



WALSH GALLEGOS  
TREVIÑO KYLE & ROBINSON P.C.

August 23, 2022

Mr. John Villarreal  
Chapter 313 Manager  
Local Government Assistance and  
Economic Development Division  
Texas Comptroller of Public Accounts  
111 E. 17<sup>th</sup> Street  
Austin, Texas 78774

**VIA E-MAIL DELIVERY:**  
***John.Villarreal@cpa.texas.gov***  
***Ch313.apps@cpa.texas.gov***

Re: Robstown Independent School District ("District") / Tax Limitation Agreement:  
Tesla, Inc. ("Applicant")

Dear Mr. Villarreal:

Pursuant to Tax Code §313.025(b) and 34 TAC Rules §9.1053(a)(2) and 9.1054(c), attached is one (1) copy of the Application for Appraised Value Limitation on Qualified Property ("Application"), including schedules in Excel format, submitted to the Robstown Independent District by Tesla, Inc., for public posting.

The Application was received on August 22, 2022. The Board of Trustees of the District elected to consider the application on August 22, 2022. The District determined the Application was complete on August 22, 2022.

The District requests that the Comptroller provide an economic impact evaluation. By copy of this letter, we are notifying the Applicant that the District has submitted the Application to the Comptroller and to the Nueces County Appraisal District.

Please call if you have any questions.

Sincerely,



EDDY HERNANDEZ PEREZ

EHP/arm  
Enclosures

cc: (Via E-mail)

August 23, 2022

Page 2 of 2

Dr. Jose Moreno, Superintendent of Schools  
Robstown Independent School District  
801 N 1<sup>st</sup> Street  
Robstown, Texas 78380

*(Via E-mail)*

Kathy Mathias  
Moak, Casey & Associates  
901 S. MoPac Expressway  
Building III, Suite 310  
Austin, Texas 78746

*(Via E-mail)*

Rohan Patel, Senior Director, Policy and Business Development  
Tesla, Inc.  
1 Tesla Road  
Austin, Texas 78725

*(Via E-mail)*

Karen Steakley, Sr. Manager – Policy and Business Development  
Tesla, Inc.  
1 Tesla Road  
Austin, Texas 78725

Nueces County Appraisal District  
201 N. Chaparral Street  
Corpus Christi, Texas 78401

*(Via U.S. Postal Service Delivery)*

TAB 1

**Pages 1 through 9 of application**

## 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 Texas 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 completed application to the Comptroller, separating each section of the documents. 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's 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 and issue a certificate for a limitation on appraised value to the school board regarding the application 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 by the Comptroller), 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/](http://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

August 22, 2022

Date Application Received by District

Dr. Jose

First Name

Moreno

Last Name

Superintendent

Title

Robstown ISD

School District Name

801 North First Street, Robstown, TX 78380

Street Address

801 North First Street

Mailing Address

Robstown

City

361-767-6600

Phone Number

TX

State

78380

ZIP

361-387-6311

Fax Number

jose.moreno@robstownisd.net

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)*

Eddy	Perez
First Name	Last Name
Attorney	
Title	
Walsh Gallegos Trevino Kyle & Robinson P.C.	
Firm Name	
210-979-6633	210-979-7024
Phone Number	Fax Number
	eperez@wabsa.com
Mobile Number <i>(optional)</i>	Email Address

4. On what date did the district determine this application complete? ..... August 22, 2022

## SECTION 2: Applicant Information

1. Authorized Company Representative *(Applicant)*

Rohan	Patel
First Name	Last Name
Senior Director, Policy and Business Development	Tesla, Inc.
Title	Organization
1 Tesla Road, Austin, TX 78725	
Street Address	
1 Tesla Road	
Mailing Address	
Austin	TX
City	State
317-532-7898	NA
Phone Number	Fax Number
	rohpatel@tesla.com
Mobile Number <i>(optional)</i>	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.

Karen	Steakley
First Name	Last Name
Sr. Manager - Policy and Business Development	Tesla, Inc.
Title	Organization
1 Tesla Road Austin, TX 78725	
Street Address	
1 Tesla Road	
Mailing Address	
Austin	TX
City	State
(512) 689-3107	NA
Phone Number	Fax Number
NA	ksteakley@tesla.com
Mobile Number <i>(optional)</i>	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)*

NA

First Name

Last Name

Title

Firm Name

Phone Number

Fax Number

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 the same time 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.

\$ 115,000.00

Payment Amount

Tesla, Inc

Payor

August 18, 2022

Date transaction was processed

Check

Transaction Type

Robstown ISD

Payee

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? Tesla Inc.
2. Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) 19121977292
3. Parent Company Name Tesla Inc.
4. Parent Company Tax ID 1921977292
5. NAICS code 325180
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  
1496, Del Valle, 2020

## SECTION 5: Applicant Business Structure

1. Business Organization of Applicant *(corporation, limited liability corporation, etc)* Corporation
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 the most recently submitted 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. Texas Franchise Tax Reporting Entity Taxpayer Name

Tesla Inc.

2c. Reporting Entity Taxpayer Number

19121977292

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 type="checkbox"/> Land has no existing improvements  | <input checked="" type="checkbox"/> Land has existing improvements <i>(complete Section 13)</i> |
| <input type="checkbox"/> Expansion of existing operation on the land <i>(complete Section 13)</i> | <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 12/2022
2. Estimated commencement of construction 12/2022
3. Beginning of qualifying time period (MM/DD/YYYY) 1/1/2023
4. First year of limitation (YYYY) 1/1/2025
- 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 12/2024

## SECTION 10: The Property

1. County or counties in which the proposed project will be located Nueces
2. Central Appraisal District (CAD) that will be responsible for appraising the property Nueces 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): Robstown, 100%, 1.0436<br>(Name, tax rate and percent of project)                     | I&S (ISD): Robstown, 100%, .520<br>(Name, tax rate and percent of project)                       |
| County: Nueces, 100%, .3067<br>(Name, tax rate and percent of project)                           | City: NA<br>(Name, tax rate and percent of project)  |
| Hospital District: Nueces Cty Hospital, 100%, .111502<br>(Name, tax rate and percent of project) | Water District: So TX Water Auth, 100%, .082426<br>(Name, tax rate and percent of project)       |
| Other (describe): Farm to Mkt Road ,100%, .003745<br>(Name, tax rate and percent of project)     | Other (describe): Drainage #2 Robstown, 100%, .339718<br>(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: NA  
*(Incentive type, percentage, start and end year)*City: NA  
*(Incentive type, percentage, start and end year)*Hospital District: NA  
*(Incentive type, percentage, start and end year)*Water District: NA  
*(Incentive type, percentage, start and end year)*Other (describe): NA  
*(Incentive type, percentage, start and end year)*Other (describe): NA  
*(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/](http://comptroller.texas.gov/economy/local/ch313/).

