PRAXAIR

Making our planet more productive℠

PRAXAIR'S APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY
(Tax Code, Chapter 313, Subchapter B or C)

SUMMARY OF ATTACHMENTS

Praxair, Inc. (NYSE: PX), a Fortune 300 company, is the largest industrial gases company in North and South America, and one of the largest worldwide, with 2010 sales of $10 billion. The company produces, sells and distributes atmospheric, process and specialty gases, and high-performance surface coatings. Praxair products, services and technologies bring productivity and environmental benefits to a wide variety of industries. In 2010, Praxair was selected as a component of the Dow Jones Sustainability World Index for the eighth consecutive year, and for the third consecutive year was included in the Carbon Disclosure Leadership Index.

PRAXAIR

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PRAXAIR'S APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY
(Tax Code, Chapter 313, Subchapter B or C)

ATTACHMENT NO. 1

APPLICATION

Application for Appraised Value Limitation on Qualified Property (Tax Code, Chapter 313, Subchapter B or C)

Form 50-296
(Revised May 2010)

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 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 original completed application to the Comptroller in a three-ring binder with tabs separating each section of the documents, in addition to an electronic copy on CD. 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, the Comptroller will publish all submitted application materials on its Web site. 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 rules as explained in the Confidentiality Notice below.

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. 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, make a recommendation to the school board regarding the application and prepare an economic impact evaluation 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 before the 151st day after the application review start date (the date the application is finally determined to be complete), unless an extension is granted. The Comptroller and school district are authorized to request additional information from the applicant that is reasonably necessary to complete the recommendation, economic impact evaluation or consider the application at any time during the application review period.

Please visit the Comptroller's Web site to find out more about the program at http://www.window.state.tx.us/taxinfo/proptax/hb1200/index.html. There are links on this Web page to the Chapter 313 statute, rules and forms. Information about minimum limitation values for particular districts and wage standards may also be found at that site.

SCHOOL DISTRICT INFORMATION - CERTIFICATION OF APPLICATION

Authorized School District Representative

Date application received by district: 12/15/11

First Name: Johnny
Last Name: Brown

Title: Superintendent

School District Name: Port Arthur Independent School District

Street Address:

Mailing Address: PO Box 1388

City: Port Arthur
State: Texas
ZIP: 77641-1388

Phone Number: (409) 989-6222
Fax Number:

Mobile Number (optional):
E-mail Address:

I authorize the consultant to provide and obtain information related to this application.......... ☑ Yes ☐ No

Will consultant be primary contact? .... ☑ Yes ☐ No

SCHOOL DISTRICT INFORMATION - CERTIFICATION OF APPLICATION (CONTINUED)

Authorized School District Consultant (If Applicable)

First Name: Daniel
Last Name: Casey

Title: Partner

Firm Name: Moak, Casey & Associates LLP

Street Address: 400 West 15th Street, Suite 1410

Mailing Address: 400 West 15th Street, Suite 1410

City: Austin
State: Texas
ZIP: 78701-1648

Phone Number: (512) 485-7878
Fax Number: (512) 485-7888

Mobile Number (Optional):
E-mail Address: dcasey@moakcasey.com

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.

Signature *(Authorized School District Representative)*

Date: 12-16-11

Has the district determined this application complete? . . . . X Yes ☐ No

If yes, date determined complete. December 16, 2011

Have you completed the school finance documents required by TAC 9.1054(c)(3)? . . . . ☐ Yes ☐ No
will supplement

SCHOOL DISTRICT CHECKLIST AND REQUESTED ATTACHMENTS

	Checklist	Page X of 16	Check Completed
1	Date application received by the ISD	1 of 16	X
2	Certification page signed and dated by authorized school district representative	2 of 16	X
3	Date application deemed complete by ISD	2 of 16	X
4	Certification pages signed and dated by applicant or authorized business representative of applicant	4 of 16	X
5	Completed company checklist	12 of 16	X
6	School finance documents described in TAC 9.1054(c)(3) (Due within 20 days of district providing notice of completed application)	2 of 16	will supplement

 For more information, visit our Web site: **www.window.state.tx.us/taxinfo/proptax/hb1200/index.html**

APPLICANT INFORMATION - CERTIFICATION OF APPLICATION

Authorized Business Representative (Applicant)

First Name: Gregory
Last Name: Sweeney
Title: Director Economic & Business Development
Organization: Praxair, Inc.
Street Address: 39 Old Ridgebury Road
Mailing Address: 39 Old Ridgebury Road
City: Danbury
State: CT
ZIP: 06810
Phone Number: (203) 837-2229
Fax Number: (203) 837-2540
Mobile Number (optional):
Business e-mail Address: Greg_Sweeney@Praxair.com

Will a company official other than the authorized business representative be responsible for responding to future information requests? .... ☑ Yes ☐ No

If yes, please fill out contact information for that person.

First Name: Don
Last Name: McLean
Title: Manager, Property Tax
Organization: Praxair, Inc.
Street Address: 39 Old Ridgebury Road
Mailing Address: 39 Old Ridgebury Road
City: Danbury
State: CT
ZIP: 06810
Phone Number: (203) 837-2219
Fax Number: (203) 837-2540
Mobile Number (optional):
E-mail Address: Greg_Sweeney@Praxair.com

I authorize the consultant to provide and obtain information related to this application.. .... ☑ Yes ☐ No

Will consultant be primary contact? .... ☑ Yes ☐ No

APPLICANT INFORMATION - CERTIFICATION OF APPLICATION (CONTINUED)

Authorized Company Consultant (If Applicable)

First Name | Last Name

Title

Firm Name

Street Address

Mailing Address

City | State | ZIP

Phone Number | Fax Number

Business email Address

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 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.

Signature (Authorized Business Representative (Applicant)): Gregory B. Sweeney

Date: 12/1/11

GIVEN under my hand and seal of office this 3rd day of January, 2012

David M Williams

Notary Public, State of CT

(Notary Seal)

DAVID M. WILLIAMS
NOTARY PUBLIC
MY COMMISSION EXPIRES AUG. 31, 2014

My commission expires Aug 31, 2014

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 § 37.10.

FEES AND PAYMENTS

☑ Enclosed is proof of application fee paid to the school district.

For the purpose of this question, "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.

Please answer only either A OR B:

A. 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

B. 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

BUSINESS APPLICANT INFORMATION

Legal Name under which application is made

Praxair, Inc.

