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GLENN HEGAR TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

P.O. Box 13528 • Austin, TX 78711-3528

September 18, 2020

Drew Howard
Superintendent
Sweetwater Independent School District
207 Musgrove Street
Sweetwater, Texas 79556

Re: Certificate for Limitation on Appraised Value of Property for School District Maintenance and Operations taxes by and between Sweetwater Independent School District and Georgia-Pacific Gypsum LLC, Application 1491

Dear Superintendent Howard:

On July 21, 2020, the Comptroller issued written notice that Georgia-Pacific Gypsum LLC (applicant) submitted a completed application (Application 1491) for a limitation on appraised value under the provisions of Tax Code Chapter 313.[1] This application was originally submitted on May 18, 2020, to the Sweetwater Independent School District (school district) by the applicant.

This presents the results of the Comptroller's review of the application and determinations required:

1) under Section 313.025(h) to determine if the property meets the requirements of Section 313.024 for eligibility for a limitation on appraised value under Chapter 313, Subchapter C; and
2) under Section 313.025(d), to issue a certificate for a limitation on appraised value of the property and provide the certificate to the governing body of the school district or provide the governing body a written explanation of the Comptroller's decision not to issue a certificate, using the criteria set out in Section 313.026.

Determination required by 313.025(h)

Sec. 313.024(a)	Applicant is subject to tax imposed by Chapter 171.
Sec. 313.024(b)	Applicant is proposing to use the property for an eligible project.

[1] All Statutory references are to the Texas Tax Code, unless otherwise noted.

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Sec. 313.024(d)	Applicant has committed to create the required number of new qualifying jobs and pay all jobs created that are not qualifying jobs a wage that exceeds the county average weekly wage for all jobs in the county where the jobs are located.
Sec. 313.024(d-2)	Not applicable to Application 1491.

Based on the information provided by the applicant, the Comptroller has determined that the property meets the requirements of Section 313.024 for eligibility for a limitation on appraised value under Chapter 313, Subchapter C.

Certificate decision required by 313.025(d)

Determination required by 313.026(c)(1)

The Comptroller has determined that the project proposed by the applicant is reasonably likely to generate tax revenue in an amount sufficient to offset the school district's maintenance and operations *ad valorem tax* revenue lost as a result of the agreement before the 25th anniversary of the beginning of the limitation period, see Attachment B.

Determination required by 313.026(c)(2)

The Comptroller has determined that the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in this state, see Attachment C.

Based on these determinations, the Comptroller issues a certificate for a limitation on appraised value. This certificate is contingent on the school district's receipt and acceptance of the Texas Education Agency's determination per 313.025(b-1).

The Comptroller's review of the application assumes the accuracy and completeness of the statements in the application. If the application is approved by the school district, the applicant shall perform according to the provisions of the Texas Economic Development Act Agreement (Form 50-826) executed with the school district. The school district shall comply with and enforce the stipulations, provisions, terms, and conditions of the agreement, applicable Texas Administrative Code and Chapter 313, per TAC 9.1054(i)(3).

This certificate is no longer valid if the application is modified, the information presented in the application changes, or the limitation agreement does not conform to the application. Additionally, this certificate is contingent on the school district approving and executing the agreement within a year from the date of this letter.

Note that any building or improvement existing as of the application review start date of July 21, 2020, or any tangible personal property placed in service prior to that date may not become "Qualified Property" as defined by 313.021(2) and the Texas Administrative Code.

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Should you have any questions, please contact Will Counihan, Director, Data Analysis & Transparency, by email at will.counihan@cpa.texas.gov or by phone toll-free at 1-800-531-5441, ext. 6-0758, or at 512-936-0758.

Sincerely,

DocuSigned by:
Lisa Craven
11EA6DEF0EC441E...

Lisa Craven
Deputy Comptroller

Enclosure

cc: Will Counihan

Attachment A – Economic Impact Analysis

The following tables summarize the Comptroller's economic impact analysis of Georgia-Pacific Gypsum, LLC (project) applying to Sweetwater Independent School District (district), as required by Tax Code, 313.026 and Texas Administrative Code 9.1055(d)(2).

Table 1 is a summary of investment, employment and tax impact of Georgia-Pacific Gypsum, LLC.

Applicant	Georgia-Pacific Gypsum, LLC
Tax Code, 313.024 Eligibility Category	Manufacturing
School District	Sweetwater ISD
2018-2019 Average Daily Attendance	1,905
County	Nolan
Proposed Total Investment in District	$280,000,000
Proposed Qualified Investment	$280,000,000
Limitation Amount	$25,000,000
Qualifying Time Period (Full Years)	2022-2023
Number of new qualifying jobs committed to by applicant	10
Number of new non-qualifying jobs estimated by applicant	90
Average weekly wage of qualifying jobs committed to by applicant	$961
Minimum weekly wage required for each qualifying job by Tax Code, 313.021(5)(B)	$961
Minimum annual wage committed to by applicant for qualified jobs	$49,975
Minimum weekly wage required for non-qualifying jobs	$865.00
Minimum annual wage required for non-qualifying jobs	$44,980
Investment per Qualifying Job	$28,000,000
Estimated M&O levy without any limit (15 years)	$32,631,052
Estimated M&O levy with Limitation (15 years)	$11,161,687
Estimated gross M&O tax benefit (15 years)	$21,469,365

Table 2 is the estimated statewide economic impact of Georgia-Pacific Gypsum, LLC (modeled).

