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July 26, 2021

Via E-Mail

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

Re: Application to the Alvin Independent School District from Maxter Healthcare, Inc.

To the Local Government Assistance & Economic Analysis Division:

On behalf of Alvin Independent School District ("District"), please accept the enclosed revised pages to the application for appraised value limitation on qualified property, which have been corrected as follows:

1. Schedule A1 has been amended to reflect that 2021 is the "pre" year, and that the amount of 28,700,000 will not be counted as Qualified Investment, but will be counted as Qualified Property.
2. The Tab 11 Vicinity Map has been revised to make the boundaries darker for the ISD, County, and the Project.
3. Tabs 4, 7 and 8 and the Qualified Property Map have been revised to remove references to R&D facilities and to clarify that the property type is manufacturing.
4. Tabs 4 7 & 8 has been revised to clarify that the qualified property listed is in support of manufacturing the nitrile gloves. The Schedules originally submitted reflect investment for the manufacturing the nitrile gloves and need not be revised.
5. A new signature page is included.

Please let me know if you require anything further.

Very truly yours,

ROGERS, MORRIS & GROVER, LLP

Michelle R. Morris



CUMMINGS WESTLAKE
PROPERTY TAX ADVISORS

July 23, 2021

Michelle Morris
Rogers, Morris & Grover, L.L.P.
5718 Westheimer Road, Suite 1200
Houston, Texas 77057

Michelle;

Attached please find the hard copies of the Amended Application pages for Maxter Healthcare Inc. (Application # 1619 in Alvin ISD).

The changes to the original Application are as follows in response to the e-mail from the Comptroller staff dated July 14, 2021 which are itemized below.

1 - Schedule A1

- Schedule A1: is the amount listed as “pre” for year 2021? For clarification please confirm that this amount “\$28,700,000” will not be counted as qualified investment.
Schedule A1 has been amended to reflect that 2021 is the “pre” year. Also, this response confirms that the \$28,700,000 listed for that year will not be considered Qualified Investment but will be considered Qualified Property.

2 - Tab 11: Vicinity Map

- Can you make the boundaries darker for the ISD, County, Project boundary/RZ as in my digital copy it is hard to see.
The vicinity map has been edited to more clearly show ISD, County , Project Boundary/Reinvestment Zone boundaries.

3 - Section 6, Question 2

- Under Section 6 Q2 this application is manufacturing. Please be aware you can only apply under one eligibility category, therefore you will need to remove R&D facilities and distribution center from the project description, description of qualified investment, description of qualified property, maps depicting the location of qualified property and from investment schedules. Only items that are in direct support of the glove manufacturing process will be eligible for the limitation.

The initial application broadly described certain property as being related to "R & D". The property in question is not related to an R&D facility and has been redefined in Tabs 4,7 and 8. Similarly, references to R&D in the map have been removed. Investment schedules remain unchanged as a result of the clarification of the property description.

4 - Tabs 7 and 8 and QP Map

- Please verify that all qualified property listed is in support of manufacturing the nitrile gloves.

Tabs 4,7 and 8 have been amended to reflect the function of the equipment verifying that all listed equipment is in support of the manufacturing of nitrile gloves

5 - Schedules

- Verify that all schedules only reflect investment for the manufacturing of Nitrile Gloves.

Per the response to Item 3 above, investment reflected in the schedules as originally submitted reflect investment for the manufacturing of Nitrile gloves. No changes have been made to the schedules related to this inquiry.

Wage Data

- Finally please note the "2020 Manufacturing Average Wages by Council of Government Region Wages for All Occupations," is schedule to be released around July 31, 2021 which can impact your wages listed in Section 14 of the Application.

Responses to the attached inquiry are being supplied as quickly as possible to facilitate completion of the review prior to new wage data being released.

Signature Page

- A new signature page is required for this amendment. Be advised that a copy or picture of the new signature page will suffice with the amendment. Include the submission date and amendment number on each corrected page.

Signature Page is attached

Please let me know if you have questions or need additional information.

