. For the beginning of the limitation period, notate which **one of the following** will apply according to provision of 313.027(a-1)(2):
- ☐ A. January 1 following the application date ☐ B. January 1 following the end of QTP
- ☒ C. January 1 following the commencement of commercial operations
5. Commencement of commercial operations Q4 2023

SECTION 10: The Property

1. Identify county or counties in which the proposed project will be located Matagorda County
2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property Matagorda 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:
- | | |
|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| M&O (ISD): <u>Bay City ISD, 1.0536%</u>
(Name, tax rate and percent of project) | I&S (ISD): <u>Bay City ISD, 0.48366%</u>
(Name, tax rate and percent of project) |
| County: <u>Matagorda, 0.433420%</u>
(Name, tax rate and percent of project) | City: <u>Bay City</u>
(Name, tax rate and percent of project) |
| Hospital District: <u>Matagorda Co Hosp Dist, 0.32159%</u>
(Name, tax rate and percent of project) | Water District: <u>Drainage Dist. #1, 0.041690%</u>
(Name, tax rate and percent of project) |
| Other (describe): <u>Port of Bay City, 0.054770%</u>
(Name, tax rate and percent of project) | Other (describe): <u>Port of Bay City, 0.054770%</u>
(Name, tax rate and percent of project) |

SECTION 10: The Property *(continued)*

5. List all state and local incentives as an annual percentage. Include the estimated start and end year of the incentive:

County: tbd
(Incentive type, percentage, start and end year)City: n/a
(Incentive type, percentage, start and end year)Hospital District: tbd
(Incentive type, percentage, start and end year)Water District: tbd
(Incentive type, percentage, start and end year)Other (describe): tbd
(Incentive type, percentage, start and end year)Other (describe): tbd
(Incentive type, percentage, start and end year)

6. Is the project located entirely within the ISD listed in Section 1? ☒ Yes ☐ No
- 6a. If no, attach in **Tab 6** maps of the entire project (depicting all other relevant school districts) and additional information on the project scope and size. Please note that only the qualified property within the ISD listed in Section 1 is eligible for the limitation from this application. Please verify that all information in **Tabs 7 and 8**, Section 11, 12 and 13, and map project boundaries pertain to only the property within the ISD listed in Section 1.
7. 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
- 7a. If yes, attach in **Tab 6** supporting documentation from the Office of the Governor.

SECTION 11: Texas Tax Code 313.021(1) Qualified 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
2. What is the amount of appraised value limitation for which you are applying? \$30,000,000
- 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 specific and detailed description of the qualified investment you propose to make within the project boundary for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (**Tab 7**);
 - 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
 - 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: Texas Tax Code 313.021(2) Qualified Property

1. Attach a detailed description of the qualified property. [See §313.021(2)] The description must include:
- 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**);
 - 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**);
 - a map or site plan of the proposed qualified property showing the location of the new buildings or new improvements inside the project area boundaries within a vicinity map that includes school district, county and RZ boundaries (**Tab 11**); and
 - Will any of the proposed qualified property be used to renovate, refurbish, upgrade, maintain, modify, improve, or functionally replace existing buildings or existing improvements inside or outside the project area? ☐ Yes ☒ No
- Note:** Property used to renovate, refurbish, upgrade, maintain, modify, improve, or functionally replace existing buildings or existing improvements inside or outside the project area cannot be considered qualified property and will not be eligible for a limitation. See TAC §9.1051(16).