	Employment			Personal Income		
Year	Direct	Indirect + Induced	Total	Direct	Indirect + Induced	Total
2020	0	0	0	$0	$0	$0
2021	180	218	398.335	$9,000,000	$20,692,000	$29,692,000
2022	90	121	211	$4,500,000	$13,865,000	$18,365,000
2023	10	47	57	$454,795	$6,312,205	$6,767,000
2024	10	41	51	$454,795	$5,629,205	$6,084,000
2025	10	35	45	$454,795	$5,026,205	$5,481,000
2026	10	32	42	$454,795	$4,676,205	$5,131,000
2027	10	30	40	$454,795	$4,506,205	$4,961,000
2028	10	29	39	$454,795	$4,476,205	$4,931,000
2029	10	29	39	$454,795	$4,559,205	$5,014,000
2030	10	30	40	$454,795	$4,695,205	$5,150,000
2031	10	28	38	$454,795	$4,733,205	$5,188,000
2032	10	28	38	$454,795	$4,808,205	$5,263,000
2033	10	15	25	$454,795	$3,636,205	$4,091,000
2034	10	11	21	$454,795	$3,135,205	$3,590,000
2035	10	8	18	$454,795	$2,818,205	$3,273,000
2036	10	7	17	$454,795	$2,613,205	$3,068,000
2037	10	6	16	$454,795	$2,467,205	$2,922,000

Source: CPA REMI, Georgia-Pacific Gypsum, LLC

Table 3 examines the estimated direct impact on ad valorem taxes to the region if all taxes are assessed.

Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O		Sweetwater ISD I&S Tax Levy	Sweetwater ISD M&O Tax Levy	SweetwaterISD M&O and I&S Tax Levies	Nolan County Tax Levy	Rolling Plains Hospital District Tax Levy	West-Tex Ground WCD Tax Levy	Farm to Martket Tax Levy	Estimated Total Property Taxes
			Tax Rate*	**0.1101**	**1.0197**		**0.0597**	**0.4220**	**0.0050**	**0.0883**	
2023	$272,628,675	$272,628,675		$300,164	$2,779,995	$3,080,159	$162,623	$1,150,493	$13,631	$240,758	$4,406,906
2024	$264,935,248	$264,935,248		$291,694	$2,701,545	$2,993,238	$158,034	$1,118,027	$13,247	$233,964	$4,282,546
2025	$257,241,953	$257,241,953		$283,223	$2,623,096	$2,906,320	$153,445	$1,085,561	$12,862	$227,170	$4,158,188
2026	$248,008,792	$248,008,792		$273,058	$2,528,946	$2,802,003	$147,937	$1,046,597	$12,400	$219,017	$4,008,938
2027	$238,775,768	$238,775,768		$262,892	$2,434,797	$2,697,689	$142,430	$1,007,634	$11,939	$210,863	$3,859,691
2028	$231,082,883	$231,082,883		$254,422	$2,356,352	$2,610,774	$137,841	$975,170	$11,554	$204,069	$3,735,339
2029	$226,470,141	$226,470,141		$249,344	$2,309,316	$2,558,660	$135,089	$955,704	$11,324	$199,996	$3,660,777
2030	$221,857,544	$221,857,544		$244,265	$2,262,281	$2,506,547	$132,338	$936,239	$11,093	$195,922	$3,586,216
2031	$201,845,095	$201,845,095		$222,231	$2,058,214	$2,280,446	$120,401	$851,786	$10,092	$178,249	$3,262,725
2032	$192,612,797	$192,612,797		$212,067	$1,964,073	$2,176,139	$114,894	$812,826	$9,631	$170,096	$3,113,490
2033	$183,380,653	$183,380,653		$201,902	$1,869,933	$2,071,835	$109,387	$773,866	$9,169	$161,943	$2,964,257
2034	$174,148,666	$174,148,666		$191,738	$1,775,794	$1,967,532	$103,880	$734,907	$8,707	$153,791	$2,815,026
2035	$166,456,839	$166,456,839		$183,269	$1,697,360	$1,880,629	$99,292	$702,448	$8,323	$146,998	$2,690,692
2036	$161,845,176	$161,845,176		$178,192	$1,650,335	$1,828,527	$96,541	$682,987	$8,092	$142,925	$2,616,146
2037	$158,773,679	$158,773,679		$174,810	$1,619,015	$1,793,825	$94,708	$670,025	$7,939	$140,213	$2,566,497
			Total	**$3,523,270**	**$32,631,052**	**$36,154,322**	**$1,908,838**	**$13,504,270**	**$160,003**	**$2,825,976**	**$51,727,433**

Source: CPA, Georgia-Pacific Gypsum, LLC
*Tax Rate per $100 Valuation

Table 4 examines the estimated direct impact on ad valorem taxes to the school district and Nolan County, with all property tax incentives sought being granted using estimated market value from the application. The project has applied for a value limitation under Chapter 313, Tax Code.

The difference noted in the last line is the difference between the totals in Table 3 and Table 4.

Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O		Sweetwater ISD I&S Tax Levy	Sweetwater ISD M&O Tax Levy	SweetwaterISD M&O and I&S Tax Levies	Nolan County Tax Levy	Rolling Plains Hospital District Tax Levy	West-Tex Ground WCD Tax Levy	Farm to Martket Tax Levy	Estimated Total Property Taxes
			Tax Rate*	**0.1101**	**1.0197**		**0.0597**	**0.4220**	**0.0050**	**0.0883**	
2023	$272,628,675	$25,000,000		$300,164	$254,925	$555,089	$162,623	$1,150,493	$13,631	$240,758	$1,881,837
2024	$264,935,248	$25,000,000		$291,694	$254,925	$546,619	$158,034	$1,118,027	$13,247	$233,964	$1,835,926
2025	$257,241,953	$25,000,000		$283,223	$254,925	$538,148	$153,445	$1,085,561	$12,862	$227,170	$1,790,016
2026	$248,008,792	$25,000,000		$273,058	$254,925	$527,983	$147,937	$1,046,597	$12,400	$219,017	$1,734,917
2027	$238,775,768	$25,000,000		$262,892	$254,925	$517,817	$142,430	$1,007,634	$11,939	$210,863	$1,679,819
2028	$231,082,883	$25,000,000		$254,422	$254,925	$509,347	$137,841	$975,170	$11,554	$204,069	$1,633,912
2029	$226,470,141	$25,000,000		$249,344	$254,925	$504,269	$135,089	$955,704	$11,324	$199,996	$1,606,386
2030	$221,857,544	$25,000,000		$244,265	$254,925	$499,190	$132,338	$936,239	$11,093	$195,922	$1,578,860
2031	$201,845,095	$25,000,000		$222,231	$254,925	$477,156	$120,401	$851,786	$10,092	$178,249	$1,459,436
2032	$192,612,797	$25,000,000		$212,067	$254,925	$466,992	$114,894	$812,826	$9,631	$170,096	$1,404,342
2033	$183,380,653	$183,380,653		$201,902	$1,869,933	$2,071,835	$109,387	$773,866	$9,169	$161,943	$2,964,257
2034	$174,148,666	$174,148,666		$191,738	$1,775,794	$1,967,532	$103,880	$734,907	$8,707	$153,791	$2,815,026
2035	$166,456,839	$166,456,839		$183,269	$1,697,360	$1,880,629	$99,292	$702,448	$8,323	$146,998	$2,690,692
2036	$161,845,176	$161,845,176		$178,192	$1,650,335	$1,828,527	$96,541	$682,987	$8,092	$142,925	$2,616,146
2037	$158,773,679	$158,773,679		$174,810	$1,619,015	$1,793,825	$94,708	$670,025	$7,939	$140,213	$2,566,497
			Total	**$3,523,270**	**$11,161,687**	**$14,684,958**	**$1,908,838**	**$13,504,270**	**$160,003**	**$2,825,976**	**$30,258,069**
			Diff	**$0**	**$21,469,364**	**$21,469,364**	**$0**	**$0**	**$0**	**$0**	**$21,469,364**

Source: CPA, Georgia-Pacific Gypsum, LLC
*Tax Rate per $100 Valuation

Disclaimer: This examination is based on information from the application submitted to the school district and forwarded to the comptroller. It is intended to meet the statutory requirement of Chapter 313 of the Tax Code and is not intended for any other purpose.

Attachment B – Tax Revenue before 25th Anniversary of Limitation Start

This represents the Comptroller's determination that Georgia-Pacific Gypsum, LLC (project) is reasonably likely to generate, before the 25th anniversary of the beginning of the limitation period, tax revenue in an amount sufficient to offset the school district maintenance and operations ad valorem tax revenue lost as a result of the agreement. This evaluation is based on an analysis of the estimated M&O portion of the school district property tax levy directly related to this project, using estimated taxable values provided in the application.

	Tax Year	Estimated ISD M&O Tax Levy Generated (Annual)	Estimated ISD M&O Tax Levy Generated (Cumulative)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Annual)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Cumulative)
Limitation Pre-Years	2020	$0	$0	$0	$0
	2021	$0	$0	$0	$0
	2022	$207,226	$207,226	$0	$0
Limitation Period (10 Years)	2023	$254,925	$462,151	$2,525,070	$2,525,070
	2024	$254,925	$717,076	$2,446,620	$4,971,689
	2025	$254,925	$972,001	$2,368,171	$7,339,861
	2026	$254,925	$1,226,926	$2,274,021	$9,613,881
	2027	$254,925	$1,481,851	$2,179,872	$11,793,753
	2028	$254,925	$1,736,776	$2,101,427	$13,895,180
	2029	$254,925	$1,991,701	$2,054,391	$15,949,571
	2030	$254,925	$2,246,626	$2,007,356	$17,956,927
	2031	$254,925	$2,501,551	$1,803,289	$19,760,217
	2032	$254,925	$2,756,476	$1,709,148	$21,469,364
Maintain Viable Presence (5 Years)	2033	$1,869,933	$4,626,408	$0	$21,469,364
	2034	$1,775,794	$6,402,202	$0	$21,469,364
	2035	$1,697,360	$8,099,563	$0	$21,469,364
	2036	$1,650,335	$9,749,898	$0	$21,469,364
	2037	$1,619,015	$11,368,913	$0	$21,469,364
Additional Years as Required by 313.026(c)(1) (10 Years)	2038	$1,603,400	$12,972,313	$0	$21,469,364
	2039	$1,603,490	$14,575,804	$0	$21,469,364
	2040	$1,603,583	$16,179,386	$0	$21,469,364
	2041	$1,603,676	$17,783,063	$0	$21,469,364
	2042	$1,603,772	$19,386,835	$0	$21,469,364
	2043	$1,603,870	$20,990,705	$0	$21,469,364
	2044	$1,603,969	$22,594,674	$0	$21,469,364
	2045	$1,604,071	$24,198,745	$0	$21,469,364
	2046	$1,604,175	$25,802,919	$0	$21,469,364
	2047	$1,604,280	$27,407,200	$0	$21,469,364
		$27,407,200	is greater than	**$21,469,364**	

Analysis Summary	
Is the project reasonably likely to generate tax revenue in an amount sufficient to offset the M&O levy loss as a result of the limitation agreement?	Yes

NOTE: The analysis above only takes into account this project's estimated impact on the M&O portion of the school district property tax levy directly related to this project.