Texas Taxpayer I.D. Number of entity subject to Tax Code, Chapter 171 *(11 digits)*

10612490507

NAICS code

325120

Is the applicant a party to any other Chapter 313 agreements? . . . . ☑ Yes ☐ No

If yes, please list name of school district and year of agreement.

Port Arthur ISD - 2003

APPLICANT BUSINESS STRUCTURE

Registered to do business in Texas with the Texas Secretary of State? . . . . ☑ Yes ☐ No

Identify business organization of applicant *(corporation, limited liability corporation, etc.)*

Corporation

1. Is the applicant a combined group, or comprised of members of a combined group, as defined by Texas Tax Code Chapter 171.0001(7)? . . . . ☑ Yes ☐ No
   If so, please attach documentation of the combined group membership and contact information.

2 Is the applicant current on all tax payments due to the State of Texas? . . . . ☑ Yes ☐ No

3. Are all applicant members of the combined group current on all tax payments due to the State of Texas? . . . . ☐ NA ☑ Yes ☐ No
   If the answer to either question is no, please explain and/or disclose any history of default, delinquencies and/or any material litigation, including litigation involving the State of Texas. (Use attachment if necessary.)

ELIGIBILTY UNDER TAX CODE CHAPTER 313.024

Are you an entity to which Tax Code, Chapter 171 applies? ☑ Yes ☐ No

The property will be used as an integral part, or as a necessary auxiliary part, in 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

Are you requesting that any of the land be classified as qualified investment? ☐ Yes ☑ No

Will any of the proposed qualified investment be leased under a capitalized lease? ☐ Yes ☑ No

Will any of the proposed qualified investment be leased under an operating lease? ☐ Yes ☑ No

Are you including property that is owned by a person other than the applicant? ☐ Yes ☑ No

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

PROJECT DESCRIPTION

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. (Use attachments as necessary)

See attachment No. 3(a)

Describe the ability of your company to locate or relocate in another state or another region of the state.

See attachment No. 3(b)

PROJECT CHARACTERISTICS (CHECK ALL THAT APPLY)

☑ New Jobs ☑ Construct New Facility ☐ New Business / Start-up ☐ Expand Existing Facility

☐ Relocation from Out-of-State ☐ Expansion ☑ Purchase Machinery & Equipment

☐ Consolidation ☐ Relocation within Texas

PROJECTED TIMELINE

Begin Construction 4th Quarter 2011

Begin Hiring New Employees 1st Quarter 2013

Construction Complete 1st Quarter 2013

Fully Operational 2nd Quarter 2013

Purchase Machinery & Equipment 2011 to 2013

Do you propose to construct a new building or to erect or affix a new improvement after your application review start date (date your application is finally determined to be complete)? ☑ Yes ☐ No

Note: Improvements made before that time may not be considered qualified property.

When do you anticipate the new buildings or improvements will be placed in service? 2nd Quarter 2013

ECONOMIC INCENTIVES

Identify state programs the project will apply for:

State Source	Amount
Not applicable	
Total	

Will other incentives be offered by local units of government? ☑ Yes ☐ No

Please use the following box for additional details regarding incentives. (Use attachments if necessary.)

Praxair has applied for tax abatements from the following taxing districts: Jefferson County; Jefferson County Navigation District; City of Port Arthur Industrial District; Drainage District No. 7; and Port of Port Arthur.

THE PROPERTY

Identify county or counties in which the proposed project will be located Jefferson County

Central Appraisal District (CAD) that will be responsible for appraising the property Jefferson County

Will this CAD be acting on behalf of another CAD to appraise this property? ☐ Yes ☑ No

List all taxing entities that have jurisdiction for the property and the portion of project within each entity

County: Jefferson County (100%) (Name and percent of project)

City: City of Port Arthur Industrial District (100%) (Name and percent of project)

Hospital District: N/A (Name and percent of project)

Water District: Navigation District (100%) (Name and percent of project)

Other (describe): Drainage District No. 7 (100%) (Name and percent of project)

Other (describe): Port of Port Arthur (100%) (Name and percent of project)

Is the project located entirely within this ISD? ☑ Yes ☐ No

If not, please provide additional information on the project scope and size to assist in the economic analysis.

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 rural, and the taxable value of the property within the school district.* For assistance in determining estimates of these minimums, access the Comptroller's Web site at **www.window.state.tx.us/taxinfo/proptax/hb1200/values.html**.

At the time of application, what is the estimated minimum qualified investment required for this school district? $30 million

What is the amount of appraised value limitation for which you are applying? $30 million

What is your total estimated *qualified* investment? $231 million

NOTE: See 313.021(1) for full definition. Generally, Qualified Investment is the sum of the investment in tangible personal property and buildings and new improvements made between beginning of the qualifying time period (date of application final approval by the school district) and the end of the second complete tax year.

What is the anticipated date of application approval? May 2012

What is the anticipated date of the beginning of the qualifying time period? May 2012

What is the total estimated investment for this project for the period from the time of application submission to the end of the limitation period? $ 231 million

Describe the qualified investment.[See 313.021(1).]

Attach the following items to this application:

(1) a specific and detailed description of the qualified investment you propose to make on the property for which you are requesting an appraised value limitation as defined by Tax Code §313.021,

(2) a description of any new buildings, proposed improvements or personal property which you intend to include as part of your minimum qualified investment and

(3) a map of the qualified investment showing location of new buildings or new improvements with vicinity map.

Do you intend to make at least the minimum qualified investment required by Tax Code §313.023 (or 313.053 for rural school districts) for the relevant school district category during the qualifying time period? ☑ Yes ☐ No

Except for new equipment described in Tax Code §151.318(q) or (q-1), is the proposed tangible personal property to be placed in service for the first time:

(1) in or on the new building or other new improvement for which you are applying? ☑ Yes ☐ No

(2) if not in or on the new building or other new improvement for which you are applying for an appraised value limitation, is the personal property necessary and ancillary to the business conducted in the new building or other new improvement? ☑ Yes ☐ No

(3) on the same parcel of land as the building for which you are applying for an appraised value limitation? ☑ Yes ☐ No

("First placed in service" means the first use of the property by the taxpayer.)

Will the investment in real or personal property you propose be counted toward the minimum qualified investment required by Tax Code §313.023, (or 313.053 for rural school districts) be first placed in service in this state during the applicable qualifying time period? ☑ Yes ☐ No

Does the investment in tangible personal property meet the requirements of Tax Code §313.021(1)? ☑ Yes ☐ No

If the proposed investment includes a building or a permanent, non-removable component of a building, does it house tangible personal property? ☑ Yes ☐ No

QUALIFIED PROPERTY

Describe the qualified property. [See 313.021(2)] (If qualified investment describes qualified property exactly you may skip items (1), (2) and (3) below.)