SECTION 12: Texas Tax Code 313.021(2) Qualified Property (*continued*)

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:
- legal description of the land (**Tab 9**);
 - 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**);
 - owner (**Tab 9**);
 - the current taxable value of the land, attach estimate if land is part of larger parcel (**Tab 9**); and
 - 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:
- evidence that the area qualifies as a enterprise zone as defined by the Governor's Office (**Tab 16**);
 - legal description of reinvestment zone (**Tab 16**);
 - order, resolution or ordinance establishing the reinvestment zone (**Tab 16**);
 - guidelines and criteria for creating the zone (**Tab 16**); and
 - 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? August 1, 2020

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 within the project boundary**. 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 within the project boundary 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 within the project boundary in response to questions 1 and 2 of this section, provide the following supporting information in **Tab 10**:
- maps and/or detailed site plan;
 - surveys;
 - appraisal district values and parcel numbers;
 - inventory lists;
 - existing and proposed property lists;
 - model and serial numbers of existing property; or
 - other information of sufficient detail and description.
4. Total estimated market value of existing property within the project boundary
(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 number of new qualifying jobs you are committing to create? 10
2. What is the number of new non-qualifying jobs you are estimating you will create? (See TAC 9.1051(14)) 60
3. 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) and TAC 9.1051(b)(1)? ☐ Yes ☒ No
- 3a. If yes, attach evidence of industry standard 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.
4. 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). **Note:** If a more recent quarter of information becomes available before the application is deemed complete, updated wage information will be required.
- a. Non-qualified job wages
- average weekly wage for all jobs (all industries) in the county is 1,086.00
- b. Qualifying job wage minimum option §313.021(5)(A)
- 110% of the average weekly wage for manufacturing jobs in the county is 1,800.00
- c. Qualifying job wage minimum option §313.021(5)(B)
- 110% of the average weekly wage for manufacturing jobs in the region is 1,310.00
5. 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)
6. What is the minimum required annual wage for each qualifying job based on the qualified property? 68,120.00
7. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 68,120.00
8. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? ☒ Yes ☐ No
9. 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
- 9a. If yes, attach in **Tab 12** supporting documentation from the TWC, pursuant to §313.021(3)(F).
10. 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
- 10a. 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, and C 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**.

5. 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)
6. What is the minimum required annual wage for each qualifying job based on the qualified property? 68,120.00
7. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 68,120.00
8. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? ☒ Yes ☐ No
9. 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
- 9a. If yes, attach in Tab 12 supporting documentation from the TWC, pursuant to §313.021(3)(F).
10. 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
- 10a. 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, and C in Tab 14. Note: Excel spreadsheet versions of schedules are available for download and printing at URL listed below.
2. Attach an Economic Impact Analysis, if supplied by other than the Comptroller's Office, in Tab 15. (not required)
3. If there are any other payments made in the state or economic information that you believe should be included in the economic analysis, attach a separate schedule showing the amount for each year affected, including an explanation, in Tab 15.

SECTION 16: Authorized Signatures and Applicant Certification

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

1. Authorized School District Representative Signature

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

print
here ▶

Marshall Scott III
Print Name (Authorized School District Representative)

Superintendent
Title

sign
here ▶

[Signature]
Signature (Authorized School District Representative)

March 23, 2020
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.

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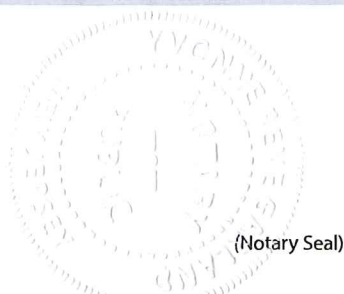
Jack Chenault
Print Name (Authorized Company Representative (Applicant))

President
Title

sign
here ▶

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

3/12/2020
Date



GIVEN under my hand and seal of office this, the

12th day of March, 2020

Notary Public in and for the State of Texas

NOTARY PUBLIC OF NEW JERSEY

My Commission expires: Comm. # 2455009

My Commission Expires 5/23/2021

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

APPLICATION TAB ORDER FOR REQUESTED ATTACHMENTS

TAB	ATTACHMENT
1	Pages of the application including the signature and certification page, signed and dated by Authorized School District Representative and Authorized Company Representative. Sections 1-16
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 (if applicable)
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 (if applicable)
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 (if applicable)
11	<p>Maps that clearly show:</p> <ul style="list-style-type: none"> a) Project boundary and project vicinity, including county and school district boundaries 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) Any existing property within the project area e) Any facilities owned or operated by the applicant having interconnections to the proposed project f) Location of project, and related nearby projects within vicinity map g) 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 (if applicable)
13	Calculation of non-qualifying wage target and two possible qualifying job wage requirements with TWC documentation
14	Schedules A1, A2, B, and C completed and signed Economic Impact (if applicable)
15	Economic Impact Analysis, other payments made in the state or other economic information (if applicable)
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 (applicant)

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Tab 2

Proof of Payment of Application Fee

See attached.

