



TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

August 22, 2025

AMENDED COMPLETENESS,
CERTIFICATE & AGREEMENT
APPROVAL

Dr. Mark Porterie
Superintendent
Port Arthur Independent School District
4801 8th Avenue
Port Arthur, TX 77642

Re: Amendment Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations taxes by and between Port Arthur Independent School District and GT Logistics, LLC, Application 1550

Dear Dr. Porterie:

This application (Application 1550) was originally submitted on December 17, 2020, to the Port Arthur Independent School District (school district) by GT Logistics, LLC (applicant) for a limitation on appraised value under the provisions of Tax Code Chapter 313.¹ On January 12, 2021, the Comptroller issued written notice that the applicant submitted a completed application; and later issued a certificate for a limitation on appraised value on April 5, 2021. The applicant and school district executed an agreement for a limitation on appraised value (agreement) on May 11, 2021.

On July 23, 2025, the Comptroller received an amendment to the agreement to reduce the number of qualified jobs from 10 to 1 and, subsequently, determined that it includes the information necessary to be determined as complete. This presents the Comptroller's review of that amendment per Section 10.2 of the agreement 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)

The information provided by the applicant related to eligibility has not changed and therefore, 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.

¹ All statutory references are to the Texas Tax Code, unless otherwise noted.

Certificate decision required by 313.025(d)

Determination required by 313.026(c)(1)

Based on the amended information provided by the applicant, 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 previously 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.

Based on these determinations, the Comptroller approves changes to the certificate for a limitation on appraised value for the amendment.


The Comptroller's review of the amended application and amended agreement assumes the accuracy and completeness of the statements in the amendment. If the amendment is approved by the school district, the applicant shall perform according to the provisions of the Texas Economic Development Act Agreement (Form 50-826) and all amendments, 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 approval is no longer valid if the information presented in the amendment changes, or the amended limitation agreement does not conform to the amended application. Additionally, this approval is contingent on the school district approving and executing the amendment to the agreement by **December 31, 2025**.

This office has also been provided with the Amended Agreement for Limitation on Appraised Value. As requested, the amendment to the Agreement has been reviewed pursuant to 34 TAC 9.1055(e)(1). Based on our review, this office concludes that the agreement complies with the provisions of Tax Code, Chapter 313 and 34 TAC Chapter 9, Subchapter F.

Should you have any questions, please contact Desiree Caufield, Manager, Data Analysis & Transparency, by email at desiree.caufield@cpa.texas.gov or by phone toll-free at 1-800-531-5441, ext. 6-8597, or at 512-936-8597.

Sincerely,

DocuSigned by:

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Will Counihan
Director
Data Analysis & Transparency

cc: Kevin O'Hanlon, O'Hanlon, Demerath & Castillo
Frank Quintana, Howard Energy Partners
John Spillner, Howard Energy Partners
Trey Novosad, Ryan, LLC

Amended Attachment A – Economic Impact Analysis

The following tables summarize the Comptroller’s economic impact analysis of GT Logistics, LLC (project) applying to Port Arthur 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 GT Logistics, LLC.

	Amendment No. 1	Amendment No. 3
Applicant	GT Logistics, LLC	GT Logistics, LLC
Tax Code, 313.024 Eligibility Category	Manufacturing	Manufacturing
School District	Port Arthur ISD	Port Arthur ISD
2019-2020 Average Daily Attendance	6,921	6,921
County	Jefferson	Jefferson
Proposed Total Investment in District	\$243,000,000	\$243,000,000
Proposed Qualified Investment	\$122,000,000	\$122,000,000
Limitation Amount	\$30,000,000	\$30,000,000
Qualifying Time Period (Full Years)	2022-2023	2022-2023
Number of new qualifying jobs committed to by applicant	10	1
Number of new non-qualifying jobs estimated by applicant	0	50
Average weekly wage of qualifying jobs committed to by applicant	\$1,123	\$1,123
Minimum weekly wage required for each qualifying job by Tax Code, 313.021(5)(B)	\$1,123	\$1,123
Minimum annual wage committed to by applicant for qualified jobs	\$58,387	\$58,387
Minimum weekly wage required for non-qualifying jobs	\$1,121.00	\$1,121.00
Minimum annual wage required for non-qualifying jobs	\$58,292	\$58,292
Investment per Qualifying Job	\$24,300,000	\$243,000,000
Estimated M&O levy without any limit (15 years)	\$22,329,099	\$22,329,099
Estimated M&O levy with Limitation (15 years)	\$8,953,776	\$8,953,776
Estimated gross M&O tax benefit (15 years)	\$13,375,322	\$13,375,322

** Applicant is requesting district to waive requirement to create minimum number of qualifying jobs pursuant to Tax Code, 313.025 (f-1).*