Sincerely,



Sam A. Gregson
Senior Consultant

Date 6/11/2021
Applicant Name Maxter Healthcare Inc.
ISD Name Alvin ISD

1619 - Alvin ISD - Maxter Healthcare Inc. - Amendment #1
July 23, 2021

Form 50-296A
Revised October 2020

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)		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				0	0	0	0	0
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period		2021	Pre	0	28,700,000	0	0	28,700,000
	QTP1	2022-2023	2022	184,550,000	154,970,000	0	0	339,520,000
	QTP2	2023-2024	2023	0	0	0	0	0
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				184,550,000	183,670,000	0	0	368,220,000
				Enter amounts from TOTAL row above in Schedule A2				
Total Qualified Investment (sum of green cells)				339,520,000				

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.

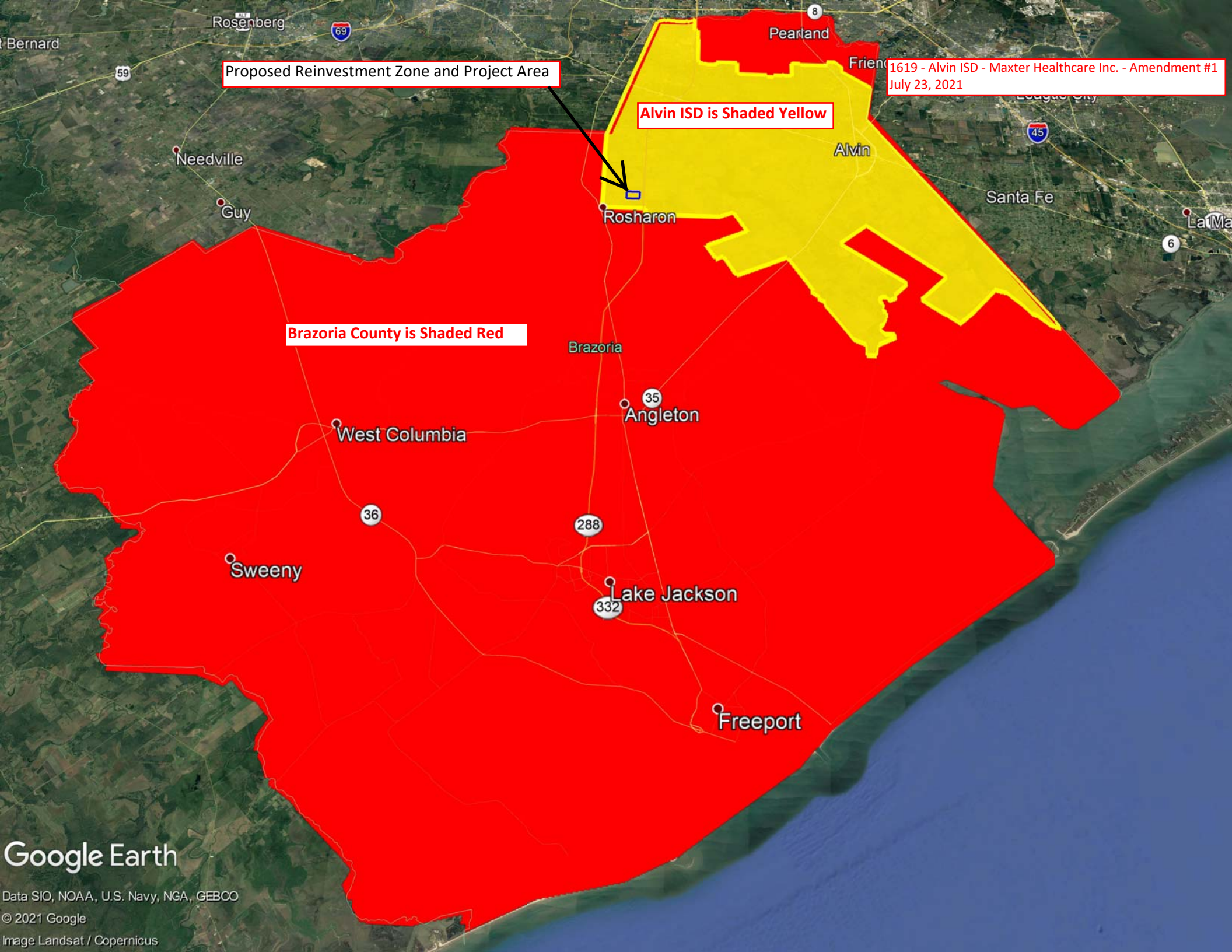
Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.