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)*

Tab 3

Documentation of Combined Group Membership under Texas Tax Code § 171.0001(7)

Not applicable.

Tab 4

Detailed Description of Project

Provide 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/installation, and any other relevant information.

Roehm America LLC (“**Applicant**”) is currently analyzing the viability of a world-scale plant (the “**Facility**”) to produce Methyl Methacrylate, an important raw material for applications in a variety of industries—e.g. automotive, construction, etc.

If constructed, the Facility will implement an innovative technology developed by Roehm GmbH in Germany and would make use of ethylene and natural gas produced in the region.

Roehm’s new technology, named LiMA (**L**ead**i**ng **i**n **M**eth**A**crylates), has the benefit of a reduced carbon footprint compared to existing technologies in the US. The plant will be highly automated and employ highly qualified personnel from the region at competitive salaries.

The Facility will be operating using the equipment generally found in chemical processing plants, including reactors, distillation columns, process pumps, compressors, etc. It will also require auxiliary equipment like steam boilers, storage tanks, etc., along with process instrumentation and distributed control systems.

The LiMA Facility will make extensive use of process sensors and online analytics, thus providing the ability to implement Advanced Process Control (APC) and process optimization strategies. Key equipment will also utilize sensors to provide real-time monitoring of their condition—enabling an effective predictive maintenance program.

This state-of-the-art Facility will ultimately result in outstandingly safe operation, consistent product quality, and enhanced operational reliability and “on-stream-time” performance.

Applicant anticipates it could begin construction in late 2021 and complete construction and commence commercial operations in 2023.

Tab 5

Documentation to assist in determining if limitation is a determining factor

Applicant is an indirect wholly-owned subsidiary of Roehm GmbH, a leading supplier of methacrylate chemicals worldwide—with 15 production sites on four continents. Roehm's global presence provides it with significant flexibility for where it can expend capital investments for new long-term expansions.

The property tax burden is a critical factor in Applicant's site selection, and Bay City ISD's maintenance and operations tax rate constitutes approximately 44% of the total property tax burden at the proposed facility location. Alternative locations offer competitive economic development incentives, including robust property tax abatement programs.

Tab 6

If located in more than one district, including list of
percentage in each district

Not applicable.

Tab 7

Description of Qualified Investment

The site under consideration is located at 2001 Farm-to-Market 3057, Bay City, TX 77414. As explained in more detail in Tab 4, the contemplated Facility is for the production of Methyl Methacrylate.

The Facility will comprise five buildings (operations building, rackroom, warehouse, compressor/chiller, valve house) with an estimated size of 36,300 square feet. In addition, there will be open air steel structure buildings with an estimated area of 19,700 square feet. The Facility's major components will include:

- Tank Farm;
- Formaldehyde Process Unit;
- Formaldehyde Tank;
- Cooling towers;
- Warehouse shops;
- Chillers / air compressors;
- Steam Boilers;
- MCC rack rooms;
- Control room;
- Pipe racks;
- Reactors;
- Distillation columns;
- Filtration systems,
- Intermediate tanks
- Heat exchangers
- Vacuum system;
- Process pumps;
- Process instrumentation;
- Distributed control systems.
- Emergency relief and off gas tanks;
- Thermal oxidizer;
- Flare

Tab 8

Description of Qualified Property

Same as Tab 7. See above description.

Tab 9

Description of Land

Not applicable. Land will not become qualified property.