1. At the time of application, what is the estimated minimum qualified investment required for this school district? \$ 10,000,000.00
2. What is the amount of appraised value limitation for which you are applying? \$ 20,000,000.00
- 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 reinvestment zone 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 an 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? December 2022

## 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 (statement 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 statements 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 statement 1): ..... \$ 279,750.00
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 statement 2): ..... \$ 0.00

**Note:** Investment for the property listed in statement 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)) ..... 152
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)? ..... ☐ 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 Texas Workforce Commission 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 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 ..... \$ 1,016.50
- b. Qualifying job wage minimum option §313.021(5)(A)  
-110% of the average weekly wage for manufacturing jobs in the county is ..... \$ 2,027.58
- c. Qualifying job wage minimum option §313.021(5)(B)  
-110% of the average weekly wage for manufacturing jobs in the region is ..... \$ 1,556.99
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? ..... \$ 80,963.30
7. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? ..... \$ 81,000.00
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 13** 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 an entity 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**.

## APPLICATION TAB ORDER FOR REQUESTED ATTACHMENTS

ATTACHMENT	
1	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 <i>(if applicable)</i>
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 <i>(if applicable)</i>
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 <i>(if applicable)</i>
11	<p>Maps that clearly show:</p> <ul style="list-style-type: none"> <li>a) Project boundary and project vicinity, including county and school district boundaries</li> <li>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</li> <li>c) Qualified property including location of new buildings or new improvements</li> <li>d) Any existing property within the project area</li> <li>e) Any facilities owned or operated by the applicant having interconnections to the proposed project</li> <li>f) Location of project, and related nearby projects within vicinity map</li> <li>g) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size</li> </ul> <p><b>Note:</b> Maps should be high resolution files. Include map legends/markers.</p>
12	Request for Waiver of Job Creation Requirement and supporting information <i>(if applicable)</i>
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 <i>(if applicable)</i>
15	Economic Impact Analysis, other payments made in the state or other economic information <i>(if applicable)</i>
16	<p>Description of Reinvestment or Enterprise Zone, including:</p> <ul style="list-style-type: none"> <li>a) evidence that the area qualifies as an enterprise zone as defined by the Governor's Office</li> <li>b) legal description of reinvestment zone</li> <li>c) order, resolution or ordinance establishing the reinvestment zone</li> <li>d) guidelines and criteria for creating the zone</li> </ul>
17	Signature and Certification page, signed and dated by Authorized School District Representative and Authorized Company Representative <i>(applicant)</i>

TAB 2

**Proof of Payment of Application Fee**

Please find on the attached page, copy of the check for the \$115,000 application fee to Robstown Independent School District.

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), history of tax default, delinquencies and/or material litigation (if applicable)**

See attached

**Response to Section 5 question 2a.,  
documentation of combined group  
membership, received by CPA**

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.**

Tesla, Inc. is evaluating the possible development of a battery-grade lithium hydroxide refining facility, the first of its kind in North America, as well as facilities to support other types of battery materials processing, refining and manufacturing and ancillary manufacturing operations in support of Tesla's sustainable product line.

Tesla will process raw ore material into a usable state for battery production. The process Tesla will use is innovative and designed to consume less hazardous reagents and create usable by-products compared to the conventional process.

The final product, battery-grade lithium hydroxide, will be packaged and shipped by truck and rail to various Tesla battery manufacturing sites supporting the necessary supply chain for large-scale and electric vehicle batteries.

Proposed improvements would include supporting infrastructure and lithium refining equipment, operation buildings, laboratory for R&D and quality controls, new access roadways, parking lots, loading docks, logistics facilities, process warehouse and maintenance buildings, utility distribution improvements including underground utility piping, structural foundations, pads, supports, electrical substations, rail spur for use exclusive to this project, cooling towers, fire prevention equipment, safety equipment, stormwater management facilities, waste management facilities, and wastewater treatment infrastructure.

If this site is chosen, early construction could begin in the fourth quarter of 2022. The project will reach commercial operations by the fourth quarter of 2024.

TAB 5

**Documentation to assist in determining if limitation is a determining factor.**

Tesla is still evaluating the feasibility of this project; only very preliminary development activities have begun. No engineering, procurement or construction contracts specific to the proposed location have been negotiated or signed. No regulatory permit applications have been obtained. No public announcements of a definitive intent to construct the Project have been made. Only agreements pertaining to preliminary design and engineering work and the development of other technical studies and estimates have been entered into which is necessary for purposes of determining whether the Project is technically viable and can be cost-competitive in the global marketplace.

This project could be located anywhere with access to the Gulf Coast shipping channel. Currently, the applicant is evaluating a competing site in Louisiana as an alternative for the investment associated with this project.

In summary, the ultimate determination to deploy capital to an investment pursuit depends on the project economics. In the case of the investment on this proposed project in Texas, the decision will be based on a number of commercial and financial considerations, including the ability to obtain relief regarding local property taxes. Obtaining the Chapter 313 value limitation is a necessary part of the economic analysis and a determining factor for investment in Texas. The domestic and global industrial gas market is very competitive. Without the Chapter 313 value limitation, siting the project in Texas is less attractive. In the current capital constrained environment, the economics of each project are challenged against each other and only the best will have a chance to happen.