Source: CPA REMI, GT Logistics, LLC

	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O		Port Arthur ISD I&S Tax Levy	Port Arthur ISD M&O Tax Levy	Port Arthur ISD M&O and I&S Tax Levies	Jefferson County Tax Levy	Sabine-Neches Nav District Tax Levy	Drainage District #7 Tax Levy	Port of Port Arthur Tax Levy	Estimated Total Property Taxes
Year			Tax Rate*	0.5000	1.0864		0.3650	0.9043	0.2950	0.1855	
2022	\$12,199,400	\$12,199,400		\$60,997	\$132,534	\$193,531	\$44,525	\$110,314	\$35,987	\$22,625	\$406,983
2023	\$107,350,000	\$107,350,000		\$536,750	\$1,166,250	\$1,703,000	\$391,803	\$970,723	\$316,672	\$199,096	\$3,581,294
2024	\$135,318,000	\$135,318,000		\$676,590	\$1,470,095	\$2,146,685	\$493,880	\$1,223,627	\$399,175	\$250,966	\$4,514,332
2025	\$174,830,000	\$174,830,000		\$874,150	\$1,899,353	\$2,773,503	\$638,089	\$1,580,918	\$515,731	\$324,247	\$5,832,488
2026	\$195,723,000	\$195,723,000		\$978,615	\$2,126,335	\$3,104,950	\$714,344	\$1,769,845	\$577,363	\$362,996	\$6,529,497
2027	\$182,023,000	\$182,023,000		\$910,115	\$1,977,498	\$2,887,613	\$664,342	\$1,645,961	\$536,950	\$337,587	\$6,072,453
2028	\$169,281,000	\$169,281,000		\$846,405	\$1,839,069	\$2,685,474	\$617,837	\$1,530,740	\$499,362	\$313,955	\$5,647,368
2029	\$157,431,000	\$157,431,000		\$787,155	\$1,710,330	\$2,497,485	\$574,587	\$1,423,586	\$464,406	\$291,978	\$5,252,041
2030	\$146,411,000	\$146,411,000		\$732,055	\$1,590,609	\$2,322,664	\$534,366	\$1,323,936	\$431,898	\$271,540	\$4,884,404
2031	\$136,162,000	\$136,162,000		\$680,810	\$1,479,264	\$2,160,074	\$496,960	\$1,231,259	\$401,664	\$252,531	\$4,542,488
2032	\$126,631,000	\$126,631,000		\$633,155	\$1,375,719	\$2,008,874	\$462,174	\$1,145,073	\$373,549	\$234,855	\$4,224,525
2033	\$117,767,000	\$117,767,000		\$588,835	\$1,279,421	\$1,868,256	\$429,822	\$1,064,920	\$347,401	\$218,415	\$3,928,814
2034	\$109,523,000	\$109,523,000		\$547,615	\$1,189,858	\$1,737,473	\$399,734	\$990,373	\$323,082	\$203,126	\$3,653,787
2035	\$101,857,000	\$101,857,000		\$509,285	\$1,106,574	\$1,615,859	\$371,755	\$921,052	\$300,468	\$188,908	\$3,398,042
2036	\$94,727,000	\$94,727,000		\$473,635	\$1,029,114	\$1,502,749	\$345,732	\$856,578	\$279,435	\$175,684	\$3,160,179
2037	\$88,096,000	\$88,096,000		\$440,480	\$957,075	\$1,397,555	\$321,530	\$796,617	\$259,874	\$163,386	\$2,938,963
			Total	\$10,276,647	\$22,329,099	\$32,605,746	\$7,501,480	\$18,585,522	\$6,063,016	\$3,811,896	\$68,567,659

*Tax Rate per \$100 Valuation

Table 4 examines the estimated direct impact on ad valorem taxes to the school district and Jefferson 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 and tax abatement with the county.

