



Austin  
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January 21, 2022

*Via Electronic Mail: [Ch313.apps@cpa.texas.gov](mailto:Ch313.apps@cpa.texas.gov)*  
Local Government Assistance & Economic Analysis  
Texas Comptroller of Public Accounts  
Lyndon B. Johnson State Office Building  
111 E. 17<sup>th</sup> Street  
Austin, Texas 78774

Re: Application #1668 for Appraised Value Limitation on Qualified Property from HIF  
USA LLC to Tidehaven Independent School District

*Qualifying Time Period Start Date: 01/01/2023*  
*Value Limitation Period Start Date: 01/01/2026*

Dear Local Government Assistance and Economic Analysis Division:

Please find attached Amendment #002 pursuant to the Applicant's request to update the Project's capital investment schedule. The following changes have been incorporated into the amended application pages:

1. Tab 6
  - a. The description of how the Project is located in more than one school district, including the percentage within each district, has been updated.
2. Tab 14—Schedules A1, A1, and B
  - a. The Project's capital investment numbers have been updated to reflect the best estimated project values.

Thank you so much for your kind consideration to the foregoing. Please do not hesitate to contact me with any questions.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Rick L. Lambert', is written over the typed name.

Rick L. Lambert

RLL:sl

cc: *Via Electronic Mail: [mcad@co.matagorda.tx.us](mailto:mcad@co.matagorda.tx.us)*  
Mr. Vince Maloney, Chief Appraiser, Matagorda County Appraisal District

*Via Electronic Mail: [aseigrist@tidehavenisd.com](mailto:aseigrist@tidehavenisd.com)*

Dr. Andrew Seigrist, Superintendent of Schools, Tidehaven Independent School District

*Via Electronic Mail: [ptalbert@tidehavenisd.com](mailto:ptalbert@tidehavenisd.com)*

Dr. Patrick Talbert, Assistant Superintendent, Tidehaven Independent School District

*Via Electronic Mail: [michael.lateur@duffandphelps.com](mailto:michael.lateur@duffandphelps.com)*

Mr. Michael Lateur, Managing Director of Tax Services, Duff & Phelps

*Via Electronic Mail: [anthony.schum@duffandphelps.com](mailto:anthony.schum@duffandphelps.com)*

Mr. Anthony Schum, Director of Site Selection & Incentives Advisory, Duff & Phelps

*Via Electronic Mail: [doug.heinz@duffandphelps.com](mailto:doug.heinz@duffandphelps.com)*

Mr. Doug Heinz, Manager of Site Selection & Incentives Advisory, Duff & Phelps



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Economic Development & Local Government  
Data Analysis & Transparency Division  
Texas Comptroller of Public Accounts  
111 East 17th Street, Room 427  
Austin, Texas 78774  
Attention: Ms. Tabita Collazo

January 21, 2022

Page 1 of 1

Re: Amended Application #1668 to Tidehaven Independent School District from HIF USA, LLC

Dear Ms. Collazo,

On behalf of our client, *HIF USA, LLC* we would like to submit the following amendments to their Chapter 313 application (#1668) with Tidehaven Independent School District:

- Tab 6: Updated percentage of capital investment breakout to each ISD
- Tab 14 schedules A1, A2, and B: Updated capital investment numbers

Sincerely,

*Doug Heinz*

Doug Heinz  
Manager, Site Selection & Incentives Advisory

**Tab 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**

The Project would be located within the boundaries of Tidehaven ISD and Palacios ISD. The percentage of the Project located within each ISD is anticipated to be as follows:

- Tidehaven ISD: 95%
- Palacios ISD: 5%

Date 10/11/2021  
Applicant Name HIF USA, LLC  
ISD Name Tidehaven ISD

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 <b>tangible personal property</b> placed in service during this year that will become Qualified Property	New investment made during this year in <b>buildings or permanent nonremovable components of buildings</b> 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]	<b>Total Investment</b> (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)	2022	Not eligible to become Qualified Property		\$ -	\$ -	\$ -
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				\$ 540,000,000	\$ 60,000,000	\$ -	\$ -	\$ 600,000,000
Complete tax years of qualifying time period	QTP1	2023-2024	2023	\$ 1,350,000,000	\$ 150,000,000	\$ -	\$ -	\$ 1,500,000,000
	QTP2	2024-2025	2024	\$ 2,700,000,000	\$ 300,000,000	\$ -	\$ -	\$ 3,000,000,000
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				\$ 4,590,000,000	\$ 510,000,000	\$ -	\$ -	\$ 5,100,000,000
Enter amounts from TOTAL row above in Schedule A2								
Total Qualified Investment (sum of green cells)				\$ 5,100,000,000				

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.