Attach the following items to this application:

(1) 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,

(2) a description of any new buildings, proposed improvements or personal property which you intend to include as part of your qualified property and

(3) a map of the qualified property showing location of new buildings or new improvements – with vicinity map.

Land

Is the land on which you propose new construction or 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

If you answered "no" to the question above, what is the anticipated date on which you will submit proof of a reinvestment zone with boundaries encompassing the land on which you propose new construction or improvements? ______

Will the applicant own the land by the date of agreement execution? ☐ Yes ☑ No

Will the project be on leased land? ☑ Yes ☐ No

QUALIFIED PROPERTY (CONTINUED)

If the land upon which the new building or new improvement is to be built is part of the qualified property described by §313.021(2)(A), please attach complete documentation, including:

1. Legal description of the land
2. Each existing appraisal parcel number of the land on which the improvements will be constructed, regardless of whether or not all of the land described in the current parcel will become qualified property
3. Owner
4. The current taxable value of the land. Attach estimate if land is part of larger parcel.
5. A detailed map (with a vicinity map) showing the location of the land

Attach a map of the reinvestment zone boundaries, certified to be accurate by either the governmental entity creating the zone, the local appraisal district, or a licensed surveyor. (With vicinity map)

Attach the order, resolution or ordinance establishing the zone, and the guidelines and criteria for creating the zone, if applicable.

Miscellaneous

Is the proposed project a building or new improvement to an existing facility? ☐ Yes ☑ No

Attach a description of any existing improvements and include existing appraisal district account numbers.

List current market value of existing property at site as of most recent tax year. N/A (Market Value) ____ (Tax Year)

Is any of the existing property subject to a value limitation agreement under Tax Code 313? ☐ Yes ☑ No

Will all of the property for which you are requesting an appraised value limitation be free of a tax abatement agreement entered into by a school district for the duration of the limitation? ☐ Yes ☑ No

WAGE AND EMPLOYMENT INFORMATION

What is the estimated number of permanent jobs (more than 1,600 hours a year), with the applicant or a contractor of the applicant, on the proposed qualified property during the last complete quarter before the application review start date (date your application is finally determined to be complete)? 0

The last complete calendar quarter before application review start date is the:

☐ First Quarter ☐ Second Quarter ☑ Third Quarter ☐ Fourth Quarter of 2011 (year)

What were the number of permanent jobs (more than 1,600 hours a year) this applicant had in Texas during the most recent quarter reported to the TWC?
826

Note: For job definitions see TAC §9.1051(14) and Tax Code 313.021(3). If the applicant intends to apply a definition for "new job" other than TAC §9.1051(14)(C), then please provide the definition of "new job" as used in this application. ____

Total number of new jobs that will have been created when fully operational ____

Do you plan to create at least 25 new jobs (at least 10 new jobs for rural school districts) on the land and in connection with the new building or other improvement? ☐ Yes ☑ No

Do you intend to request that the governing body waive the minimum new job creation requirement, as provided under Tax Code §313.025(f-1)? ☑ Yes ☐ No

If you answered "yes" to the question above, attach evidence documenting that the new job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards. **Note: Even if a minimum new job waiver is provided, 80% of all new jobs must be qualifying jobs pursuant to Texas Tax Code, §313.024(d).**

What is the maximum number of qualifying jobs meeting all criteria of §313.021(3) you are committing to create? 6

If this project creates more than 1,000 new jobs, the minimum required wage for this project is 110% of the average county weekly wage for all jobs as described by 313.021(3)(E)(ii).

If this project creates less than 1,000 new jobs, does this district have territory in a county that meets the demographic characteristics of 313.051(2)? (see table of information showing this district characteristic at *http://www.window.state.tx.us/taxinfo/proptax/hb1200/values.html*)

If yes, the applicant must meet wage standard described in 313.051(b) (110% of the regional average weekly wage for manufacturing)

If no, the applicant shall designate one of the wage standards set out in §§313.021(5)(A) or 313.021(5)(B).

WAGE AND EMPLOYMENT INFORMATION (CONTINUED)

For the following three wage calculations please include on an attachment the four most recent quarters of data for each wage calculation. Show the average and the 110% calculation. Include documentation from TWC Web site. 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 from the four quarterly periods for which data were available at the time of the application review start date (date of a completed application). See TAC §9.1051(7).

110% of the county average weekly wage for all jobs (all industries) in the county is $ 997.98

110% of the county average weekly wage for manufacturing jobs in the county is $ 1,798.23

110% of the county average weekly wage for manufacturing jobs in the region is $ 1,212.64

Please identify which Tax Code section you are using to estimate the wage standard required for this project:

☐ §313.021(5)(A) or ☐ §313.021(5)(B) or ☐ §313.021(3)(E)(ii), or ☑ §313.051(b)?

What is the estimated minimum required annual wage for each qualifying job based on the qualified property? $ 63,057.28

What is the estimated minimum required annual wage you are committing to pay for each of the qualifying jobs you create on the qualified property? $ 63,057.28

Will 80% of all new jobs created by the owner be qualifying jobs as defined by 313.021(3)? ☑ Yes ☐ No

Will each qualifying job require at least 1,600 of work a year? ☑ Yes ☐ No

Will any of the qualifying jobs be jobs transferred from one area of the state to another? ☐ Yes ☑ No

Will any of the qualifying jobs be retained jobs? ☐ Yes ☑ No

Will any of the qualifying jobs be created to replace a previous employee? ☐ Yes ☑ No

Will any required qualifying jobs be filled by employees of contractors? ☐ Yes ☑ No

If yes, what percent? ________

Does the applicant or contractor of the applicant offer to pay at least 80% of the employee's health insurance premium for each qualifying job? ☑ Yes ☐ No

Describe each type of benefits to be offered to qualifying jobholders. (Use attachments as necessary.)

See attachment No. 8

ECONOMIC IMPACT

Is an Economic Impact Analysis attached (If supplied by other than the Comptroller's office)? ☑ Yes ☐ No

Is Schedule A completed and signed for all years and attached? ☑ Yes ☐ No

Is Schedule B completed and signed for all years and attached? ☑ Yes ☐ No

Is Schedule C (Application) completed and signed for all years and attached? ☑ Yes ☐ No

Is Schedule D completed and signed for all years and attached? ☑ Yes ☐ No

Note: Excel spreadsheet versions of schedules are available for download and printing at URL listed below.