Source: CPA, Georgia-Pacific Gypsum, LLC

Disclaimer: This examination is based on information from the application submitted to the school district and forwarded to the comptroller. It is intended to meet the statutory requirement of Chapter 313 of the Tax Code and is not intended for any other purpose.

Attachment C – Limitation as a Determining Factor

Tax Code 313.026 states that the Comptroller may not issue a certificate for a limitation on appraised value under this chapter for property described in an application unless the comptroller determines that "the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in this state." This represents the basis for the Comptroller's determination.

Methodology

Texas Administrative Code 9.1055(d) states the Comptroller shall review any information available to the Comptroller including:

- the application, including the responses to the questions in Section 8 (Limitation as a Determining Factor);
- public documents or statements by the applicant concerning business operations or site location issues or in which the applicant is a subject;
- statements by officials of the applicant, public documents or statements by governmental or industry officials concerning business operations or site location issues;
- existing investment and operations at or near the site or in the state that may impact the proposed project;
- announced real estate transactions, utility records, permit requests, industry publications or other sources that may provide information helpful in making the determination; and
- market information, raw materials or other production inputs, availability, existing facility locations, committed incentives, infrastructure issues, utility issues, location of buyers, nature of market, supply chains, other known sites under consideration.

Determination

The Comptroller has determined that the limitation on appraised value is a determining factor in the Georgia-Pacific Gypsum LLC's decision to invest capital and construct the project in this state. This is based on information available, including information provided by the applicant. Specifically, the comptroller notes the following:

- Per Georgia-Pacific Gypsum LLC in Tab 5 of their Application for a Limitation on Appraised Value:
  A. "Applicant owns the land on which the potential project may be sitused."
  B. "Applicant has entered into certain agreements to enable project scoping and site selection (e.g., nondisclosure agreements, etc.). None of these agreements bind Applicant to: (a) making the Project investment, or (b) a specific Project location."
  C. "Applicant does not have business activities on the potential project site. Applicant does have business activities on an adjacent parcel, and the proposed investment would amount to an expansion of those operations. The two facilities would be physically independent from one another with minimal interconnections as explained in more detail in Tab 4. The new facility would not upgrade or replace the existing facility. While macro-economic or demand drivers can result in production variability, Georgia-Pacific anticipates operating its existing facility at or near its current production levels."
  D. "Applicant has facilities outside of Texas and Applicant is evaluating a location outside of Texas for the proposed Project, including at Applicant's existing gypsum manufacturing plant in Fletcher, OK."
  E. "Georgia-Pacific Gypsum is a large US-based gypsum manufacturer and distributor. With several locations, Georgia-Pacific has numerous options for where to invest capital and expand manufacturing capacity, including its existing facility in Fletcher, OK. Sweetwater ISD's maintenance and operations tax rate represents nearly half of the total property taxes for the project, making the value limitation agreement an important factor in Project economics."
- Per the *GeorgiaPacific.com* website, Georgia Pacific operates 12 facilities in Texas.
- Per the Sweetwater Economic Development website, Sweetwater currently has the following sheetrock/wallboard facilities: A. United States Gypsum has a sheetrock manufacturing site in

Sweetwater with a line that can run over 450' per minute. B. Georgia Pacific has a wallboard manufacturing site in Sweetwater that manufactures specialty sizes and thickness. C. Gold Bond was a wallboard manufacturing plant within 30 miles of Sweetwater.

- According to a regular meeting of the Nolan County Commissioner's court dated February 24, 2020, "Discuss and consider approval of an order establishing a Reinvestment Zone to be known as Georgia Pacific."
- A Regular School Board Meeting of the Board of Trustees of Sweetwater ISD dated May 18, 2020. "Consideration and possible action to accept for consideration an Application for an Appraised Value Limitation on Qualified Property under the Texas Economic Development Act, Texas Tax Code, Chapter 313, assess an application fee, and authorize the Superintendent to review the Application for completeness and submit such Application to the Comptroller. During an Open Zoom meeting Bill Oswald from Georgia-Pacific presented information to the Board concerning their Project Jupiter and the 313 Application."

Supporting Information

a) Section 8 of the Application for a Limitation on Appraised Value
b) Attachments provided in Tab 5 of the Application for a Limitation on Appraised Value
c) Additional information provided by the Applicant or located by the Comptroller

Disclaimer: This examination is based on information from the application submitted to the school district and forwarded to the comptroller. It is intended to meet the statutory requirement of Chapter 313 of the Tax Code and is not intended for any other purpose.

Supporting Information

Section 8 of the Application for a Limitation on Appraised Value

SECTION 8: Limitation as etermining 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 Time ine

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: Q3 2020
2. Estimated commencement of construction: 2021
3. Beginning of qualifying time period (MM/DD/YYYY): January 2, 2021
4. First year of limitation (MM/DD/YYYY): 01/01/2023

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: 2022

SECTION 1 : The Property

1. Identify county or counties in which the proposed project will be located: Nolan County
2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property: Nolan County 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): Sweetwater ISD, 1.019700, 100%
(Name, tax rate and percent of project)

I&S (ISD): Sweetwater ISD, 0.110100, 100%
(Name, tax rate and percent of project)

County: Nolan County, 0.443346, 100%
(Name, tax rate and percent of project)

City: N/A
(Name, tax rate and percent of project)

Hospital District: Rolling Plains HD, 0.422000, 100%
(Name, tax rate and percent of project)

Water District: WTG Water, 0.00500, 100%
(Name, tax rate and percent of project)

Other (describe): FMKT, 0.088310, 100%
(Name, tax rate and percent of project)

Other (describe):
(Name, tax rate and percent of project)

Supporting Information

Attachments provided in Tab 5 of the Application for a Limitation on Appraised Value

TAB 5

Documentation to assist in determining if limitation is a determining factor

Question 1: Does the applicant currently own the land on which the proposed project will occur?