Tab 10

Description of property not eligible to become qualified property (e.g., existing property or improvements that will replace existing property)

Not applicable.

Tab 11

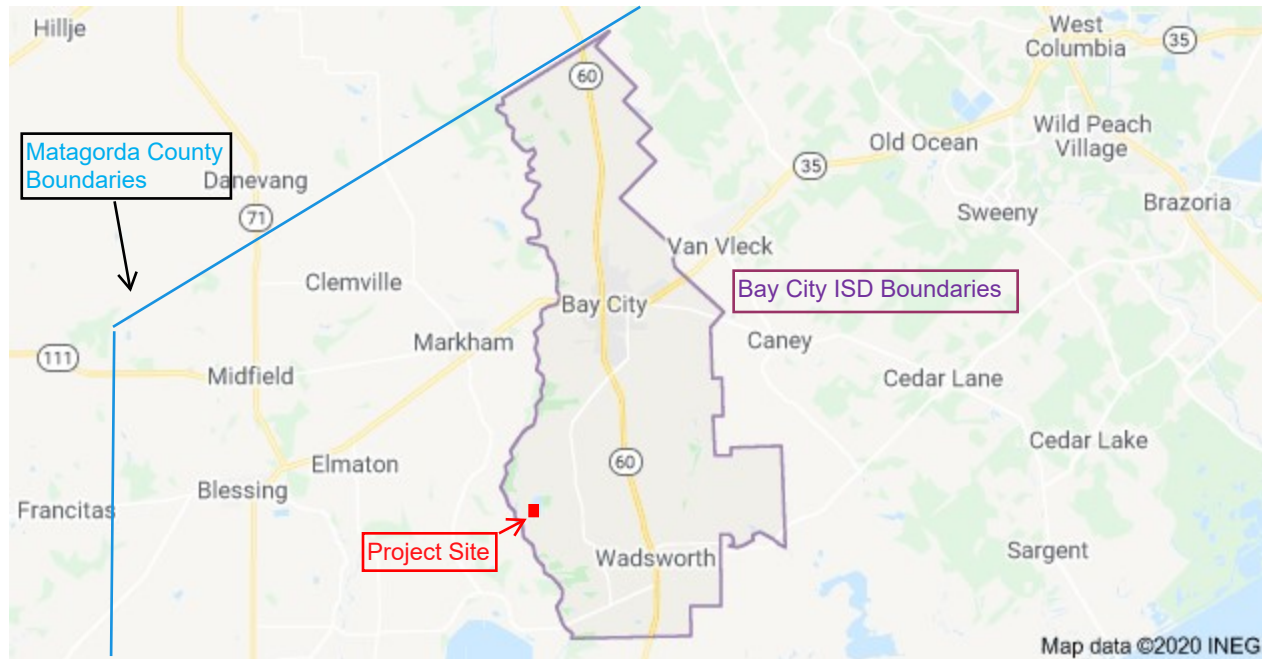
Maps

Include Maps that clearly show:

- (a) Project boundary and project vicinity, including county and school district boundaries;*
- (b) Qualified Investment including location of TPP to be placed in service during the QTP and buildings to be constructed during the QTP, with vicinity map;*
- (c) Qualified property including location of new buildings or new improvements;*
- (d) Any existing property within the project area;*
- (e) Any facilities owned or operated by the applicant having interconnection to the proposed project;*
- (f) Location of project, and related nearby projects within vicinity map;*
- (g) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size.*

Attached below.

Vicinity Map #2



Tab 12

Request for Waiver of Job Creation Requirement and supporting information

Not applicable.

Tab 13

Calculation of non-qualifying wage target and two possible qualifying wage requirements with TWC documentation

See attachments.