If there are any other payments made in the state or economic information that you believe should be included in the economic analysis, please attach a separate schedule showing the amount for each year affected, including an explanation.

CONFIDENTIALITY NOTICE

Property Tax Limitation Agreement Applications
Texas Government Code Chapter 313
Confidential Information Submitted to the Comptroller

Generally, an application for property tax value limitation, the information provided therein, and documents submitted in support thereof, are considered public information subject to release under the Texas Public Information Act.

There is an exception, outlined below, by which information will be withheld from disclosure.

The Comptroller's office will withhold information from public release if:

1) it describes the specific processes or business activities to be conducted or the specific tangible personal property to be located on real property covered by the application;
2) the information has been segregated in the application from other information in the application; and
3) the party requesting confidentiality provides the Comptroller's office a list of the documents for which confidentiality is sought and for each document lists the specific reasons, including any relevant legal authority, stating why the material is believed to be confidential.

All applications and parts of applications which are not segregated and marked as confidential as outlined above will be considered public information and will be posted on the internet.

Such information properly identified as confidential will be withheld from public release unless and until the governing body of the school district acts on the application, or we are directed to do so by a ruling from the Attorney General.

Other information in the custody of a school district or the comptroller submitted in connection with the application, including information related to the economic impact of a project or the essential elements of eligibility under Texas Tax Code, Chapter 313, such as the nature and amount of the projected investment, employment, wages, and benefits, will not be considered confidential business information and will be posted on the internet.

All documents submitted to the Comptroller, as well as all information in the application once the school district acts thereon, are subject to public release unless specific parts of the application or documents submitted with the application are identified as confidential. Any person seeking to limit disclosure of such submitted records is advised to consult with their legal counsel regarding disclosure issues and also to take the appropriate precautions to safeguard copyrighted material, trade secrets, or any other proprietary information. The Comptroller assumes no obligation or responsibility relating to the disclosure or nondisclosure of information submitted by respondents. A person seeking to limit disclosure of information must submit in writing specific detailed reasons, including any relevant legal authority, stating why that person believes the material to be confidential.

The following outlines how the Comptroller's office will handle requests for information submitted under the Texas Public Information Act for application portions and submitted records appropriately identified as confidential.

- This office shall forward the request for records and a copy of the documents at issue to the Texas Attorney General's office for an opinion on whether such information may be withheld from disclosure under the Texas Public Information Act.
- The Comptroller will notify the person who submitted the application/documents when the information is forwarded to the Attorney General's office.
- Please be aware that this Office is obligated to comply with an Attorney General's decision, including release of information ruled public even if it was marked confidential.

COMPANY CHECKLIST AND REQUESTED ATTACHMENTS

	Checklist	Page X of 16	Check Completed
1	Certification pages signed and dated by Authorized Business Representative (applicant)	4 of 16	✓
2	Proof of Payment of Application Fee (Attachment)	5 of 16	✓
3	For applicant members, documentation of Combined Group membership under Texas Tax Code 171.0001(7) (if Applicable) (Attachment)	5 of 16	✓
4	Detailed description of the project	6 of 16	✓
5	If project is located in more than one district, name other districts and list percentage in each district (Attachment)	7 of 16	✓
6	Description of Qualified Investment (Attachment)	8 of 16	✓
7	Map of qualified investment showing location of new buildings or new improvements with vicinity map.	8 of 16	✓
8	Description of Qualified Property (Attachment)	8 of 16	✓
9	Map of qualified property showing location of new buildings or new improvements with vicinity map	8 of 16	✓
10	Description of Land (Attachment)	9 of 16	✓
11	A detailed map showing location of the land with vicinity map.	9 of 16	✓
12	A description of all existing (if any) improvements (Attachment)	9 of 16	✓
13	Request for Waiver of Job Creation Requirement (if applicable) (Attachment)	9 of 16	✓
14	Calculation of three possible wage requirements with TWC documentation. (Attachment)	10 of 16	✓
15	Description of Benefits	10 of 16	✓
16	Economic Impact (if applicable)	10 of 16	✓
17	Schedule A completed and signed	13 of 16	✓
18	Schedule B completed and signed	14 of 16	✓
19	Schedule C (Application) completed and signed	15 of 16	✓
20	Schedule D completed and signed	16 of 16	✓
21	Map of Reinvestment Zone (Attachment) (Showing the actual or proposed boundaries and size, Certified to be accurate by either the government entity creating the zone, the local appraisal district, or a licensed surveyor, with vicinity map)*	9 of 16	✓
22	Order, Resolution, or Ordinance Establishing the Zone (Attachment)*	9 of 16	✓
23	Legal Description of Reinvestment Zone (Attachment)*	9 of 16	✓
24	Guidelines and Criteria for Reinvestment Zone(Attachment)*	9 of 16	✓

***To be submitted with application or before date of final application approval by school board.**

Schedule A (Rev. May 2010): Investment

Applicant Name Praxair

ISD Name Port Arthur ISD

Form 50-296

PROPERTY INVESTMENT AMOUNTS

(Estimated Investment in each year. Do not put cumulative totals.)

		Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	Column A: Tangible Personal Property The amount of new investment (original cost) placed in service during this year	Column B: Building or permanent nonremovable component of building (annual amount only)	Column C: Sum of A and B Qualifying Investment (during the qualifying time period)	Column D: Other investment that is not qualified investment but investment affecting economic impact and total value	Column E: Total Investment (A+B+D)
The year preceding the first complete tax year of the qualifying time period (assuming no deferrals)	Investment made before filing complete application with district (neither qualified property nor eligible to become qualified investment)		2012-13	2012					$ -
	Investment made after filing complete application with district, but before final board approval of application (eligible to become qualified property)								$ -
	Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period (qualified investment and eligible to become qualified property)		2012-13	2012		$ 195,910,000	$ 195,910,000		$ 195,910,000
	Complete tax years of qualifying time period	1	2013-14	2013		$ 35,700,000	$ 35,700,000		$ 35,700,000
		2	2014-15	2014					
Tax Credit Period (with 50% cap on credit)	Value Limitation Period	3	2015-16	2015					
		4	2016-17	2016					
		5	2017-18	2017					
		6	2018-19	2018					
		7	2019-20	2019					
		8	2020-21	2020					
		9	2021-22	2021					
		10	2022-23	2022					
Credit Settle-Up Period	Continue to Maintain Viable Presence	11	2023-24	2023					
		12	2024-25	2024					
		13	2025-26	2025					
Post- Settle-Up Period		14	2026-27	2026					
Post- Settle-Up Period		15	2027-28	2027					

Qualifying Time Period usually begins with the final board approval of the application and extends generally for the following two complete tax years.