Applicant owns the land on which the potential project may be sitused.

Question 2: Has the applicant entered into any agreements, contracts, or letters of intent related to the proposed project?

Applicant has entered into certain agreements to enable project scoping and site selection (e.g., nondisclosure agreements, etc.). None of these agreements bind Applicant to: (a) making the Project investment, or (b) a specific Project location.

Question 3: Does the applicant have current business activities at the location where the proposed project will occur?

Applicant does not have business activities on the potential project site. Applicant does have business activities on an adjacent parcel, and the proposed investment would amount to an expansion of those operations. The two facilities would be physically independent from one another with minimal interconnections as explained in more detail in Tab 4. The new facility would not upgrade or replace the existing facility. While macro-economic or demand drivers can result in production variability, Georgia-Pacific anticipates operating its existing facility at or near its current production levels.

Question 7: Is the applicant evaluating other locations not in Texas for the proposed project?

Applicant has facilities outside of Texas and Applicant is evaluating a location outside of Texas for the proposed Project, including at Applicant's existing gypsum manufacturing plant in Fletcher, OK.

Question 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?

Georgia-Pacific Gypsum is a large US-based gypsum manufacturer and distributor. With several locations, Georgia-Pacific has numerous options for where to invest capital and expand manufacturing capacity, including its existing facility in Fletcher, OK. Sweetwater ISD's maintenance and operations tax rate represents nearly half of the total property taxes for the project, making the value limitation agreement an important factor in Project economics.