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2018	04	Matagorda	Total All	10	Total, All Industries	\$ 1,138
2019	01	Matagorda	Total All	10	Total, All Industries	\$ 1,192
2019	02	Matagorda	Total All	10	Total, All Industries	\$ 1,021
2019	03	Matagorda	Total All	10	Total, All Industries	\$ 993
Non-Qualifying Jobs: Matagorda County average weekly wage for all jobs (§ 313.024(d))						\$ 1,086

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2018	04	Matagorda	Total All	1013	Manufacturing	\$ 1,531
2019	01	Matagorda	Total All	1013	Manufacturing	\$ 1,903
2019	02	Matagorda	Total All	1013	Manufacturing	\$ 1,515
2019	03	Matagorda	Total All	1013	Manufacturing	\$ 1,596
Matagorda County average weekly wage for manufacturing jobs						\$ 1,636
Qualifying Jobs: 110% (§ 313.021(5)(A))						\$ 1,800

COG Regional Wage for Manufacturing Jobs in Houston-Galveston Area		
	Annual	\$61,909
	Weekly	\$1,191
Qualifying Jobs:	110% Weekly (§ 313.021(5)(B))	\$1,310
	110% Annualized	\$68,120

Year	×	Period	×	Area	×	Ownership	×	Industry Code	×	Industry	×	Average Weekly Wage	×
	▼		▼		▼		▼		▼		▼		▼
2018		01		Matagorda		Total All		10		Total, All Industries		1,183	
2018		02		Matagorda		Total All		10		Total, All Industries		1,059	
2018		03		Matagorda		Total All		10		Total, All Industries		962	
2018		04		Matagorda		Total All		10		Total, All Industries		1,138	
2019		01		Matagorda		Total All		10		Total, All Industries		1,192	
2019		02		Matagorda		Total All		10		Total, All Industries		1,021	
2019		03		Matagorda		Total All		10		Total, All Industries		993	

Year	×	Period	×	Area	×	Ownership	×	Industry Code	×	Industry	×	Average Weekly Wage	×
	▼		▼		▼		▼		▼		▼		▼
2018		01		Matagorda		Total All		1013		Manufacturing		2,149	
2018		02		Matagorda		Total All		1013		Manufacturing		1,296	
2018		03		Matagorda		Total All		1013		Manufacturing		1,485	
2018		04		Matagorda		Total All		1013		Manufacturing		1,531	
2019		01		Matagorda		Total All		1013		Manufacturing		1,903	
2019		02		Matagorda		Total All		1013		Manufacturing		1,515	
2019		03		Matagorda		Total All		1013		Manufacturing		1,596	

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.

Tab 14

Schedules A1, A2, B, and C

See schedules attached.

Date

23-Mar-20

Applicant Name

Roehm America LLC

ISD Name

Bay City 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 <u>not</u> become Qualified Property [SEE NOTE]	Other new investment made during this year that may become Qualified Property [SEE NOTE]	Total Investment (Sum of Columns A+B+C+D)	
Investment made before filing complete application with district	--	Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)	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				\$ -	\$ -	\$ -	\$ -	\$ -	
Complete tax years of qualifying time period	QTP1	2021-22	2021	\$ 50,000,000	\$ 100,000,000	\$ -	\$ -	\$ 150,000,000	
	QTP2	2022-23	2022	\$ 50,000,000	\$ 150,000,000	\$ -	\$ -	\$ 200,000,000	
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]									
				\$ 100,000,000	\$ 250,000,000	\$ -	\$ -	\$ 350,000,000	
Total Qualified Investment (sum of green cells)				Enter amounts from TOTAL row above in Schedule A2					
				\$ 350,000,000					