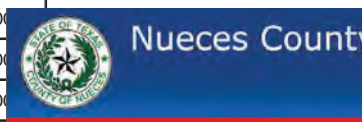
TAB 6

*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 (if applicable)*

NOT APPLICABLE

**2021 TAX RATE****2021****Tax Rates for Nueces County**

Jurisdiction	Code#	Discount	Total	Homestead	Over 65	Disabled
Nueces County	01	NO	0.306700	20%-\$5,000Min	62,500	62,500
Farm to Market Road	02	NO	0.003745	20%-5,000Min+3,000	62,500	62,500
Hospital	04	NO	0.111502	20%-\$5,000Min	62,500	62,500
City of Agua Dulce	10	NO	0.491292	20%-\$5,000Min	60,000	60,000
City of Bishop	12	YES	0.749945	0	5,000	3,000
City of Corpus Christi	13	NO	0.646264	10%-5,000Min	50,000	50,000
City of Driscoll	14	NO	0.364690	0	0	0
City of Port Aransas	15	NO	0.247009	20%-\$5,000Min	20,000	20,000
City of Robstown	16	NO	0.895020	0	10,000	0
Agua Dulce ISD	20	NO	1.204300	25,000	10,000	10,000
Banquete ISD	21	NO	1.357030	25,000	10,000	10,000
Bishop CISD	22	NO	1.137966	20%-5,000Min+25,000	20,900	10,000
Calallen ISD	23	NO	1.232600	25,000	65,000	65,000
Corpus Christi ISD	24	NO	1.240500	25,000	60,000	60,000
Del Mar College District	25	NO	0.283340	5,000	50,000	50,000
Driscoll ISD	26	NO	1.377058	25,000	10,000	10,000
Flour Bluff ISD	27	NO	1.006300	25,000	50,000	50,000
London ISD	28	YES	1.200740	25,000	10,000	10,000
Port Aransas ISD	29	YES	0.934260	25,000	20,000	20,000
Robstown ISD	30	NO	1.563600	25,000	10,000	10,000
Tuloso-Midway ISD	32	NO	1.180800	20%-5,000Min+25,000	10,000	10,000
West Oso ISD	33	NO	1.271061	25,000	10,000	10,000
NC Emergency Serv Dist #2	42	NO	0.030000	5,000	13,000	13,000
NC Emergency Serv Dist #3	43	NO	0.100000	20%-\$5,000Min	60,000	60,000
NC Emergency Serv Dist #5	45	NO	0.100000	20%-\$5,000Min	60,000	60,000
NC Emergency Serv Dist #6	46	NO	0.064000	0	0	0
STWA	50	NO	0.082426	1% or 5,000 Min	12,000	12,000
Drainage #2	52	NO	0.339718	20%-\$5,000Min	60,000	60,000
Drainage #3	53	NO	0.146265	20%-\$5,000Min	60,000	60,000
NC Emergency Serv Dist #1	61	NO	0.100000	20%-\$5,000Min	60,000	60,000
NC Emergency Serv Dist #4	64	NO	0.100000	5,000	10,000	10,000
Downtown Management Dist - Land	78	NO	0.300000	0	0	0
Downtown Management Dist-Improvements	79	NO	0.070000	0	0	0



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Enter your email address:

**SUBSCRIBE**

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## TAB 7

### **Description of Qualified Investment**

This application covers all qualified investment in the reinvestment zone and project boundary within Robstown ISD necessary for the commercial operations of a battery-grade lithium hydroxide monohydrate (LiOH-H<sub>2</sub>O) refinery in the Texas Gulf Coast.

The battery-grade lithium hydroxide refining facility, the first of its kind in North America, as well as facilities to support other types of battery materials processing, refining and manufacturing and ancillary manufacturing operations in support of Tesla's sustainable product line.

Tesla will process raw ore material into a usable state for battery production. The process Tesla will use is innovative and designed to consume less hazardous reagents and create usable by-products compared to the conventional process.

The final product, battery-grade lithium hydroxide, will be packaged and shipped by truck and rail to various Tesla battery manufacturing sites supporting the necessary supply chain for large-scale and electric vehicle batteries.

Qualified Investment would include:

- supporting infrastructure and lithium refining equipment
- operation buildings
- laboratory for R&D and quality controls
- new access roadways
- employee parking lots
- loading docks
- logistics facilities
- process warehouse and maintenance buildings
- utility distribution improvements including
  - underground utility piping
  - structural foundations
  - pads
  - supports
  - electrical substations
- rail spur for use exclusive to this project
- cooling towers
- fire prevention equipment
- safety equipment,
- stormwater management facilities
- waste management facilities
- wastewater treatment infrastructure
- ancillary manufacturing operations and equipment necessary for battery and electric vehicle production

## TAB 8

### **Description of Qualified Property**

This application covers all qualified property in the reinvestment zone and project boundary within Robstown ISD necessary for the commercial operations of the a battery-grade lithium hydroxide monohydrate (LiOH-H<sub>2</sub>O) refinery in the Texas Gulf Coast.

The battery-grade lithium hydroxide refining facility, the first of its kind in North America, as well as facilities to support other types of battery materials processing, refining and manufacturing and ancillary manufacturing operations in support of Tesla's sustainable product line.

Tesla will process raw ore material into a usable state for battery production. The process Tesla will use is innovative and designed to consume less hazardous reagents and create usable by-products compared to the conventional process.

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Qualified Investment would include:

- supporting infrastructure and lithium refining equipment
- operation buildings
- laboratory for R&D and quality controls
- new access roadways
- employee parking lots
- loading docks
- logistics facilities
- process warehouse and maintenance buildings
- utility distribution improvements including
  - underground utility piping
  - structural foundations
  - pads
  - supports
  - electrical substations
- rail spur for use exclusive to this project
- cooling towers
- fire prevention equipment
- safety equipment,
- stormwater management facilities
- waste management facilities
- wastewater treatment infrastructure
- ancillary manufacturing operations and equipment necessary for battery and electric vehicle production

TAB 9

*Description of Land*

Property ID	Acct Number	Acres	Market Value	Ag Exemption	Assessed Val	Improvement Value
283309	6489-0061-0000	80.0000	163,266	122,946	40,320	
283299	6489-0055-0600	1.0000	53,395	-	53,395	51,354
283300	6489-0055-0601	194.2600	396,450	298,543	97,907	
283308	6489-0060-0200	154.7800	315,878	237,869	78,009	
283303	6489-0056-0000	74.1700	151,368	113,986	37,382	
283304	6489-0056-0200	49.9700	101,980	76,795	25,185	
		554.1800	1,182,337	850,139	332,198	
283310	6489-0061-0200	158.9000	375,713	295,627	80,086	
283312	6489-0061-0401	151.1000	357,270	281,116	76,154	
283311	6489-0061-0400	10.0000	250,000	-	250,000	226,355
283301	6489-0055-0800	69.1230	163,439	128,601	34,838	
283302	6489-0055-0900	126.1240	315,310	251,744	63,566	
283298	6489-0055-0450	97.6700	320,273	271,047	49,226	
283317	6489-0062-0000	160.0000	400,000	319,360	80,640	
283292	6489-0054-0400	198.9000	497,250	397,004	100,246	
283293	6489-0054-0500	67.4110	168,528	134,553	33,975	
252376	4065-0004-0060	1.6066	5,623	4,813	810	
252375	4065-0004-0050	1.6066	5,623	4,813	810	
252374	4065-0004-0040	1.6481	5,768	4,937	831	
252369	4065-0001-0330	1.6020	5,607	4,800	807	
252370	4065-0001-0340	1.6066	5,623	4,813	810	

ATTACHMENT TO APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY BY  
PROJECT MAPLE TO ROBSTOWN ISD

252371	4065-0001-0350	1.6066	5,623	4,813	810
252387	4065-0005-0110	1.7193	6,018	5,151	867
252386	4065-0005-0100	0.9988	3,496	2,993	503
252385	4065-0005-0090	0.9990	3,497	2,994	503
252384	4065-0005-0080	0.9992	3,497	2,993	504
252383	4065-0005-0070	1.0011	3,504	2,999	505
252382	4065-0005-0060	1.0030	3,511	3,005	506
252381	4065-0005-0050	1.0015	3,505	3,000	505
252380	4065-0005-0040	1.0003	3,501	2,997	504
252379	4065-0005-0030	1.0003	3,501	2,997	504
252378	4065-0005-0020	1.4166	4,958	4,244	714
252377	4065-0005-0010	0.9959	3,486	2,984	502
252366	4065-0001-0180	0.9959	3,486	2,984	502
252365	4065-0001-0170	1.0000	3,500	2,996	504
252364	4065-0001-0160	1.0000	3,500	2,996	504
252363	4065-0001-0150	1.0000	3,500	2,996	504
252362	4065-0001-0140	1.0000	3,500	2,996	504
252361	4065-0001-0130	1.0000	3,500	2,996	504
252360	4065-0001-0120	1.0000	3,500	2,996	504
252359	4065-0001-0110	1.0000	3,500	2,996	504
252358	4065-0001-0100	1.0000	3,500	2,996	504
252357	4065-0001-0090	1.0000	3,500	2,996	504
252356	4065-0001-0080	1.0000	3,500	2,996	504