Supporting Information

Additional information provided by the Applicant or located by the Comptroller

Texas

Economic Impact

12 FACILITIES

2,230

People directly employed by Georgia-Pacific

4,720

Additional jobs indirectly created

$153 Million

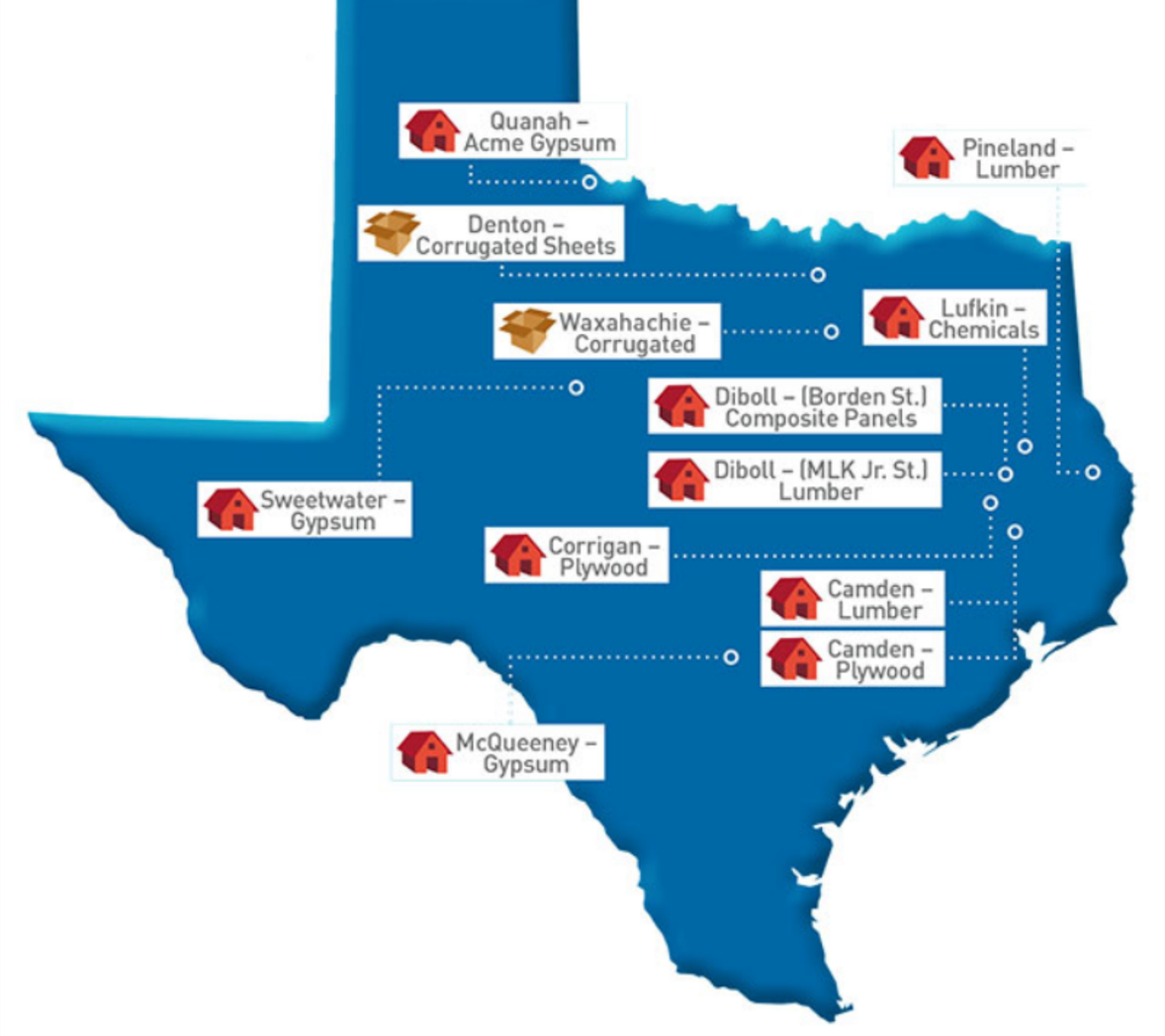
Direct wages and benefits for employees

$454 Million

Total combined compensation and benefits

$270 Million

Capital investment & acquisitions since 2013



MANUFACTURING

MANUFACTURING

Sweetwater is a place that defies the national average. As manufacturing jobs leave the United States, our city has continued to grow its manufacturing base. From sheet rock to radiation detecting equipment to concrete to substation components, Sweetwater, a town of 10,969 has over 800 full time jobs just in the manufacturing sector. Sweetwater is a place that embraces manufacturing operations.

SHEETROCK/WALLBOARD:

- United States Gypsum has a sheetrock manufacturing site in Sweetwater with a line that can run over 450' per minute.
- Georgia Pacific has a wallboard manufacturing site in Sweetwater that manufactures specialty sizes and thicknesses.
- Gold Bond has a wallboard manufacturing plant within 30 miles of Sweetwater.

CEMENT:

- Buzzi Unicem USA, Headquartered in Bethlehem, Pennsylvania, is one of the leading cement manufacturing companies in the US. The company's eight cement plants have a production capacity of approximately 8.5 million metric tons. Buzzi Unicem is currently in progess of a $260 M + expansion at their Maryneal facility south of Sweetwater. 3/16/15

SUB-STATION COMPONENTS:

- EMA Electromechanics, LLC, with company headquarters in Buenos Aires, Argentina, manufactures Vacuum Circuit Breakers and High Speed Grounding Switches for the wind and transmission line industry to be used in sub-stations.

RADIATION DETECTION EQUIPMENT:

- Ludlum Measurements Inc., a home grown company, manufactures radiation detection equipment, calibration equipment, particulate air monitors, plastic injection molds and much more.
- Ludlum's has five divisions in Sweetwater, Texas, one division in Knoxville, Tennessee, and one division in Uxbridge, United Kingdom.

Ludlum Measurements, or one of its divisions, sells manufactured products in over 70 countries across the world.

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Notice OF MEETING OF

THE COMMISSIONER'S COURT OF NOLAN COUNTY, TEXAS

Notice is given that a regular meeting of the Nolan County Commissioner's Court will be held on the 24th day of February, 2020 at 9:00 A. M., in the County Courthouse Sweetwater, Texas, at which time the following subjects will be discussed ,

1. Pledge allegiance to the United States flag.

2. Pledge allegiance to the Texas Flag.

3. Approve minutes of February 10th and 18th meetings.

4. Open a public hearing concerning the establishment of a reinvestment zone for tax abatement in accordance with notice posted in newspaper.

5. Close public hearing.

6. Discuss and consider approval of an order establishing a Reinvestment Zone to be known as Georgia Pacific.

7. US Census to present to Nolan County Commissioners Court make any appropriate motions.

8. Discuss and consider approval to sell surplus property.

9. Consider approval of a Road Bore Agreement with Cholla Petro on CR 101, 113, and 111.

10. Consider approval to award bid for grades 3 and 4 crushed rock.

11. Receive and approve Sheriffs Annual Racial Profiling Report for calendar year 2019.

12. Recognize Elizabeth Vera Healthy County Coordinator for Earned Employer Rewards.

13. Receive reports from department heads.

14. Pay claims and line item adjustments.

***The Nolan County Commissioner's Court reserves the right to enter closed session on any of the above under the authority of 551.074, Texas Government Code**

Dated this 20th day of February, 2020

Commissioner's Court of Nolan County, Texas

Whitley May Nolan County Judge

FILED FOR RECORD
Time 3:30 o'clock p /m
FEB 20 2020
SHARLA KEITH
NOLAN COUNTY CLERK

AN ORDER DESIGNATING CERTAIN REAL PROPERTY WITHIN UNINCORPORATED NOLAN COUNTY, TEXAS AS A REINVESTMENT ZONE

WHEREAS, on the 24th day of February, 2020, The Commissioners Court of Nolan County, Texas held a Public Hearing to consider the designation of an area with unincorporated Nolan County, Texas, as a reinvestment zone; and

WHEREAS, the Commissioners Court of Nolan County, Texas finds that the designation of the area as a reinvestment zone would contribute to the retention and /or creation of primary employments; and

WHEREAS, the Commissioners Court of Nolan County, Texas finds that the designation of the area as a reinvestment zone would attract major investment in the zone that would be a benefit to the property to be included in the zone; and

WHEREAS, the Commissioners Court of Nolan County, Texas finds that the designation of the area as a reinvestment zone would contribute to the economic development of Nolan County, Texas; and

WHEREAS, the Commissioners Court of Nolan County, Texas finds that the area to be designated as a reinvestment zone is not within the taxing jurisdiction of any Municipality.

NOW THEREFORE, BE IT ORDERED BY THE COMMISSIONERS COURT OF NOLAN COUNTY, TEXAS;

Section 46, Block 21, T.&P.R.R. CO. Survey, Nolan County, Texas

Section 45, Block 21, T.&P.R.R. CO. Survey, Nolan County, Texas

PASSED AND APPROVED THIS 24TH DAY OF FEBRUARY, 2020

Whitley May, Nolan County Judge

ATTEST:

Sharla Keith, Nolan County Clerk

NOLAN COUNTY TEXAS

BE IT REMEMBERED THAT ON THE 24th day of February, 2020, Nolan County Commissioner's Court met in Regular Session.