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

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

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

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

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

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

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

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 <u>not</u> 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		\$ 100,000,000	\$ 250,000,000	\$ -	\$ -	\$ 350,000,000
Value limitation period***	0	2023-2024	2023		\$150,000,000			\$ 150,000,000
	1	2024-2025	2024					
	2	2025-2026	2025					
	3	2026-2027	2026					
	4	2027-2028	2027					
	5	2028-2029	2028					
	6	2029-2030	2029					
	7	2030-2031	2030					
	8	2031-2032	2031					
	9	2032-2033	2032					
	10	2033-2034	2033					
Total Investment made through limitation				\$ 100,000,000	\$ 400,000,000	\$ -	\$ -	\$ 500,000,000
Continue to maintain viable presence	11	2034-2035	2034					
	12	2035-2036	2035					
	13	2036-2037	2036					
	14	2037-2038	2037					
	15	2038-2039	2038					
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2039-2040	2039					
	17	2040-2041	2040					
	18	2041-2042	2041					
	19	2042-2043	2042					
	20	2043-2044	2043					
	21	2044-2045	2044					
	22	2045-2046	2045					
	23	2046-2047	2046					
	24	2047-2048	2047					
	25	2048-2049	2048					

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

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

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

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

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

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

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

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

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

Date 23-Mar-20
 Applicant Name Roehm America LLC
 ISD Name Bay City ISD

Form 50-296A

Revised May 2014

				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	0	2020-2021	2020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	0	2021-2022	2021	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	0	2022-2023	2022		\$ 100,000,000	\$ 50,000,000	\$ 150,000,000	\$ 150,000,000	\$ 150,000,000
	0	2023-2024	2023	\$ -	\$ 250,000,000	\$ 100,000,000	\$ 350,000,000	\$ 350,000,000	\$ 350,000,000
Value Limitation Period	1	2024-2025	2024	\$ -	\$ 400,000,000	\$ 100,000,000	\$ 477,300,000	\$ 477,000,000	\$ 30,000,000
	2	2025-2026	2025	\$ -	\$ 387,200,000	\$ 96,800,000	\$ 462,035,480	\$ 462,035,480	\$ 30,000,000
	3	2026-2027	2026	\$ -	\$ 374,400,000	\$ 93,600,000	\$ 446,770,960	\$ 446,770,960	\$ 30,000,000
	4	2027-2028	2027	\$ -	\$ 361,600,000	\$ 90,400,000	\$ 431,506,440	\$ 431,506,440	\$ 30,000,000
	5	2028-2029	2028	\$ -	\$ 348,800,000	\$ 87,200,000	\$ 416,241,920	\$ 416,241,920	\$ 30,000,000
	6	2029-2030	2029	\$ -	\$ 336,000,000	\$ 84,000,000	\$ 400,977,400	\$ 400,977,400	\$ 30,000,000
	7	2030-2031	2030	\$ -	\$ 323,200,000	\$ 80,800,000	\$ 385,712,880	\$ 385,712,880	\$ 30,000,000
	8	2031-2032	2031	\$ -	\$ 310,400,000	\$ 77,600,000	\$ 370,448,360	\$ 370,448,360	\$ 30,000,000
	9	2032-2033	2032	\$ -	\$ 297,600,000	\$ 74,400,000	\$ 355,183,840	\$ 355,183,840	\$ 30,000,000
	10	2033-2034	2033	\$ -	\$ 284,800,000	\$ 71,200,000	\$ 339,919,320	\$ 339,919,320	\$ 30,000,000
Continue to maintain viable presence	11	2034-2035	2034	\$ -	\$ 272,000,000	\$ 68,000,000	\$ 324,654,800	\$ 324,654,800	\$ 324,654,800
	12	2035-2036	2035	\$ -	\$ 259,200,000	\$ 64,800,000	\$ 309,390,280	\$ 309,390,280	\$ 309,390,280
	13	2036-2037	2036	\$ -	\$ 246,400,000	\$ 61,600,000	\$ 294,125,760	\$ 294,125,760	\$ 294,125,760
	14	2037-2038	2037	\$ -	\$ 233,600,000	\$ 58,400,000	\$ 278,861,240	\$ 278,861,240	\$ 278,861,240
	15	2038-2039	2038	\$ -	\$ 220,800,000	\$ 55,200,000	\$ 263,596,720	\$ 263,596,720	\$ 263,596,720
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2039-2040	2039	\$ -	\$ 208,000,000	\$ 52,000,000	\$ 248,332,200	\$ 248,332,200	\$ 248,332,200
	17	2040-2041	2040	\$ -	\$ 195,200,000	\$ 48,800,000	\$ 233,067,680	\$ 233,067,680	\$ 233,067,680
	18	2041-2042	2041	\$ -	\$ 182,400,000	\$ 45,600,000	\$ 217,803,160	\$ 217,803,160	\$ 217,803,160
	19	2042-2043	2042	\$ -	\$ 169,600,000	\$ 42,400,000	\$ 202,538,640	\$ 202,538,640	\$ 202,538,640
	20	2043-2044	2043	\$ -	\$ 156,800,000	\$ 39,200,000	\$ 187,274,120	\$ 187,274,120	\$ 187,274,120
	21	2044-2045	2044	\$ -	\$ 144,000,000	\$ 36,000,000	\$ 172,009,600	\$ 172,009,600	\$ 172,009,600
	22	2045-2046	2045	\$ -	\$ 131,200,000	\$ 32,800,000	\$ 156,745,080	\$ 156,745,080	\$ 156,745,080
	23	2046-2047	2046	\$ -	\$ 118,400,000	\$ 29,600,000	\$ 141,480,560	\$ 141,480,560	\$ 141,480,560
	24	2047-2048	2047	\$ -	\$ 105,600,000	\$ 26,400,000	\$ 126,216,040	\$ 126,216,040	\$ 126,216,040
	25	2048-2049	2048	\$ -	\$ 92,800,000	\$ 23,200,000	\$ 110,951,520	\$ 110,951,520	\$ 110,951,520