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.



Proposed Reinvestment Zone and Project Area

Alvin ISD is Shaded Yellow

Brazoria County is Shaded Red

1619 - Alvin ISD - Maxter Healthcare Inc. - Amendment #1
July 23, 2021

Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO
© 2021 Google
Image Landsat / Copernicus



CUMMINGS WESTLAKE

MAXTER HEALTHCARE INC

Chapter 313 Application Alvin ISD

TAB 4

Detailed Description of the 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 or installation, and any other relevant information.

Maxter Healthcare Inc. is proposing to build an estimated 2.4 million square feet of manufacturing plant floor space with a design capacity of 400 million nitrile glove pieces per month, per phase (with a total of 4 production phases planned for) on a minimum of 150-200 acres land site. The manufacturing campus will facilitate the large-scale manufacture of Nitrile Gloves, catering domestically to the US as well as export markets (including the top 25 largest US trading partners). This state-of-the-art manufacturing campus will embrace 1) continuous production process improvements (such as improvements in compounding, quality improvement and production efficiencies 2) scalable mechanical, robotics and AI automation 3) environmentally friendly new materials such as biodegradable and compostable polymers; and, 4) new product and specialty product lines for medical and other level 3 viral barrier, laboratory as well as Department of Defense/Federal government applications. Planned temporary onsite warehousing, logistics and fulfilment facilities will also robustly add to overall efficiencies and productivity.

Below is a list of the new major equipment comprising this plant as follows:

- Glove production lines complete with Auto-Dipping, Auto-Stripping, Auto-Stacking, Auto-Packing & Auto-Cartoning.
- Process Compounding tanks, Process Raw Material Storage Tanks, Process Coagulant Master-Batch Tanks.
- Air-Compressors
- Waste-water treatment equipment and associated tanks.
- Pre-commercial production process improvement machinery and equipment.
- Laboratory machinery and equipment.
- Quality Control equipment with Artificial Intelligence technologies.
- Warehouse & handling equipment for on-site temporary storage and inventory management.
- Stage #2 Process Water Treatment Equipment for reclaiming process water for production use

Also included in this application are all the associated new concrete foundations, new pipe supports, new intra-plant piping, new intra-plant conduit and connections, new control loops, new safety systems, new fire water protection, new insulation, new pollution control equipment and new utilities necessary to safely operate the new equipment.



CUMMINGS WESTLAKE

MAXTER HEALTHCARE INC

Chapter 313 Application Alvin ISD

TAB 7

Description of Qualified Investment

Maxter Healthcare Inc. is proposing to build an estimated 2.4 million square feet of manufacturing plant floor space with a design capacity of 400 million nitrile glove pieces per month, per phase (with a total of 4 production phases planned for) on a minimum of 150-200 acres land site.