Column A: This represents the total dollar amount of planned investment in tangible personal property the applicant considers qualified investment - as defined in Tax Code §313.021(1)(A)-(D).
For the purposes of investment, please list amount invested each year, not cumulative totals.
[For the years outside the qualifying time period, this number should simply represent the planned investment in tangible personal property].
Include estimates of investment for "replacement" property-property that is part of original agreement but scheduled for probable replacement during limitation period.

Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings that the applicant considers qualified investment under Tax Code §313.021(1)(E).
For the years outside the qualifying time period, this number should simply represent the planned investment in new buildings or nonremovable components of buildings.

Column D: Dollar value of other investment that may not be qualified investment but that may affect economic impact and total value-for planning, construction and operation of the facility.
The most significant example for many projects would be land. Other examples may be items such as professional services, etc.
Note: Land can be listed as part of investment during the "pre-year 1" time period. It cannot be part of qualifying investment.

Notes: For advanced clean energy projects, nuclear projects, projects with deferred qualifying time periods, and projects with lengthy application review periods, insert additional rows as needed.

This schedule must be submitted with the original application and any application for tax credit. When using this schedule for any purpose other than the original application, replace original estimates with actual appraisal district data for past years and update estimates for current and future years. If original estimates have not changed, enter those amounts for future years.

Gregory B. Sweeney

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

12/1/11

DATE

THIS PAGE REPLACED WITH PAGE REFLECTING CORRECT LIMITATION AMOUNT OF $30,000,000 SEE MAIL DATED Jan 12, 2012

corrected page elsewhere

Form 50-296

Schedule B (Rev. May 2010): Estimated Market And Taxable Value

Applicant Name Praxair

ISD Name Port Arthur ISD

		Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Qualified Property: Estimated Market Value of Land	Qualified Property: Estimated Total Market Value of new buildings or other new improvements	Qualified Property: Estimated Total Market Value of tangible personal property in the new building or "in or on the new improvement"	Reductions from Market Value: Exempted Value	Estimated Taxable Value: Final taxable value for I&S - after all reductions	Estimated Taxable Value: Final taxable value for M&O--after all reductions
		pre- year 1	2012-13	2012				$ -		
	Complete tax years of qualifying time period	1	2013-14	2013	$ -	$ 195,000,000	$ -	$ -	$195,000,000	$ 195,000,000
		2	2014-15	2014	$ -	$ 225,000,000	$ -	$ -	$225,000,000	$ 225,000,000
	Value Limitation Period	3	2015-16	2015	$ -	$ 220,500,000	$ -	$ 10,000,000	$210,500,000	$ 10,000,000
Tax Credit Period (with 50% cap on credit)		4	2016-17	2016	$ -	$ 216,000,000	$ -	$ 9,800,000	$206,200,000	$ 10,000,000
		5	2017-18	2017	$ -	$ 211,500,000	$ -	$ 9,600,000	$201,900,000	$ 10,000,000
		6	2018-19	2018	$ -	$ 207,000,000	$ -	$ 9,400,000	$197,600,000	$ 10,000,000
		7	2019-20	2019	$ -	$ 202,500,000	$ -	$ 9,200,000	$193,300,000	$ 10,000,000
		8	2020-21	2020	$ -	$ 198,000,000	$ -	$ 9,000,000	$189,000,000	$ 10,000,000
		9	2021-22	2021	$ -	$ 193,500,000	$ -	$ 8,800,000	$184,700,000	$ 10,000,000
		10	2022-23	2022	$ -	$ 189,000,000	$ -	$ 8,600,000	$180,400,000	$ 10,000,000
Credit Settle-Up Period	Continue to Maintain Viable Presence	11	2023-24	2023	$ -	$ 184,500,000	$ -	$ 8,400,000	$176,100,000	$ 176,100,000
		12	2024-25	2024	$ -	$ 176,400,000	$ -	$ 8,200,000	$168,200,000	$ 168,200,000
		13	2025-26	2025	$ -	$ 175,500,000	$ -	$ 8,000,000	$167,500,000	$ 167,500,000
Post- Settle-Up Period		14	2026-27	2026	$ -	$ 171,000,000	$ -	$ 7,800,000	$163,200,000	$ 163,200,000
Post- Settle-Up Period		15	2027-28	2027	$ -	$ 166,500,000	$ -	$ 7,600,000	$158,900,000	$ 158,900,000

Notes: Market value in future years is good faith estimate of future taxable value for the purposes of property taxation.

This schedule must be submitted with the original application and any application for tax credit. When using this schedule for any purpose other than the original application, replace original estimates with actual appraisal district data for past years and update estimates for current and future years. If original estimates have not changed, enter those amounts for future years.

Gregory B. Sweeney

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Schedule C- Application: Employment Information

Applicant Name Praxair
ISD Name Port Arthur ISD

Form 50-296

					Construction		New Jobs		Qualifying Jobs	
		Year	**School Year** (YYYY-YYYY)	**Tax Year** (Fill in actual tax year) YYYY	**Column A:** Number of Construction FTE's or man-hours (specify)	**Column B: Average** annual wage rates for construction workers	**Column C:** Number of new jobs applicant commits to create (cumulative)	**Column D: Average** annual wage rate for all new jobs.	**Column E:** Number of qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	**Column F: Average** annual wage of qualifying jobs
		pre- year 1	2012-13	2012	350 FTE	$ 54,000				
	Complete tax years of qualifying time period	1	2013-14	2013	100 FTE	$ 54,000	6	63,066.30	6	63,066.30
		2	2014-15	2014			6	63,066.30	6	63,066.30
	Value Limitation Period	3	2015-16	2015			6	63,066.30	6	63,066.30
Tax Credit Period (with 50% cap on credit)		4	2016-17	2016			6	63,066.30	6	63,066.30
		5	2017-18	2017			6	63,066.30	6	63,066.30
		6	2018-19	2018			6	63,066.30	6	63,066.30
		7	2019-20	2019			6	63,066.30	6	63,066.30
		8	2020-21	2020			6	63,066.30	6	63,066.30
		9	2021-22	2021			6	63,066.30	6	63,066.30
		10	2022-23	2022			6	63,066.30	6	63,066.30
Credit Settle-Up Period	Continue to Maintain Viable Presence	11	2023-24	2023			6	63,066.30	6	63,066.30
		12	2024-25	2024			6	63,066.30	6	63,066.30
		13	2025-26	2025			6	63,066.30	6	63,066.30
Post- Settle-Up Period		14	2026-27	2026			6	63,066.30	6	63,066.30
Post- Settle-Up Period		15	2027-28	2027			6	63,066.30	6	63,066.30

Notes: For job definitions see TAC §9.1051(14) and Tax Code §313.021(3).