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.

Date 23-Mar-20
Applicant Name Roehm America LLC
ISD Name Bay City ISD

Schedule C: Employment Information

Form 50-296A
Revised May 2014

				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	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	0	2020-2021	2020					
Each year prior to start of Value Limitation Period	0	2021-2022	2021	100	\$76,000			
Each year prior to start of Value Limitation Period	0	2022-2023	2022	1000 (peak)	\$76,000			
	0	2023-2024	2023	100	\$76,000			
Value Limitation Period <small>The qualifying time period could overlap the value limitation period.</small>	1	2024-2025	2024			60	10	\$68,120
	2	2025-2026	2025			60	10	\$68,120
	3	2026-2027	2026			60	10	\$68,120
	4	2027-2028	2027			60	10	\$68,120
	5	2028-2029	2028			60	10	\$68,120
	6	2029-2030	2029			60	10	\$68,120
	7	2030-2031	2030			60	10	\$68,120
	8	2031-2032	2031			60	10	\$68,120
	9	2032-2033	2032			60	10	\$68,120
	10	2033-2034	2033			60	10	\$68,120
Years Following Value Limitation Period	11 through 25	2034 - 2049	2034 - 2048			70	0	n/a

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
qualifying jobs in Subchapter B districts, 10 qualifying jobs in Subchapter C districts)
If yes, answer the following two questions:

☐

Yes

☒

No
- 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 23-Mar-20
Applicant Name Roehm America LLC
ISD Name Bay City 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: n/a	n/a	n/a	n/a	n/a	n/a
	City: n/a	n/a	n/a	n/a	n/a	n/a
	Other: n/a	n/a	n/a	n/a	n/a	n/a
Tax Code Chapter 312	County: Matagorda County	tbd	tbd	\$ 1,679,503	tbd	tbd
	City: n/a	n/a	n/a	n/a	n/a	n/a
	Other: Matagorda Co Hospital District	tbd	tbd	\$ 1,246,161	tbd	tbd
	Other: Drainage District #1	tbd	tbd	\$ 161,549	tbd	tbd
	Other: Port of Bay City	tbd	tbd	\$ 212,234	tbd	tbd
Local Government Code Chapters 380/381	County: n/a	n/a	n/a	n/a	n/a	n/a
	City: n/a	n/a	n/a	n/a	n/a	n/a
	Other: n/a	n/a	n/a	n/a	n/a	n/a
Freeport Exemptions						
Non-Annexation Agreements	tbd	tbd	tbd	tbd	tbd	tbd
Enterprise Zone/Project	n/a	n/a	n/a	n/a	n/a	n/a
Economic Development Corporation	n/a	n/a	n/a		n/a	
Texas Enterprise Fund	tbd	tbd	tbd		tbd	
Employee Recruitment	n/a	n/a	n/a		n/a	
Skills Development Fund	n/a	n/a	n/a		n/a	
Training Facility Space and Equipment	n/a	n/a	n/a		n/a	
Infrastructure Incentives	tbd	tbd	tbd		tbd	
Permitting Assistance	tbd	tbd	tbd		tbd	
Other:						
Other:						
Other:						
Other:						
TOTAL				\$ 3,299,447	tbd	tbd