ATTACHMENT TO APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY BY  
PROJECT MAPLE TO ROBSTOWN ISD

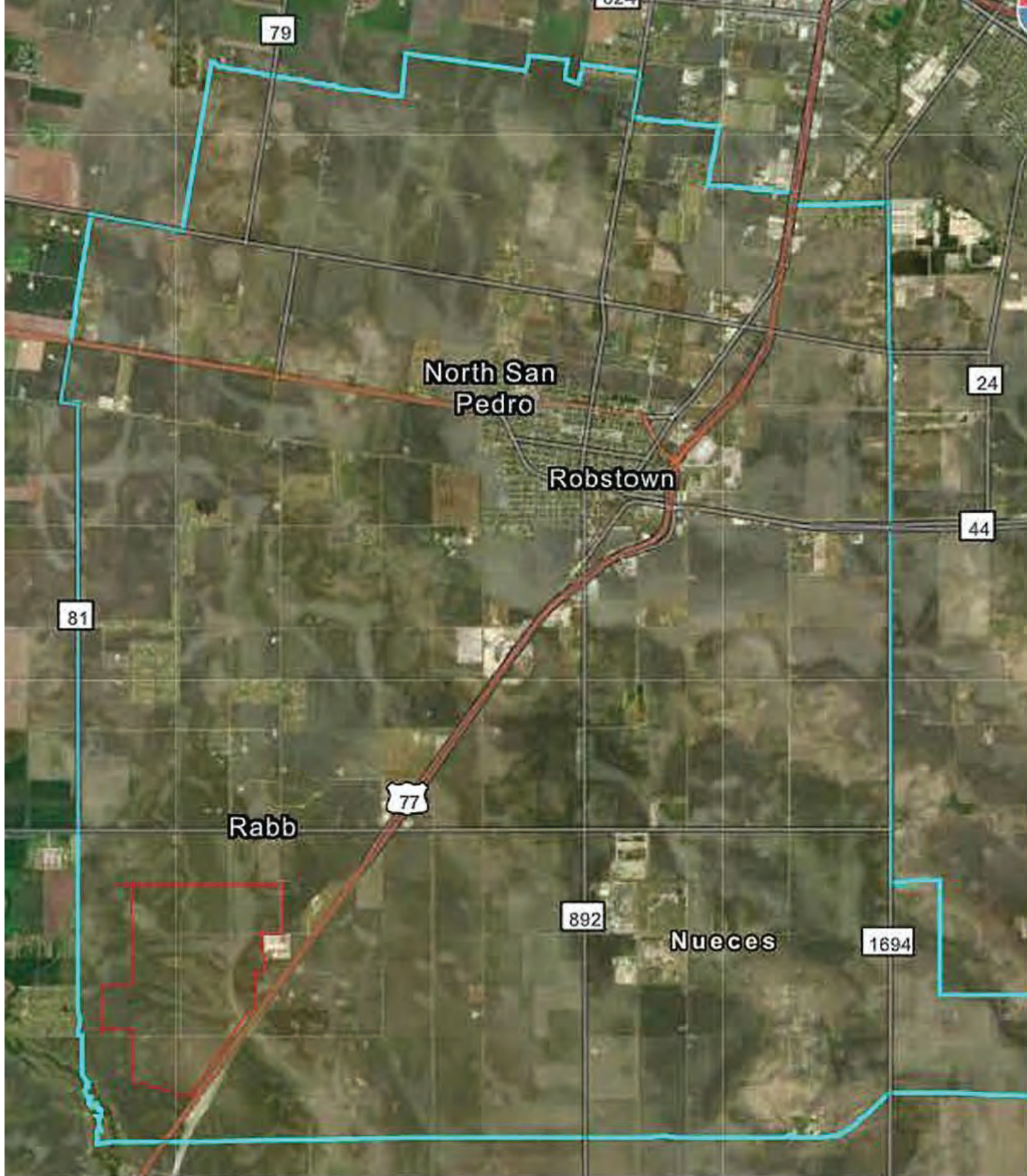
252355	4065-0001-0070	1.0000	3,500	2,996	504	
252354	4065-0001-0060	1.0000	3,500	2,996	504	
252353	4065-0001-0050	1.0000	3,500	2,996	504	
252352	4065-0001-0040	1.0000	3,500	2,996	504	
252351	4065-0001-0030	1.0000	3,500	2,996	504	
252350	4065-0001-0020	1.0000	3,500	2,996	504	
252349	4065-0001-0010	1.0000	3,500	2,996	504	
252367	4065-0001-0190	2.0013	7,005	5,996	1,009	
252368	4065-0001-0200	1.9826	6,939	5,940	999	
252373	4065-0002-0020	1.9840	6,944	5,944	1,000	
252372	4065-0002-0010	2.0031	7,011	6,001	1,010	
283309	6489-0061-0000	80.0000	163,266	112,946	40,320	
283299	6489-0055-0600	1.0000	53,395	-	53,395	2,041
283300	6489-0055-0601	194.2600	396,450	298,543	97,907	
283308	6489-0060-0200	154.7800	315,878	237,869	78,009	
283303	6489-0056-0000	74.1700	151,368	113,986	37,382	
283304	6489-0056-0200	49.9700	101,980	76,795	25,185	
<b>TOTAL:</b>					<b>\$ 1,789,408</b>	<b>\$ 279,750</b>

TAB 10

**Description of all property not eligible to become qualified property (if applicable)**

The existing improvements located within the reinvestment zone boundary are not owned by Tesla, Inc. and will not become part of the qualified property that is subject to this application. The existing improvements consist of three residential homes and one barn. If the project is developed at this site, the residential homes would be removed before construction. The total value of the existing improvements is **\$ 279,750**.