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CUMMINGS WESTLAKE

MAXTER HEALTHCARE INC

Chapter 313 Application Alvin ISD

TAB 8

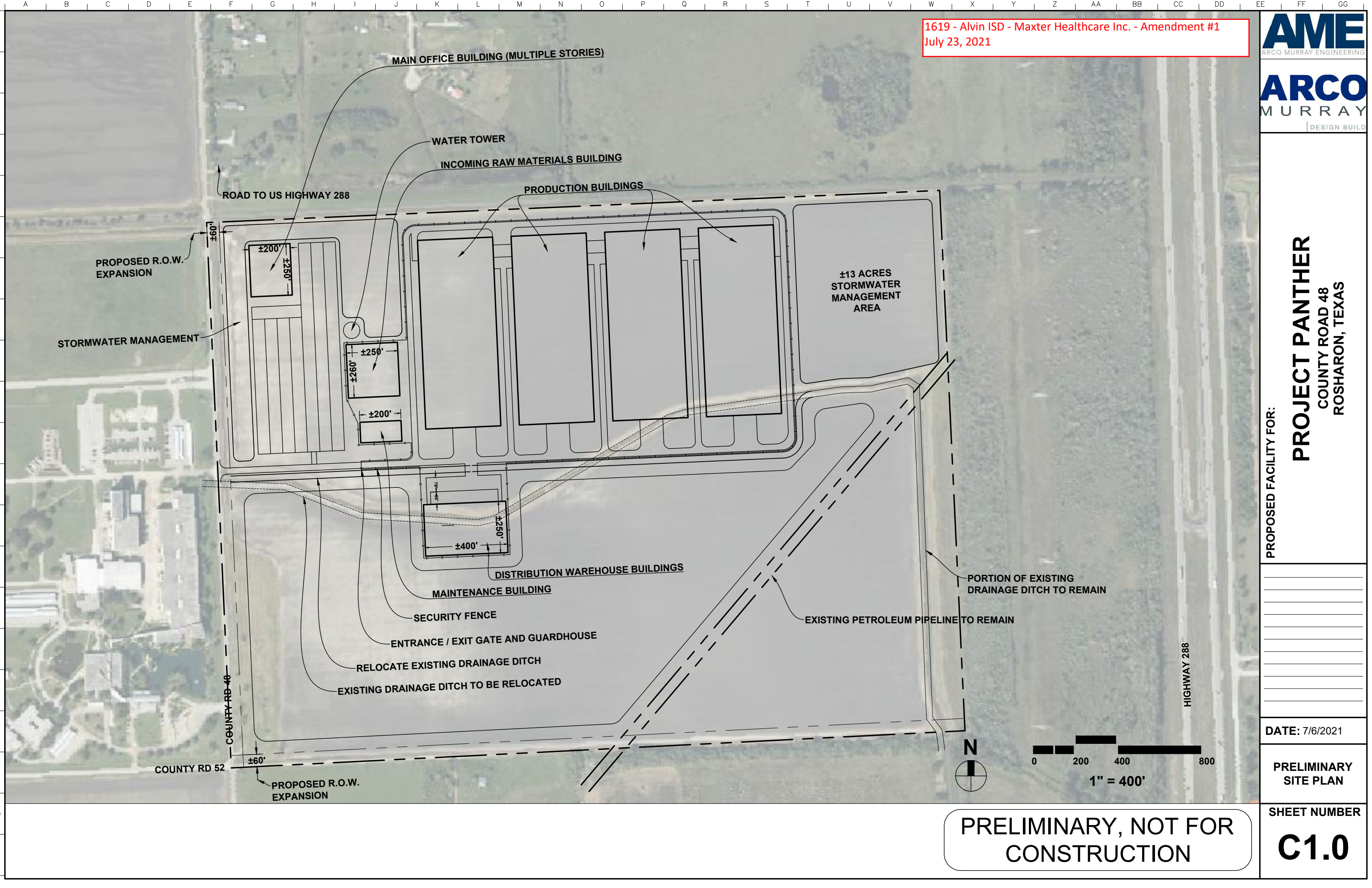
Description of Qualified Property

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PROPOSED FACILITY FOR:

PROJECT PANTHER
COUNTY ROAD 48
ROSHARON, TEXAS

PRELIMINARY, NOT FOR
CONSTRUCTION

Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-296-A

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

Carol Nelson

Print Name (Authorized School District Representative)

sign
here

Carol Nelson

Signature (Authorized School District Representative)

Superintendent

Title

07/26/2021

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

Stanley Thai

Print Name (Authorized Company Representative (Applicant))

sign
here

Stanley Thai

Signature (Authorized Company Representative (Applicant))

President

Title

July 22, 2021

Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

22nd day of July, 2021

Brygith Sanchez

Notary Public in and for the State of Texas ILLINOIS

My Commission expires: 07/10/2025

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.

Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-296-A

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print
here

Stanley Thai

Print Name (Authorized Company Representative (Applicant))

President

Title

sign
here

Signature (Authorized Company Representative (Applicant))

Date

July 22, 2021



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