Additional information on incentives for this project:

Tab 15

Economic Impact Analysis, other payments made in the state or other economic information

Not applicable.

Tab 16

Description of Reinvestment 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 the reinvestment zone***
- (c) Order, resolution or ordinance establishing reinvestment zone***
- (d) Guidelines and criteria for creating the zone***

***to be submitted with application or before date of final application approval by school board*

Applicant will request that Matagorda County create the reinvestment zone at a later date, prior to final application approval by the Bay City ISD Board of Trustees.

Tab 17

Signature and Certification Page

See attached.

5. 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)
6. What is the minimum required annual wage for each qualifying job based on the qualified property? 68,120.00
7. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 68,120.00
8. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? ☒ Yes ☐ No
9. 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
- 9a. If yes, attach in Tab 12 supporting documentation from the TWC, pursuant to §313.021(3)(F).
10. 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
- 10a. 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, and C in Tab 14. Note: Excel spreadsheet versions of schedules are available for download and printing at URL listed below.
2. Attach an Economic Impact Analysis, if supplied by other than the Comptroller's Office, in Tab 15. (not required)
3. If there are any other payments made in the state or economic information that you believe should be included in the economic analysis, attach a separate schedule showing the amount for each year affected, including an explanation, in Tab 15.

SECTION 16: Authorized Signatures and Applicant Certification

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

1. Authorized School District Representative Signature

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

print
here ▶

Marshall Scott III
Print Name (Authorized School District Representative)

Superintendent
Title

sign
here ▶

[Signature]
Signature (Authorized School District Representative)

March 23, 2020
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 ▶

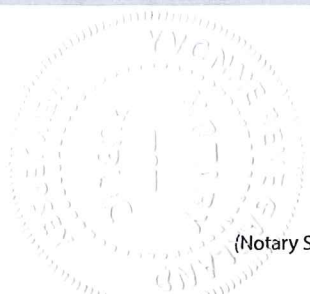
Jack Chenault
Print Name (Authorized Company Representative (Applicant))

President
Title

sign
here ▶

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

3/12/2020
Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

12th day of March, 2020

A handwritten signature in blue ink, likely belonging to the Notary Public.

Notary Public in and for the State of Texas

NOTARY PUBLIC OF NEW JERSEY

My Commission expires: Comm. # 2455009

My Commission Expires 5/23/2021

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

APPLICATION TAB ORDER FOR REQUESTED ATTACHMENTS

TAB	ATTACHMENT
1	Pages of the application including the signature and certification page, signed and dated by Authorized School District Representative and Authorized Company Representative. Sections 1-16
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 (if applicable)
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 (if applicable)
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 (if applicable)
11	<p>Maps that clearly show:</p> <ul style="list-style-type: none"> a) Project boundary and project vicinity, including county and school district boundaries 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) Any existing property within the project area e) Any facilities owned or operated by the applicant having interconnections to the proposed project f) Location of project, and related nearby projects within vicinity map g) 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 (if applicable)
13	Calculation of non-qualifying wage target and two possible qualifying job wage requirements with TWC documentation
14	Schedules A1, A2, B, and C completed and signed Economic Impact (if applicable)
15	Economic Impact Analysis, other payments made in the state or other economic information (if applicable)
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 (applicant)