**Existing property in RZ Boundary**

TAB 11

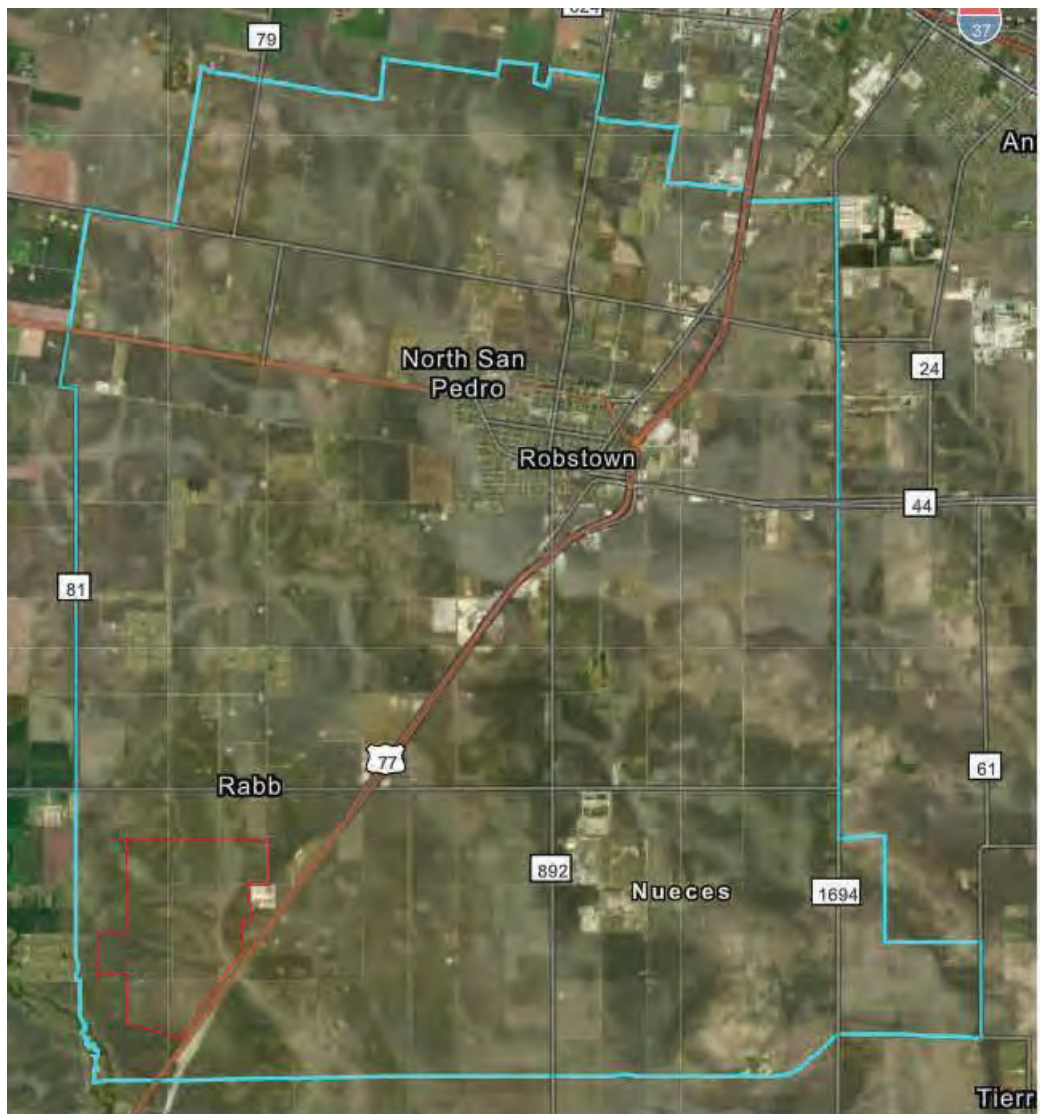
Maps that clearly show:



- a) Project vicinity
- b) Qualified investment including location of new building or new improvements
- c) Qualified property including location of new building or new improvements
- d) Existing property
- e) Land location within vicinity map
- f) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size