Commissioner Terry Willman – Precinct #1
Commissioner Seth Mahaffey – Precinct #2
Commissioner Tommy White – Precinct #3
Commissioner Henry Ortega, Jr. – Precinct #4

With Sharla Keith, County Clerk, and County Judge, Whitley May presiding, to wit:

1. **PLEDGE ALLEGIANCE TO THE UNITED STATES FLAG.**

2. **PLEDGE ALLEGIANCE TO THE TEXAS FLAG.**

3. **APPROVE MINUTES OF THE FEBRUARY 10TH & 18TH, 2020 MEETINGS.**
   Motion was made by Commissioner Willman, seconded by Commissioner Mahaffey to approve the February 10th & 18th, 2020 meeting minutes. The motion carried unanimously.

4. **OPEN A PUBLIC HEARING CONCERNING THE ESTABLISHMENT OF A REINVETSMENT ZONE FOR TAX ABATEMENT IN ACCORDANCE WITH NOTICE POSTED IN THE NEWSPAPER.**
   No discussion.

5. **CLOSE PUBLIC HEARING**

6. **DISCUSS AND CONSIDER APPROVAL OF AN ORDER ESTABLISHING A REINVESTMENT ZONE TO BE KNOWN AS GEORGIA PACIFIC.**
   Motion was made by Commissioner White, seconded by Commissioner Willman to approve an order establishing a reinvestment zone for Georgia Pacific. The motion carried.

7. **US CENSUS TO PRESENT TO NOLAN COUNTY COMMMISSIONER COURT – MAKE ANY APPROPRIATE MOTIONS.**
   No actions taken.

8. **DISCUSS AND CONSIDER APPROVAL TO SELL SURPLUS PROPERTY.**
   Motion was made by Commissioner Willman, seconded by Commissioner Mahaffey to approve selling county surplus property. The motion carried.

9. **CONSIDER APPROVAL OF A ROAD BORE AGREEMENT WITH CHOLLA PETROON CR 101, 113 AND 111.**
   Motion was made by Commissioner Willman, seconded by Commissioner White to approve the agreement with Cholla Petro. The motion carried.

10. **CONSIDER APPROVAL TO AWARD BID FOR GRADES 3 AND 4 CRUSHED ROCK.**
    Motion was made by Commissioner Willman, seconded by Commissioner Ortega to award the bid made by Hunter Logistics out of Eastland. The motion carried.

11. **RECEIVE AND APPROVE SHERIFFS ANNUAL RACIAL PROFILING REPORT FOR CALENDAR YEAR 2019.**
    Motion was made by Commissioner White, seconded by Commissioner Ortega to approve the annual report. The motion carried.

12. **RECOGNIZE ELIZABETH VERA, HEALTH COUNTY COORDINATOR, FOR EARNED EMPLOYER REWARDS.**

13. **RECEIVE REPORTS FROM DEPARTMENT HEADS.**
Motion was made by Commissioner White, seconded by Commissioner Willman to receive reports from the Nolan County Veterans Service Office, the Nolan County Welfare Office, the Nolan County Clerk, the Nolan County Auditor and the Nolan County Treasurer. The motion carried unanimously.

14. **PAY CLAIMS AND LINE ITEM ADJUSTMENTS AS REQUESTED BY THE COUNTY AUDITOR.**
Motion was made by Commissioner Mahaffey, seconded by Commissioner Willman to pay claims 126 – 226. The motion carried unanimously. Motion was made by Commissioner Willman, seconded by Commissioner Ortega to transfer reserve funds into line item for mowers. The motion carried.

15. **ADJOURN.**
Motion was made by Commissioner Willman, seconded by Commissioner Mahaffey to adjourn the meeting. The motion carried unanimously.

Terry Willman

Commissioner Terry Willman

Commissioner Seth Mahaffey

Commissioner Tommy White

Commissioner Henry Ortega, Jr.

County Judge Whitley May

Minutes of Regular School Board Meeting

The Board of Trustees
Sweetwater Independent School District

A Regular School Board Meeting of the Board of Trustees of Sweetwater Independent School District was held Monday, May 18, 2020, beginning at 5:30 PM in the HUB, Sweetwater High School, 1205 Ragland., Sweetwater, TX.
Members present: Jeff Allen, Brenda Valdez, Domingo Castillo, Tasha Soto, Dennis Cumbie, Matt Weaver, Mark Garcia, Dr. Drew Howard
Others present: Casey Bills, Nick Rutherford, Ann Allen

1. **Call to Order**
   A. Jeff Allen called the meeting to order at 5:31 pm and announced that a quorum was present.

   B. Jeff Allen lead those present in the Pledge of Allegiance to the US & Texas flags.

   C. New Board Members Oath of Office – Jeff Allen welcomed new Board member Mark Garcia. Ann Allen lead board members Jeff Allen and Mark Garcia in the Oath of Office.

   D. Election of Board Officers -- Jeff Allen asked for nominations for officers for the upcoming year. Domingo Castillo nominated Dennis Cumbie for president, Matt Weaver nominated Jeff Allen. Jeff Allen abstained from voting; the vote was 4-2 for Jeff Allen to remain as President. Brenda Valdez nominated Matt Weaver for vice-president, Domingo Castillo nominated Dennis Cumbie. Matt Weaver was elected Vice-President by a 3-2 vote, with one abstention (Jeff Allen). Brenda Valdez was nominated by Matt Weaver to remain as secretary. No other nominations were received. Brenda Valdez will continue to serve as Secretary.