This schedule must be submitted with the original application and any application for tax credit. When using this schedule for any purpose other than the original application, replace original estimates with actual appraisal district data for past years and update estimates for current and future years. If original estimates have not changed, enter those amounts for future years.

Gregory B. Sweeney
SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

12/1/11
DATE

Schedule D: (Rev. May 2010): Other Tax Information

Applicant Name Praxair **ISD Name** Port Arthur ISD **Form 50-296**

					Sales Tax Information		Franchise Tax	Other Property Tax Abatements Sought			
					Sales Taxable Expenditures		Franchise Tax	County	City	Hospital	Other
		Year	**School Year** (YYYY-YYYY)	**Tax/ Calendar Year** YYYY	**Column F:** Estimate of total annual expenditures* subject to state sales tax	**Column G:** Estimate of total annual expenditures* made in Texas NOT subject to sales tax	**Column H:** Estimate of Franchise tax due from (or attributable to) the applicant	Fill in percentage exemption requested or granted in each year of the Agreement	Fill in percentage exemption requested or granted in each year of the Agreement	Fill in percentage exemption requested or granted in each year of the Agreement	Fill in percentage exemption requested or granted in each year of the Agreement
The year preceding the first complete tax year of the qualifying time period (assuming no deferrals)			2012-13	2012	$ 120,000	$ 193,800,000	$ -				
	Complete tax years of qualifying time period	1	2013-14	2013	$ 200,000	$ 28,800,000	$ -		20%		
		2	2014-15	2014	$ 958,500	$ 958,500	$ -		20%		
	Value Limitation Period	3	2015-16	2015	$ 1,786,000	$ 1,756,000	$ -	100%	20%		100%
Tax Credit Period (with 50% cap on credit)		4	2016-17	2016	$ 1,801,500	$ 1,801,500	$ 24,000	90%	20%		90%
		5	2017-18	2017	$ 2,145,000	$ 2,145,000	$ 21,600	80%	20%		80%
		6	2018-19	2018	$ 4,023,000	$ 40,203,000	$ 46,500	70%	20%		70%
		7	2019-20	2019	$ 2,532,500	$ 2,532,500	$ 76,250	60%	20%		60%
		8	2020-21	2020	$ 1,647,500	$ 1,647,500	$ 76,250		20%		
		9	2021-22	2021	$ 2,446,500	$ 2,446,500	$ 76,250		20%		
		10	2022-23	2022	$ 4,023,000	$ 4,023,000	$ 76,250		20%		
Credit Settle-Up Period	Continue to Maintain Viable Presence	11	2023-24	2023	$ 2,532,500	$ 2,532,500	$ 76,250		20%		
		12	2024-25	2024	$ 1,647,500	$ 1,647,500	$ 76,250		20%		
		13	2025-26	2025	$ 2,446,500	$ 2,446,500	$ 76,250		20%		
Post- Settle-Up Period		14	2026-27	2026	$ 4,023,000	$ 4,023,000	$ 76,250		20%		
Post- Settle-Up Period		15	2027-28	2027	$ 4,023,000	$ 4,023,000	$ 76,250		20%		

*For planning, construction and operation of the facility.

Gregory B. Sweeney

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

12/1/11

DATE

PRAXAIR

Making our planet more productive℠

PRAXAIR'S APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY
(Tax Code, Chapter 313, Subchapter B or C)

ATTACHMENT NO. 2

PROOF OF PAYMENT OF APPLICATION FEE

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)

PRAXAIR

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PRAXAIR'S APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY
(Tax Code, Chapter 313, Subchapter B or C)

ATTACHMENT NO. 3(A) – (B)

3(A) DESCIPTION OF PROPOSED PROJECT

PROCESS DESCRIPTION AND OPERATION

In summary, the Praxair design will consist of an SMR unit capable of producing 135 MMSCFD of hydrogen at 650 PSIG on natural gas feed. The SMR unit will be designed to produce 210 KLBS/H of superheated export steam at 650 PSIG and 755 degrees F. The unit is designed to produce 450 KLBS/H with Auxiliary Boiler firing at full load.

The following sections detail hydrogen production process.

Hydrogen plant is made up of the general process steps listed below:

- Feed Hydrotreating and Desulfurization
- Reforming
- High Temperature Shift Conversion
- Process Cooling
- Hydrogen Purification
- Heat Recovery and Steam Generation

Process Description

Feed Gas Compression and Pretreatment

Natural gas supplied at the Praxair battery limits will be sent through Feed Gas Separator to remove any liquids that may have condensed due to low ambient temperature. After the separator, the natural gas is used as fuel gas for the burners in the radiant section of the reformer. A small amount of compressed recycle hydrogen is mixed with the natural gas upstream of the natural gas steam preheater to provide the necessary hydrogen for the hydrotreater.

The natural gas and hydrogen are then heated in two convective bank coils to the target Hydrotreater inlet temperature. The heated gas enters the Hydrotreater, to convert any organic sulfur compounds to H_2S and hydrogenate any olefinic compounds into paraffins. The small amount of oxygen and olefins possible in the natural gas streams will react with hydrogen in the hydrotreater, producing an exotherm.

Sulfur compounds in the natural gas act as poisons to the reformer catalyst and must be removed. The removal of hydrogen sulfide is done by reaction with an absorbent in a two-bed system configured in a lead/lag arrangement. The desulfurizer reactors contain porous ZnO to absorb H_2S. Reaction of hydrogen sulfide with ZnO produces zinc sulfide and reduces the level of hydrogen sulfide in the exit gas to less than 0.02 ppmv. Zinc oxide is consumed during the process and is not regenerable. The bed must be discharged and replaced when it is exhausted. The lead/lag arrangement allows this to be done while the plant is in operation since the lag bed has sufficient capacity to allow the lead bed to be removed from service while the absorbent is replaced. The renewed bed is then recommissioned in the lag position. The desulfurizers remove H_2S from the natural gas according to the following chemisorption reaction:

$$ZnO + H_2S \rightarrow ZnS + H_2O$$

The desulfurizers are designed to be essentially sulfur free, with an H_2S content <0.1 ppm.