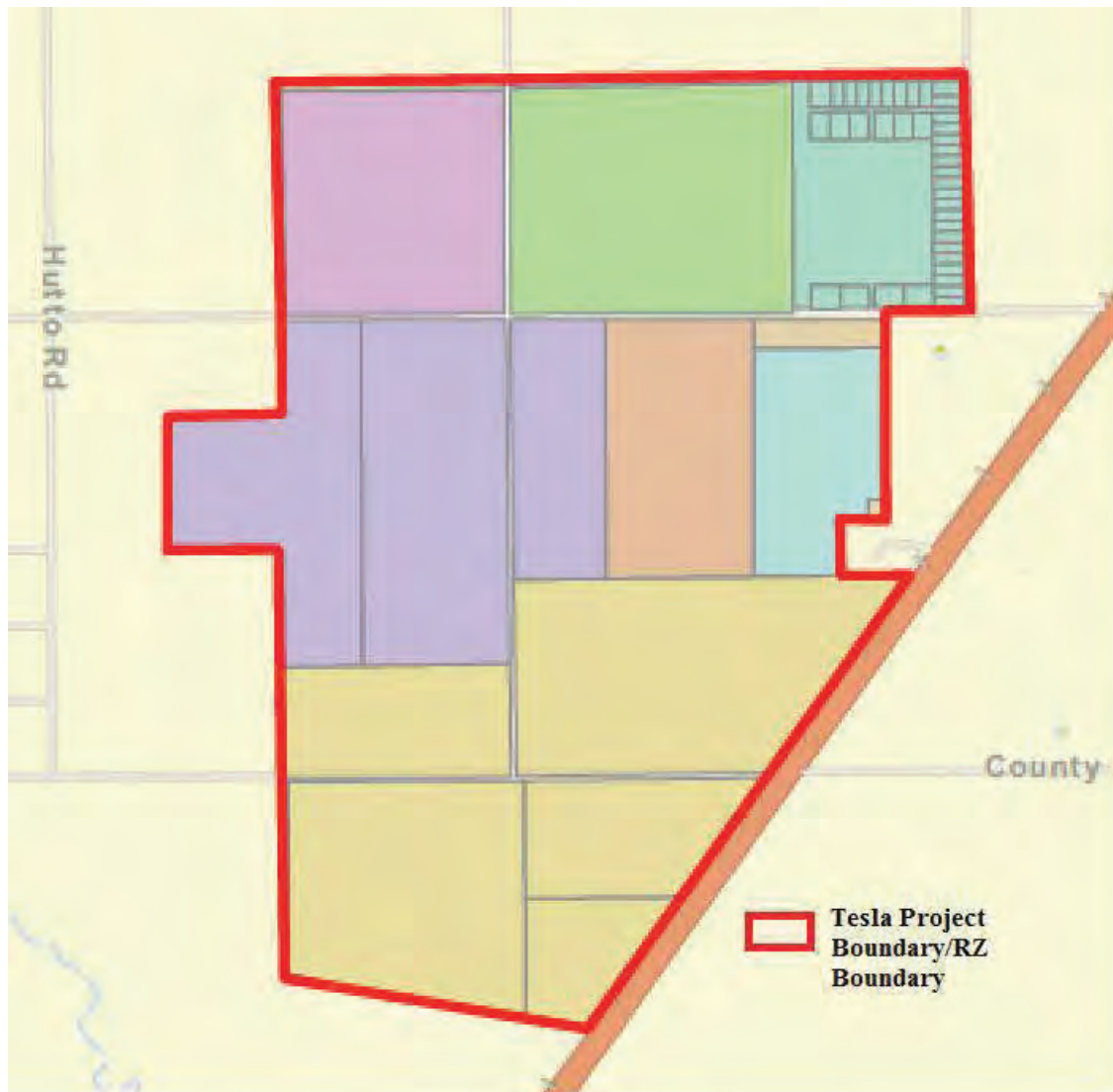


VICINITY MAP



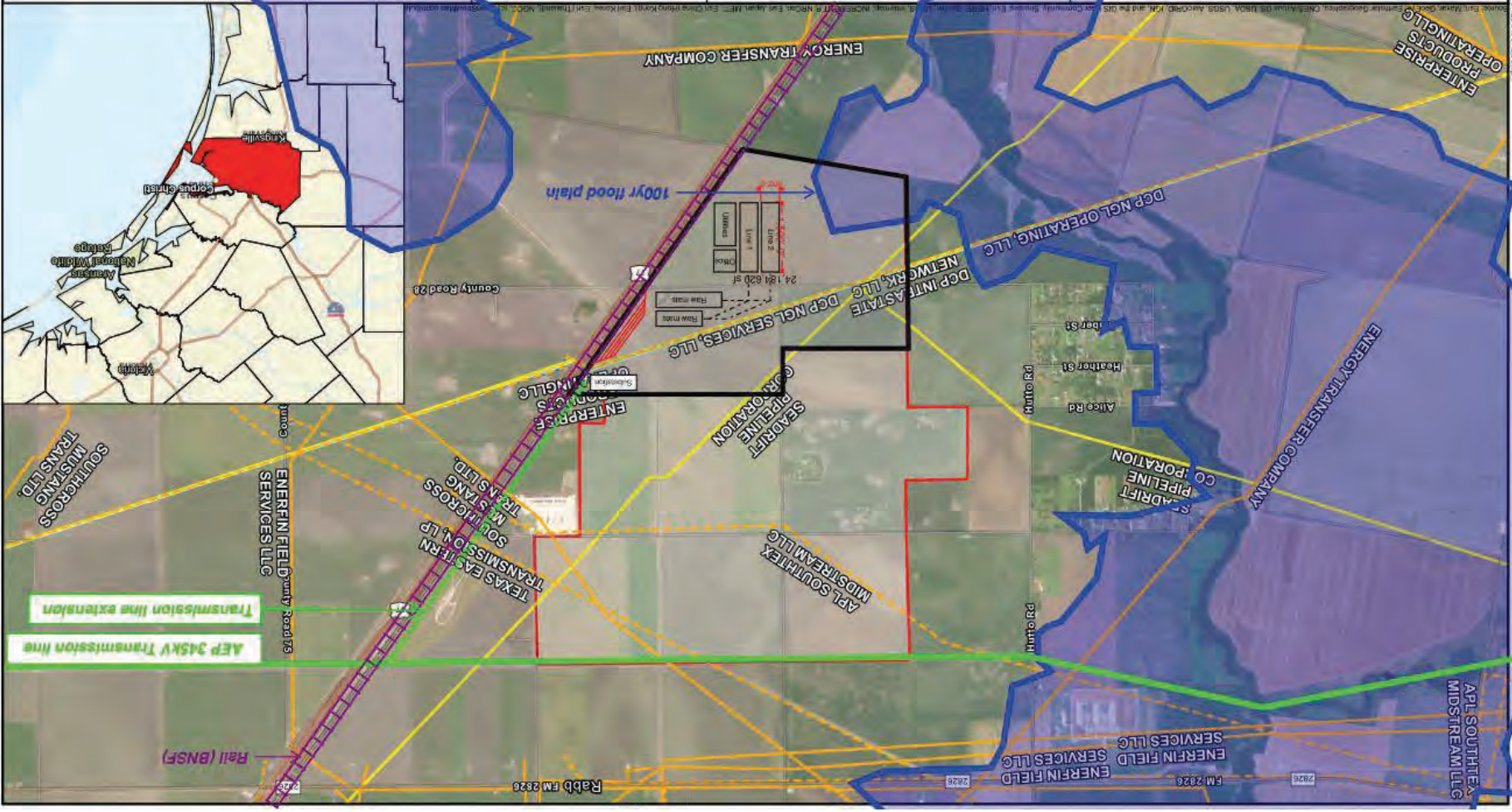
-  Robstown ISD
-  Project Boundary/  
RX

**Vicinity Map Zoomed in**





# Site Layout with Utilities, Rail, Flood Plain





TAB 12

**Request for Waiver of Job Creation Requirement and supporting information (if applicable)**

Not applicable.

TAB 13

**Calculation of three possible wage requirements with TWC documentation**

- 1) Nueces County average weekly wage for all jobs (all industries)
- 2) Nueces County average weekly wage for all jobs (manufacturing)
- 3) See attached Council of Governments Regional Wage Calculation and Documentation

# TAB 13 TO CHAPTER 313 APPLICATION

## NUECES COUNTY CHAPTER 313 WAGE CALCULATION - ALL JOBS - ALL INDUSTRIES

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FIRST	2022	\$ 1,017	\$ 52,884
SECOND	2021	\$ 961	\$ 49,972
THIRD	2021	\$ 989	\$ 51,428
FOURTH	2021	\$ 1,099	\$ 57,148
AVERAGE \$		1,016.50	\$ 52,858.00

## NUECES COUNTY CHAPTER 313 WAGE CALCULATION - MANUFACTURING JOBS

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FIRST	2022	\$ 2,220	\$ 115,440
SECOND	2021	\$ 1,572	\$ 81,744
THIRD	2021	\$ 1,679	\$ 87,308
FOURTH	2021	\$ 1,902	\$ 98,904
AVERAGE \$		1,843.25	\$ 95,849.00
X		110%	110%
		\$ 2,027.58	\$ 105,433.90

## CHAPTER 313 WAGE CALCULATION - REGIONAL WAGE RATE

	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
Coastal Bend	2020	\$ 1,415	\$ 73,603
X		110%	110%
		\$ 1,556.99	\$ 80,963.30

\* SEE ATTACHED TWC DOCUMENTATION

Year	×	Period	×	Area	×	Ownership	×	Industry	×	Average Weekly Wage	×
2021	▼	01	▼	Nueces	▼	Total All	▼	Total, All Industries	▼	957	▼
2021		02		Nueces		Total All		Total, All Industries		963	
2021		03		Nueces		Total All		Total, All Industries		989	
2021		04		Nueces		Total All		Total, All Industries		1,100	
2022		01		Nueces		Total All		Total, All Industries		1,017	