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		Port Arthur ISD I&S Tax Levy	Port Arthur ISD M&O Tax Levy	Port Arthur ISD M&O and I&S Tax Levies	Jefferson County Tax Levy	Sabine-Neches Nav District Tax Levy	Drainage District #7 Tax Levy	Port of Port Arthur Tax Levy	Estimated Total Property Taxes
			Tax Rate*	0.5000	1.0864		0.3650	0.9043	0.2950	0.1855	
2022	\$12,199,400	\$12,199,400		\$60,997	\$132,534	\$193,531	\$0	\$0	\$0	\$0	\$193,531
2023	\$107,350,000	\$30,000,000		\$536,750	\$325,920	\$862,670	\$0	\$0	\$0	\$0	\$862,670
2024	\$135,318,000	\$30,000,000		\$676,590	\$325,920	\$1,002,510	\$0	\$0	\$0	\$0	\$1,002,510
2025	\$174,830,000	\$30,000,000		\$874,150	\$325,920	\$1,200,070	\$0	\$0	\$0	\$0	\$1,200,070
2026	\$195,723,000	\$30,000,000		\$978,615	\$325,920	\$1,304,535	\$0	\$0	\$0	\$0	\$1,304,535
2027	\$182,023,000	\$30,000,000		\$910,115	\$325,920	\$1,236,035	\$0	\$0	\$0	\$0	\$1,236,035
2028	\$169,281,000	\$30,000,000		\$846,405	\$325,920	\$1,172,325	\$0	\$0	\$0	\$0	\$1,172,325
2029	\$157,431,000	\$30,000,000		\$787,155	\$325,920	\$1,113,075	\$0	\$0	\$0	\$0	\$1,113,075
2030	\$146,411,000	\$30,000,000		\$732,055	\$325,920	\$1,057,975	\$0	\$0	\$0	\$0	\$1,057,975
2031	\$136,162,000	\$30,000,000		\$680,810	\$325,920	\$1,006,730	\$0	\$0	\$0	\$0	\$1,006,730
2032	\$126,631,000	\$30,000,000		\$633,155	\$325,920	\$959,075	\$462,174	\$1,145,073	\$373,549	\$234,855	\$3,174,726
2033	\$117,767,000	\$117,767,000		\$588,835	\$1,279,421	\$1,868,256	\$429,822	\$1,064,920	\$347,401	\$218,415	\$3,928,814
2034	\$109,523,000	\$109,523,000		\$547,615	\$1,189,858	\$1,737,473	\$399,734	\$990,373	\$323,082	\$203,126	\$3,653,787
2035	\$101,857,000	\$101,857,000		\$509,285	\$1,106,574	\$1,615,859	\$371,755	\$921,052	\$300,468	\$188,908	\$3,398,042
2036	\$94,727,000	\$94,727,000		\$473,635	\$1,029,114	\$1,502,749	\$345,732	\$856,578	\$279,435	\$175,684	\$3,160,179
2037	\$88,096,000	\$88,096,000		\$440,480	\$957,075	\$1,397,555	\$321,530	\$796,617	\$259,874	\$163,386	\$2,938,963
			Total	\$10,276,647	\$8,953,776	\$19,230,423	\$2,330,747	\$5,774,613	\$1,883,809	\$1,184,375	\$30,403,968
			Diff	\$0	\$13,375,322	\$13,375,322	\$5,170,733	\$12,810,908	\$4,179,207	\$2,627,521	\$38,163,692
Assumes School Value Limitation and Tax Abatements.											

Source: CPA, GT Logistics, 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 GT Logistics, 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	\$132,534	\$132,534	\$0	\$0
Limitation Period (10 Years)	2023	\$325,920	\$458,454	\$840,330	\$840,330
	2024	\$325,920	\$784,374	\$1,144,175	\$1,984,505
	2025	\$325,920	\$1,110,294	\$1,573,433	\$3,557,938
	2026	\$325,920	\$1,436,214	\$1,800,415	\$5,358,353
	2027	\$325,920	\$1,762,134	\$1,651,578	\$7,009,931
	2028	\$325,920	\$2,088,054	\$1,513,149	\$8,523,080
	2029	\$325,920	\$2,413,974	\$1,384,410	\$9,907,490
	2030	\$325,920	\$2,739,894	\$1,264,689	\$11,172,179
	2031	\$325,920	\$3,065,814	\$1,153,344	\$12,325,523
	2032	\$325,920	\$3,391,734	\$1,049,799	\$13,375,322
Maintain Viable Presence (5 Years)	2033	\$1,279,421	\$4,671,155	\$0	\$13,375,322
	2034	\$1,189,858	\$5,861,013	\$0	\$13,375,322
	2035	\$1,106,574	\$6,967,587	\$0	\$13,375,322
	2036	\$1,029,114	\$7,996,701	\$0	\$13,375,322
	2037	\$957,075	\$8,953,776	\$0	\$13,375,322
Additional Years as Required by 313.026(c)(1) (10 Years)	2038	\$890,077	\$9,843,853	\$0	\$13,375,322
	2039	\$827,772	\$10,671,625	\$0	\$13,375,322
	2040	\$769,823	\$11,441,448	\$0	\$13,375,322
	2041	\$715,938	\$12,157,385	\$0	\$13,375,322
	2042	\$665,822	\$12,823,207	\$0	\$13,375,322
	2043	\$619,215	\$13,442,423	\$0	\$13,375,322
	2044	\$575,868	\$14,018,291	\$0	\$13,375,322
	2045	\$535,563	\$14,553,853	\$0	\$13,375,322
	2046	\$498,071	\$15,051,924	\$0	\$13,375,322
	2047	\$463,208	\$15,515,133	\$0	\$13,375,322
		\$15,515,133	is greater than	\$13,375,322	
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

Source: CPA, GT Logistics, 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.