Steam Methane Reforming

From the Desulfurizers, the sulfur-free feed gas is mixed with process steam and heated in the Mixed Feed Superheaters located in the reformer's convection section. The temperature is controlled by means of interstage quenching.

The heated feed enters the top end of the tubes located within the Reformer. The reformer contains catalyst tubes filled with nickel reforming catalyst. It is here that the majority of the hydrogen is produced via the following reactions:

$$C_xH_y + xH_2O \leftrightarrow xCO + \left(\frac{y}{2} + x\right)H_2 \quad (1)$$

$$CO + H_2O \leftrightarrow CO_2 + H_2 \quad (2)$$

Reaction 1 is reforming and Reaction 2 is shift conversion. Both are equilibrium limited based on the outlet temperature and pressure. The overall reaction is endothermic, requiring heat supplied by the burners supplied by natural gas which is adjusted to control the reformer tube exit temperature.

The selection and design for this particular plant provides a modern, highly efficient approach for hydrogen production. Hot reformed gas leaves the lower end of the tubes at an outlet controlled at temperature and pressure and is collected into a manifold. The gas is then cooled in the Reformed Gas Boiler where steam is generated.

Shift Conversion

The reformer effluent process gas is next cooled in the Reformed Gas Boiler, while generating steam. The outlet temperature will have to be increased to maintain activity as the shift catalyst ages. After exiting, reformed gas passes through the Shift Reactor. The shift reactor contains chromium promoted iron oxide catalyst. Additional hydrogen is produced by shifting most of the carbon monoxide in the process gas to carbon dioxide and hydrogen by the following reaction:

$$CO + H_2O \leftrightarrow CO_2 + H_2$$

The reaction is exothermic and is favored by low temperature.

Process Gas Cooling

Part of the heat from the shift effluent stream is recovered in the Process Condensate Evaporator. The gas is then used to preheat boiler feed water in the BFW Preheater II. Excess water in the process gas begins to condense out in the BFW Preheater II. The condensed water is separated from the process gas in the Hot Condensate Separator I. The process gas continues to be cooled while exchanging heat with the LP Steam Evaporator, Process Condensate Preheater II, and BFW Preheater I before entering the second Hot Condensate Separator II where the process gas and condensate are separated. Final cooling of the remaining process gas leaving Hot Condensate Separator II is accomplished by an air cooler and a process trim cooler. The process gas then enters the cold condensate separator where the process gas and cold process condensate are separated.

PSA Hydrogen Purification

The process gas is next sent to the Pressure Swing Adsorber (PSA) unit, where final purification of the hydrogen product takes place.

The PSA process is based on physical adsorption phenomena. Highly volatile compounds with low polarity (such as hydrogen or helium) are practically non-adsorbable compared to H_2O, N_2, CO, CO_2, NH_3, CH_4, sulfur compounds, and hydrocarbons. Hence, most impurities in a hydrogen-containing stream can be selectively adsorbed resulting in a high purity hydrogen product.

The pressure swing adsorption process works between two pressure levels. Adsorption of impurities is carried out at high pressure to increase the partial pressure and, therefore, the loading of the impurities on the adsorbent material. Desorption of impurities and regeneration takes place at low pressure. This reduces the residual loading of the impurities on the adsorbent material to as low a level as possible.

Feed gas flows up through the adsorbers. Impurities such as water, heavy hydrocarbons, light hydrocarbons, carbon dioxide and nitrogen, are selectively adsorbed. High purity hydrogen flows out the adsorber vessels into the product piping.

After the adsorption operation is completed, the adsorber is regenerated with equalization and purging steps. Higher recovery is achieved through multiple equalization steps.

The PSA tail gas from the regeneration step is collected in the Surge Tank and is used as primary fuel in the reformer. The Surge Tank is designed to minimize variations in the tail gas pressure and composition.

Convection Section

Heat of combustion, produced by the ignition of air and fuel in the burners located in the radiant section of the reformer, is partly transferred to the reformer tubes. A portion of the remaining heat is recovered in the tube banks of the Mixed Feed Superheaters, in the Steam Superheaters, in the Process Condensate Steam Generator, Feed Preheaters and in the Air Preheaters. An Induced Draft Fan is provided to draw the combustion products out of the reformer firebox and through the convection section, prior to discharging to the atmosphere. Environmental regulations make it necessary to reduce NOx emissions to atmosphere. To reduce NOx emissions, a Selective Catalytic Reduction reactor is provided in the convective section of the reformer after the Auxiliary Boiler Steam Superheater. The SCR is a bed of catalyst that promotes the reaction between ammonia and NOx to form nitrogen and water. Nitrogen and water pose no environmental concerns and may be discharged to the atmosphere without additional abatement.

The plant design also includes the addition of an Auxiliary boiler that is placed in the convection bank between HP Steam Superheater I and Combusiton Air Preheater II. This will provide the plant the flexibility of producing additional export steam by generating additional heat of combustion produced by the ignition of air and natural gas.

Steam System

Polished water is pumped to the reformer by booster pumps. The purified makeup water is heated in a demineralized water preheater and steam-stripped of any dissolved gases in the deaerator. The deaerated boiler feed water is pumped by the Boiler Feed Water Pumps and cooled down in the demineralized water preheater and ready to be used for generating HP steam, LP steam, Process Steam and to serve as a temperature regulator via Spray Attemperators.

A brief description of the three different steam systems is included below.

HP Steam System:

The BFW is preheated in BFW preheater I and II by process gas before entering the HP steam drum. The saturated HP steam leaves the drum and is superheated in the convection bank via Steam Superheater I and II. Most of the steam is used as export steam and a portion of the superheated steam is used to supplement the process steam in order to achieve the target steam to carbon ratio.

An additional way to generate HP steam is via the Auxiliary Boiler. BFW can also be routed to the Auxiliary Boiler steam drum where saturated HP steam is generated. The saturated HP steam leaving the auxiliary boiler steam drum is superheated via Auxiliary Steam Superheater I and II in the convection bank. All of the steam is used as export steam.