Year	×	Area	×	Ownership	×	Industry Code	×	Industry	×	Average Weekly Wage	×
2021	▼	Nueces	▼	Private	▼	31-33	▼	Manufacturing	▼	1,910	▼
2021		Nueces		Private		31-33		Manufacturing		1,572	
2021		Nueces		Private		31-33		Manufacturing		1,679	
2021		Nueces		Private		31-33		Manufacturing		1,905	
2022		Nueces		Private		31-33		Manufacturing		2,220	

2020 Manufacturing Average Wages by Council of Government Region  
Wages for All Occupations

COG	COG Number	Wages	
		Hourly	Annual
<a href="#">Panhandle Regional Planning Commission</a>	1	\$23.32	\$48,501
<a href="#">South Plains Association of Governments</a>	2	\$20.42	\$42,473
<a href="#">NORTEX Regional Planning Commission</a>	3	\$20.64	\$42,928
<a href="#">North Central Texas Council of Governments</a>	4	\$32.34	\$67,261
<a href="#">Ark-Tex Council of Governments</a>	5	\$21.30	\$44,299
<a href="#">East Texas Council of Governments</a>	6	\$29.28	\$60,904
<a href="#">West Central Texas Council of Governments</a>	7	\$21.54	\$44,797
<a href="#">Rio Grande Council of Governments</a>	8	\$19.02	\$39,552
<a href="#">Permian Basin Regional Planning Commission</a>	9	\$22.57	\$46,945
<a href="#">Concho Valley Council of Governments</a>	10	\$27.28	\$56,739
<a href="#">Heart of Texas Council of Governments</a>	11	\$23.41	\$48,696
<a href="#">Capital Area Council of Governments</a>	12	\$29.96	\$62,326
<a href="#">Brazos Valley Council of Governments</a>	13	\$18.41	\$38,286
<a href="#">Deep East Texas Council of Governments</a>	14	\$21.07	\$43,829
<a href="#">South East Texas Regional Planning Commission</a>	15	\$27.38	\$56,957
<a href="#">Houston-Galveston Area Council</a>	16	\$29.83	\$62,050
<a href="#">Golden Crescent Regional Planning Commission</a>	17	\$22.09	\$45,945
<a href="#">Alamo Area Council of Governments</a>	18	\$27.45	\$57,101
<a href="#">South Texas Development Council</a>	19	\$19.20	\$39,945
<a href="#">Coastal Bend Council of Governments</a>	20	\$35.39	\$73,603
<a href="#">Lower Rio Grande Valley Development Council</a>	21	\$20.70	\$43,056
<a href="#">Texoma Council of Governments</a>	22	\$19.18	\$39,897
<a href="#">Central Texas Council of Governments</a>	23	\$21.34	\$44,390
<a href="#">Middle Rio Grande Development Council</a>	24	\$22.98	\$47,809
Texas		\$28.00	\$58,233

Calculated by the Texas Workforce Commission Labor Market and Career Information Department.

Data published: August 2021.

Data published annually, next update will likely be July 31, 2022

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 and Wage Statistics (OEWS) data, and is not to be compared to BLS estimates.

Data intended only for use implementing Chapter 313, Texas Tax Code.

TAB 14

**Schedules A1, A2, B, and C completed and signed Economic Impact (if applicable)**

See attached Schedules A1, A2, B, and C

Date8.19.22Applicant NameTesla Inc.ISD NameRobstown ISD

Form 50-296ARevised February 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 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			N/A	N/A
Investment made after filing complete application with district, but before final board approval of application							0	
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period				115,000,000	25,000,000	Qualified Investment	10,000,000	150,000,000
Complete tax years of qualifying time period	QTP1	2023-2024	2023	115,000,000	72,500,000	Qualified Investment		187,500,000
	QTP2	2024-2025	2024	37,500,000	0	Qualified Investment		37,500,000
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				267,500,000	97,500,000		10,000,000	375,000,000
				Enter amounts from TOTAL row above in Schedule A2				
Total Qualified Investment (sum of green cells)				365,000,000				

\*Purchase of Land

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.

Date8.19.22

Applicant NameTesla Inc.

ISD NameRobstown ISD

Form 50-296A

Revised February 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*	--	TOTALS FROM SCHEDULE A1		Enter amounts from TOTAL row in Schedule A1 in the row below				
				267,500,000	97,500,000	0	10,000,000	375,000,000
Each year prior to start of value limitation period** <small>Insert as many rows as necessary</small>	0	2022-2023	2022	115,000,000	25,000,000	0	10,000,000	150,000,000
	0	2023-2024	2023	115,000,000	72,500,000	0	0	187,500,000
	0	2024-2025	2024	37,500,000	0	0	0	37,500,000
Value limitation period***	1	2025-2026	2025					-
	2	2026-2027	2026					-
	3	2027-2028	2027					-
	4	2028-2029	2028					-
	5	2029-2030	2029					-
	6	2030-2031	2030					-
	7	2031-2032	2031					-
	8	2032-2033	2032					-
	9	2033-2034	2033					-
	10	2034-2035	2034					-
Total Investment made through limitation				267,500,000	97,500,000	0	10,000,000	375,000,000
Continue to maintain viable presence	11	2035-2036	2035					-
	12	2036-2037	2036					-
	13	2037-2038	2037					-
	14	2038-2039	2038					-
	15	2039-2040	2039					-
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2040-2041	2040					-
	17	2041-2042	2041					-
	18	2042-2043	2042					-
	19	2043-2044	2043					-
	20	2044-2045	2044					-
	21	2045-2046	2045				-	
	22	2046-2047	2046				-	
	23	2047-2048	2047				-	
	24	2048-2049	2048				-	
		25	2049-2050	2049				-

\* 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 8.19.22  
Applicant Name Tesla Inc.  
ISD Name Robstown