2. **Public Comments on Agenda Items** – No Public Comment applications were received for reading to the Board.

3. **Superintendent Monitoring Reports** – Dr. Howard lead discussions on the following:
   A. Board Training / Lone Star Governance—In person SLI has been canceled, Dr Howard is in contact with Trainers that would be able to come to Sweetwater to train the board.
   B. District Administrative Position Updates—Casey Bills will become the Chief Financial Officer, Chief Technology Officer will be Nick Rutherford, Jared

Duncum will be Chief Academic Officer and Kenny Border will be Chief Operations Officer.

C. Graduation Plans—KTAB will Live Stream our ceremonies on Big Country Homepage.

D. School Calendar—Dr, Howard would like to create a Community Communications Committee for input on the District calendar.

E. CEP Program—This program allows our Food Service department to be able to feed all students breakfast and lunch at no charge to the parents.

F. Financial Reports

4. **Action Item: Consent Agenda –** Discussion of the items on consent agenda and it was decided to pull the Policy update CH (local) for further discussion.

   Dr. Howard reviewed the other consent agenda items and Matt Weaver made the motion to accept the Consent Agenda as presented, seconded by Tasha Soto, motion passed 7-0

   A. Board Meeting Minutes

   B. Personnel Recommendations

   C. District of Innovation Updates

   D. Policy Updates

   E. Authorize Representatives for the Lone Star Investment Pool

   F. Vehicle Purchases

   G. Bank account approvals

   H. Grades 9-12 ELAR textbook adoption

   Dr. Howard and Casey Bills answered questions, gave examples and explained the reasons for the need to raise the spending threshold back to $100,00 as it had been in previous years. Matt Weaver made the motion to amend Policy CH (local) to increase the spending threshold to $100,000. Brenda Valdez seconded the motion, motion passed 7-0.

5. **Action Item:** Consideration and Approval of a Resolution Relating to Emergency Modifications to Policies, Closure of District Schools, Application of Related Waivers, and the Expenditure of Public Funds During the Governor-Declared State of Disaster to Mitigate Effects of COVID-19. Dr. Howard explained the need for the immediate change in this waiver, as it pertained to waivers needed for seniors for graduation. Dennis Cumbie made the motion to approve the resolution with an ending date of June 1, Domingo Castillo seconded the motion, motion carried 7-0.

6. **Action Item:** Consideration and action to amend Board Policy CCGB (LOCAL) concerning economic development applications and agreements for appraised value on qualified property under the Texas Economic Development Act, Chapter 313 of the Texas Tax Code. Dr. Howard led discussion on this policy update. Dr. Howard reviewed this outdated policy. Matt Weaver made the motion to update this policy as recommended by Dr. Howard, Dennis Cumbie seconded the motion, motion carried 7-0.

7. **Action Item:** Consideration to hire the Underwood Law Firm as special legal counsel to provide professional services to the District concerning Applications and Agreements for Limitation on Appraised Value of Property under the Texas Economic Development Act, Texas Tax Code, Chapter 313. Brenda Valdez made the motion to hire the Underwood Law Firm to represent SISD through the 313 Agreement. Matt Weaver seconded the motion, motion carried 7-0.

8. **Action Item:** Consideration and possible action to accept for consideration an Application for an Appraised Value Limitation on Qualified Property under the Texas Economic Development Act, Texas Tax Code, Chapter 313, assess an application fee, and authorize the Superintendent to review the Application for completeness and submit such Application to the Comptroller. During an Open Zoom meeting Bill Oswald from Georgia-Pacific presented information to the Board concerning their Project Jupiter and the 313 Application.

   ***Following the presentation, the board went into a Closed Session at 6:33 pm.

9. **Closed Session:** Closed Session will be held for purposes permitted by the Texas Open Meetings Act, Texas Government Code Section 551 Subchapters D and E.

   A. 551.071 Consultation with Attorney

   B. 551.087 Deliberation relating to Economic Development Negotiations

   C. 551.074 Discuss Personnel Matters

   ***The Board returned to regular session at 8:01 pm.

   Domingo Castillo made the motion to accept the 313 Application form Georgia-Pacific. Dennis Cumbie seconded the motion which carried unanimously 7-0.

10. **Action Item**: Recommendation to hire Mr. Jared Duncum as CAO. Dr. Howard introduced Mr. Jared Duncum as his recommendation to be hired as the Chief Academic Officer for SISD. Domingo Castillo made the motion to accept this recommendation, seconded by Dennis Cumbie, motion carried 7-0. Mr. Duncum then introduced his family to the Board.

11. **Action Item:** Recommendation to hire Dr. Kenny Border as COO. Dr. Howard introduced Dr. Kenny Border as his choice for Chief Operations Officer. Domingo Castillo made the motion to accept Dr. Howard's recommendation, seconded by Dennis Cumbie, motion carried by 7-0 vote.

12. **Action Item:** Recommendation to hire Ms. Kassidi Seaton as Assistant Principal at SMS. Dr. Howard explained that Heath Wright, SMS principal, had recommended Kassidi Seaton as his choice for Assistant Principal, to which Dr. Howard agreed. Tasha Soto made the motion to hire Kassidi Seaton as SMS Assistant Principal, seconded by Brenda Valdez. Voting for this motion were: Brenda Valdez, Tasha Soto, Matt Weaver, Jeff Allen. Voting against: Domingo Castillo & Dennis Cumbie
Motion passed 5-2.

13. **Conclusion**
    A. Future agenda items
    B. Adjourn—Jeff Allen announced the meeting was Adjourned at 8:10 pm.

School Board President

6/15/2020
Date Approved

School Board Secretary