Date 10/11/2021  
Applicant Name HIF USA, LLC  
ISD Name Tidehaven ISD

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

1668-TidehavenISD-HIFUSALLC-AppAmend02-012122

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 <b>tangible personal property</b> placed in service during this year that will become Qualified Property	New investment made during this year in <b>buildings or permanent nonremovable components of buildings</b> 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*	2022-2024	TOTALS FROM SCHEDULE A1		\$ 4,590,000,000	\$ 510,000,000	\$ -	\$ -	\$ 5,100,000,000
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	Gap Year	2025-2026	2025	\$ 810,000,000	\$ 90,000,000	\$ -	\$ -	\$ 900,000,000
Value limitation period***	1	2026-2027	2026	\$ -	\$ -	\$ -	\$ -	\$ -
	2	2027-2028	2027	\$ -	\$ -	\$ -	\$ -	\$ -
	3	2028-2029	2028	\$ -	\$ -	\$ -	\$ -	\$ -
	4	2029-2030	2029	\$ -	\$ -	\$ -	\$ -	\$ -
	5	2030-2031	2030	\$ -	\$ -	\$ -	\$ -	\$ -
	6	2031-2032	2031	\$ -	\$ -	\$ -	\$ -	\$ -
	7	2032-2033	2032	\$ -	\$ -	\$ -	\$ -	\$ -
	8	2033-2034	2033	\$ -	\$ -	\$ -	\$ -	\$ -
	9	2034-2035	2034	\$ -	\$ -	\$ -	\$ -	\$ -
	10	2035-2036	2035	\$ -	\$ -	\$ -	\$ -	\$ -
Total investment made through limitation				\$ 5,400,000,000	\$ 600,000,000	\$ -	\$ -	\$ 6,000,000,000
Continue to maintain viable presence	11	2036-2037	2036			\$ -		\$ -
	12	2037-2038	2037			\$ -		\$ -
	13	2038-2039	2038			\$ -		\$ -
	14	2039-2040	2039			\$ -		\$ -
	15	2040-2041	2040			\$ -		\$ -
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2041-2042	2041			\$ -		\$ -
	17	2042-2043	2042			\$ -		\$ -
	18	2043-2044	2043			\$ -		\$ -
	19	2044-2045	2044			\$ -		\$ -
	20	2045-2046	2045			\$ -		\$ -
	21	2046-2047	2046			\$ -		\$ -
	22	2047-2048	2047			\$ -		\$ -
	23	2048-2049	2048			\$ -		\$ -
	24	2049-2050	2049			\$ -		\$ -
	25	2050-2051	2050			\$ -		\$ -

\* 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)