Form 50-296A

Revised February 2020

				Qualified Property			Estimated Taxable Value		
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	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>	0	2022-23	2022	-	-	-	-	-	-
	0	2023-24	2023	10,000,000	25,000,000	60,000,000	89,000,000	89,000,000	95,000,000
	0	2024-25	2024	10,000,000	25,000,000	70,000,000	98,000,000	98,000,000	105,000,000
Value Limitation Period	1	2025-2026	2025	10,000,000	25,000,000	244,000,000	254,600,000	254,600,000	20,000,000
	2	2026-2027	2026	10,000,000	25,000,000	217,000,000	230,300,000	230,300,000	20,000,000
	3	2027-2028	2027	10,000,000	25,000,000	194,000,000	209,600,000	209,600,000	20,000,000
	4	2028-2029	2028	10,000,000	25,000,000	174,000,000	191,600,000	191,600,000	20,000,000
	5	2029-2030	2029	10,000,000	25,000,000	156,000,000	175,400,000	175,400,000	20,000,000
	6	2030-2031	2030	10,000,000	25,000,000	140,000,000	161,000,000	161,000,000	20,000,000
	7	2031-2032	2031	10,000,000	25,000,000	127,000,000	149,300,000	149,300,000	20,000,000
	8	2032-2033	2032	10,000,000	25,000,000	114,000,000	137,600,000	137,600,000	20,000,000
	9	2033-2034	2033	10,000,000	25,000,000	101,000,000	125,900,000	125,900,000	20,000,000
	10	2034-2035	2034	10,000,000	25,000,000	91,000,000	116,900,000	116,900,000	20,000,000
Continue to maintain viable presence	11	2035-2036	2035	10,000,000	25,000,000	80,000,000	107,000,000	107,000,000	107,000,000
	12	2036-2037	2036	10,000,000	25,000,000	80,000,000	107,000,000	107,000,000	107,000,000
	13	2037-2038	2037	10,000,000	25,000,000	80,000,000	107,000,000	107,000,000	107,000,000
	14	2038-2039	2038	10,000,000	25,000,000	80,000,000	107,000,000	107,000,000	107,000,000
	15	2039-2040	2039	10,000,000	25,000,000	80,000,000	107,000,000	107,000,000	107,000,000
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2040-2041	2040	10,000,000	25,000,000	80,000,000	107,000,000	107,000,000	107,000,000
	17	2041-2042	2041	10,000,000	25,000,000	80,000,000	107,000,000	107,000,000	107,000,000
	18	2042-2043	2042	10,000,000	25,000,000	80,000,000	107,000,000	107,000,000	107,000,000
	19	2043-2044	2043	10,000,000	25,000,000	80,000,000	107,000,000	107,000,000	107,000,000
	20	2044-2045	2044	10,000,000	25,000,000	80,000,000	107,000,000	107,000,000	107,000,000
	21	2045-2046	2045	10,000,000	25,000,000	80,000,000	107,000,000	107,000,000	107,000,000
	22	2046-2047	2046	10,000,000	25,000,000	80,000,000	107,000,000	107,000,000	107,000,000
	23	2047-2048	2047	10,000,000	25,000,000	80,000,000	107,000,000	107,000,000	107,000,000
	24	2048-2049	2048	10,000,000	25,000,000	80,000,000	107,000,000	107,000,000	107,000,000
	25	2049-2050	2049	10,000,000	25,000,000	80,000,000	107,000,000	107,000,000	107,000,000

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.

# Schedule C: Employment Information

Date 8.19.22  
Applicant Name Tesla Inc.  
ISD Name Robstown

Form 50-296A

Revised February 2020

				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	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)	Annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2022-2023	2022	75	52,500	20	0	\$ -
	0	2023-2024	2023					
	0	2024-2025	2024	250	52,500	152	0	\$ -
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2025-2026	2025	-	-	152	10	\$ 81,000
	2	2026-2027	2026	-	0	152	10	\$ 81,000
	3	2027-2028	2027	-	0	152	10	\$ 81,000
	4	2028-2029	2028	-	0	152	10	\$ 81,000
	5	2029-2030	2029	-	0	152	10	\$ 81,000
	6	2030-2031	2030	-	0	152	10	\$ 81,000
	7	2031-2032	2031	-	0	152	10	\$ 81,000
	8	2032-2033	2032	-	0	152	10	\$ 81,000
	9	2033-2034	2033	-	0	152	10	\$ 81,000
	10	2034-35	2034	-	0	152	10	\$ 81,000
Years Following Value Limitation Period	11 through 25	2035-2049	2035-2049	-	0	152	10	\$ 81,000

Notes: See TAC 9.1051 for definition of non-qualifying jobs.  
Only include jobs on the project site in this school district.

**TAB 15**

**Economic Impact Analysis, other payments made in the state or other economic information  
(if applicable)**

None

**Description of Reinvestment Zone 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 reinvestment zone\*
- c) Order, resolution, or ordinance established the reinvestment zone\*
- d) Guidelines and criteria for creating the zone\*
  - a) Not applicable
  - b) Nueces County CAD Parcel ID
  - c) Letter of intent from the school district attached.
  - d) N/A

August 22, 2022

Mr. John Villarreal  
Chapter 313 Manager  
Local Government Assistance and  
Economic Development Division  
Texas Comptroller of Public Accounts  
111 E. 17<sup>th</sup> Street  
Austin, Texas 78774

**VIA E-MAIL DELIVERY:**  
*John.Villarreal@cpa.texas.gov*  
*Ch313.apps@cpa.texas.gov*

Re: Robstown Independent School District—Intent to consider creating a Reinvestment Zone under Chapter 312 of the Texas Tax Code in connection with Application submitted by Tesla, Inc.

Dear Mr. Villarreal:

As Superintendent of Schools for the Robstown Independent School District (the “District”), I am writing this letter to confirm the District’s intent to consider establishing a Reinvestment Zone in connection with the Application for Appraised Value Limitation on Qualified Property submitted by Tesla, Inc. In the event Nueces County does not designate a Reinvestment Zone for this project, which currently appears to be the case, the Board of Trustees plans to hold a hearing regarding creation of a Reinvestment Zone prior to considering final approval of the above-referenced Chapter 313 Application and Agreement with Tesla, Inc. All Board meetings and hearings on the matter will be conducted in accordance with the Texas Open Meetings Act, Chapters 312 and 313 of the Texas Tax Code, and all other applicable statutes and regulations.

If you have any questions about this letter or any other part of the Application and Agreement processes, please contact the District’s legal counsel, Eddy Hernandez Perez, of Walsh Gallegos Treviño Kyle & Robinson, P.C.

Sincerely,



Dr. Jose Moreno  
Superintendent of Schools  
Robstown Independent School District

cc: Eddy Hernandez Perez, Legal Counsel for Robstown ISD (Via E-mail: [EPerez@wabsa.com](mailto:EPerez@wabsa.com))

Rohan Patel  
Tesla, Inc. (Via E-mail: [rohpatel@tesla.com](mailto:rohpatel@tesla.com))

Karen Steakley  
Tesla, Inc. (Via E-mail: [ksteakley@tesla.com](mailto:ksteakley@tesla.com))



## 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

Jose H. Moreno  
Print Name (Authorized School District Representative)

Superintendent  
Title

sign  
here

[Signature]  
Signature (Authorized School District Representative)

8-22-2022  
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

Sheena Patel Rohan Patel  
Print Name (Authorized Company Representative (Applicant))

Sr. Director  
Title

sign  
here

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

8/22/2022  
Date

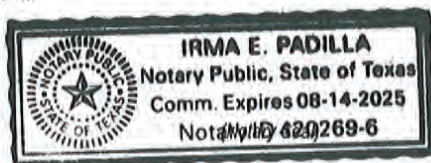
GIVEN under my hand and seal of office this, the

22nd day of August

Jama Padilla

Notary Public in and for the State of Texas

My Commission expires: 8/14/2025



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.