1668-TidehavenISD-HIFUSALLC-AppAmend02-012122

Date 10/11/2021  
Applicant Name HIF USA, LLC  
ISD Name Tidehaven ISD

Form 50-296A

Revised October 2020

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Qualified Property			Estimated Taxable Value		
				Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	QTP0	2022-2023	2022	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	QTP1	2023-2024	2023	\$ -	\$ 30,000,000	\$ 270,000,000	\$ 300,000,000	\$ 300,000,000	\$ 300,000,000
	QTP2	2024-2025	2024	\$ -	\$ 105,000,000	\$ 945,000,000	\$ 1,050,000,000	\$ 1,050,000,000	\$ 1,050,000,000
	Gap Year	2025-2026	2025	\$ -	\$ 255,000,000	\$ 2,295,000,000	\$ 2,550,000,000	\$ 2,550,000,000	\$ 2,550,000,000
Value Limitation Period	1	2026-2027	2026	\$ -	\$ 570,000,000	\$ 5,130,000,000	\$ 5,700,000,000	\$ 5,700,000,000	\$ 30,000,000
	2	2027-2028	2027	\$ -	\$ 552,900,000	\$ 4,860,000,000	\$ 5,412,900,000	\$ 5,412,900,000	\$ 30,000,000
	3	2028-2029	2028	\$ -	\$ 536,313,000	\$ 4,590,000,000	\$ 5,126,313,000	\$ 5,126,313,000	\$ 30,000,000
	4	2029-2030	2029	\$ -	\$ 520,223,610	\$ 4,320,000,000	\$ 4,840,223,610	\$ 4,840,223,610	\$ 30,000,000
	5	2030-2031	2030	\$ -	\$ 504,616,902	\$ 4,050,000,000	\$ 4,554,616,902	\$ 4,554,616,902	\$ 30,000,000
	6	2031-2032	2031	\$ -	\$ 489,478,395	\$ 3,780,000,000	\$ 4,269,478,395	\$ 4,269,478,395	\$ 30,000,000
	7	2032-2033	2032	\$ -	\$ 474,794,043	\$ 3,510,000,000	\$ 3,984,794,043	\$ 3,984,794,043	\$ 30,000,000
	8	2033-2034	2033	\$ -	\$ 460,550,222	\$ 3,240,000,000	\$ 3,700,550,222	\$ 3,700,550,222	\$ 30,000,000
	9	2034-2035	2034	\$ -	\$ 446,733,715	\$ 2,970,000,000	\$ 3,416,733,715	\$ 3,416,733,715	\$ 30,000,000
	10	2035-2036	2035	\$ -	\$ 433,331,703	\$ 2,700,000,000	\$ 3,133,331,703	\$ 3,133,331,703	\$ 30,000,000
Continue to maintain viable presence	11	2036-2037	2036	\$ -	\$ 420,331,752	\$ 2,430,000,000	\$ 2,850,331,752	\$ 2,850,331,752	\$ 2,850,331,752
	12	2037-2038	2037	\$ -	\$ 407,721,800	\$ 2,160,000,000	\$ 2,567,721,800	\$ 2,567,721,800	\$ 2,567,721,800
	13	2038-2039	2038	\$ -	\$ 395,490,146	\$ 1,890,000,000	\$ 2,285,490,146	\$ 2,285,490,146	\$ 2,285,490,146
	14	2039-2040	2039	\$ -	\$ 383,625,441	\$ 1,620,000,000	\$ 2,003,625,441	\$ 2,003,625,441	\$ 2,003,625,441
	15	2040-2041	2040	\$ -	\$ 372,116,678	\$ 1,350,000,000	\$ 1,722,116,678	\$ 1,722,116,678	\$ 1,722,116,678
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2041-2042	2041	\$ -	\$ 360,000,000	\$ 1,080,000,000	\$ 1,440,000,000	\$ 1,440,000,000	\$ 1,440,000,000
	17	2042-2043	2042	\$ -	\$ 360,000,000	\$ 1,080,000,000	\$ 1,440,000,000	\$ 1,440,000,000	\$ 1,440,000,000
	18	2043-2044	2043	\$ -	\$ 349,200,000	\$ 1,080,000,000	\$ 1,429,200,000	\$ 1,429,200,000	\$ 1,429,200,000
	19	2044-2045	2044	\$ -	\$ 338,724,000	\$ 1,080,000,000	\$ 1,418,724,000	\$ 1,418,724,000	\$ 1,418,724,000
	20	2045-2046	2045	\$ -	\$ 328,562,280	\$ 1,080,000,000	\$ 1,408,562,280	\$ 1,408,562,280	\$ 1,408,562,280
	21	2046-2047	2046	\$ -	\$ 318,705,412	\$ 1,080,000,000	\$ 1,398,705,412	\$ 1,398,705,412	\$ 1,398,705,412
	22	2047-2048	2047	\$ -	\$ 309,144,249	\$ 1,080,000,000	\$ 1,389,144,249	\$ 1,389,144,249	\$ 1,389,144,249
	23	2048-2049	2048	\$ -	\$ 300,000,000	\$ 1,080,000,000	\$ 1,380,000,000	\$ 1,380,000,000	\$ 1,380,000,000
	24	2049-2050	2049	\$ -	\$ 300,000,000	\$ 1,080,000,000	\$ 1,380,000,000	\$ 1,380,000,000	\$ 1,380,000,000
	25	2050-2051	2050	\$ -	\$ 300,000,000	\$ 1,080,000,000	\$ 1,380,000,000	\$ 1,380,000,000	\$ 1,380,000,000

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.

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 ▶

Andrew Seigrist

Print Name (Authorized School District Representative)

sign  
here ▶

*Andrew Seigrist*

Signature (Authorized School District Representative)

Superintendent

Title

*January 21, 2022*

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 ▶

Renato Pereira

Print Name (Authorized Company Representative (Applicant))

sign  
here ▶

*Renato Pereira*

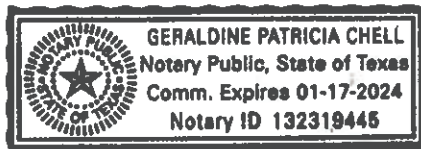
Signature (Authorized Company Representative (Applicant))

Chief Executive Officer

Title

*1-21-2022*

Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

*21* day of *January*, *2022*

*Geraldine Chell*

Notary Public in and for the State of Texas

My Commission expires: *01-17-2024*

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.