Process Steam System:

The process condensate is collected in Hot Condensate Separator I, Hot Condensate Separator II and the Cold Condensate Separator. The process condensate is then pumped using process condensate pumps and initially heated through the Process Condensate Preheater II where the flow is then split and further heated in Process Condensate Preheater I. A portion of the process condensate is sent to the PC steam drum to generate steam via PC steam generator in the convection coil. The other portion of process condensate exiting PC Preheater II is fed to the PC Evaporator where it generates additional process steam. The saturated steam from the PC steam drum and PC Evaporator are routed the Feed/Steam mixing tee. All steam produced from process condensate is used exclusively as process steam.

LP Steam System:

LP steam is generated by the LP steam evaporator in the process gas cooling train and by flashing blowdowns from the HP Reformer and Auxiliary Boiler steam drums in the HP steam blowdown drum. In the case of a LP steam shortage the HP export steam can be depressurized and cooled down by spray attemperators to LP steam conditions. The LP steam is used for natural gas feed preheating, stripping steam in the deaerator and combustion air preheating in the Calorifier.

Blowdown System:

The plant is equipped with two separate blowdown systems. One system collects blowdown from the HP and Auxiliary Boiler steam drums where it is flashed in the HP steam blowdown drum. The flash steam is used as LP steam and the hot blowdown water is cooled in a HP steam blowdown cooler and routed to battery limits via a lift station.

The process condensate is routed to a standpipe where the flash steam is vented to atmosphere and the hot blowdown water is cooled in the PC blowdown cooler and routed to battery limits via a lift station. This system is also used for handling process condensate collection during start up and abnormal (high level) cold condensate separator events.

Water Treatment/Storage

Praxair will receive a blend of demineralized water and refinery condensate at battery limits as boiler make up water. Due to the stringent process water specifications (Na, Cu, SiO2, Fe, Conductivity) a RO polishing unit is required to achieve the specified targets. The two areas in the process driving these targets are the high flux process gas boiler design and the extensive use of spray attemperators in their design.

The RO polishing system will utilize ion exchange resins to reduce the dissolved solid levels of the make up water. The polished water will be sent to a break tank prior to being pumped to the reformer area to be heated and sent to the deaerator for degasification.

Cooling Water System

The cooling water system consists of a new cooling tower, cooling water pumps, and distribution network to supply cooling water to the new reformer facility and compressors.

3(B) PRAXAIR'S ABILITY TO RELOCATE IN ANOTHER STATE OR REGION

Praxair operates industrial gas facilities worldwide and has the ability to locate in any state and any area of Texas that has a demand for industrial gases.

Praxair's pipeline complex allows us to have options for our investment. Not only land availability but also the flexibility of several States to choose that location. Many factors are considered in selecting site location, including local pool of available skilled workers, costs for natural gas and ease of doing business as it relates to permitting and incentives to reduce risk in investments. We are looking at Louisiana and Texas for our current investment options.

PRAXAIR

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PRAXAIR'S APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY
(Tax Code, Chapter 313, Subchapter B or C)

ATTACHMENT NO. 4(A) – (C)

(A) DESCRIPTION OF QUALIFIED INVESTMENT FOR WHICH AN APPRAISED VALUE LIMITATION IS BEING REQUESTED

(B) DESCRIPTION OF NEW BUILDING, PROPOSED IMPROVEMENTS, OR PERSONAL PROPERTY TO BE INCLUDED AS PART OF THE MINIMUM QUALIFIED INVESTMENT

(C) MAP OF QUALIFIED INVESTMENT WITH VICINITY MAP

ATTACHMENT NO. 4(B): DESCRIPTION OF QUALIFIED INVESTMENT

Praxair plans to build and operate a steam methane reformer ("SMR") unit capable of producing 135MMSCFD of hydrogen at 650 PSIG on natural gas feed. The project will install property and equipment including, but not limited to the following:

Buildings	Improvements	Machinery & Equipment	Machinery & Equipment (Continued)
Control Building	Steam Reformer Steel Structure	Feed Gas Separator	Steam Reformer
Maintenance Building	Aux Boiler Steel Structure	NG Liquid Collection Tank	Feed / Steam Inlet Manifold
Analytical Enclosure	Area Paving	Natural Gas Steam Preheater	Fuel Gas Manifold
Electrical Enclosure	Pipe Rack structures	RG Coalescer / Filter	Steam Reformer – Combustion Air Ducting
Variable Speed Drive Enclosure	Process Equipment Structure	Hydrotreater	Reformer Tubes
Remote Instrument Enclosure		Desulfurizer	Outlet Manifold system
BFW Treatment /Water Analyzer Enclosure		Mixed Feed Superheater I	Steam Reformer – refractory lining
Cooling Tower Water Treatment Eclosure		Mixed Feed Superheater II	Reformer Burners
CEMS Enclosure		Feed Preheater I	Convection Bank
Oil Storage Shed		Feed Preheater II	Spray Attemperators (6)
		HP Steam Superheater I	
		HP Steam Superheater II	

Buildings	Improvements	Machinery & Equipment	Machinery & Equipment (Continued)
		Aux Steam Superheater I	Reformer Steam Drum
		Aux Steam Superheater II	HP Steam Blowdown Drum
		Combustion Air PreheaterI	Steam Silencer
		Combustion Air Preheater II	PC Steam Drum
		PC Preheater I	PC Blowdown Drum
		PC Steam Generator	Process Gas Cooler
		Auxiliary Boiler	HP Steam Blowdown Cooler
		Aux Boiler Burners	Calorifier
		Aux Boiler Refractory Lining	PC Blowdown Drum
		Auxiliary Boiler Steam Drum	Steam Ejector
		Calorifier Condensate Lifter	Forced Draft Fan
		Flue Gas Stack	Induced Draft Fan

Buildings	Improvements	Machinery & Equipment	Machinery & Equipment (Continued)
		Process Condensate Evaporator	Pressure Swing Adsorption (PSA) Unit
		BFW Preheater I	Nitrogen Recycle Compressor
		Process Condensate Preheater II	Nitrogen Recycle Compressor Cooler
		Process Gas Air Cooler	Flare
		Process Gas Trim Cooler	SCR DeNOx Unit
		BFW Preheater II	Aqueous NH3 Vaporizer
		LP Steam Evaporator	Deaerator
		Hot Condensate Separator I	Demin Water Preheater
		Hot Condensate Separator II	BFW Pumps
		Cold Condensate Separator	Hydrogen Product Compressors (3)
		Process Condensate Pump	BFW Treatment Unit
		HT Shift Converter	Dosing Station

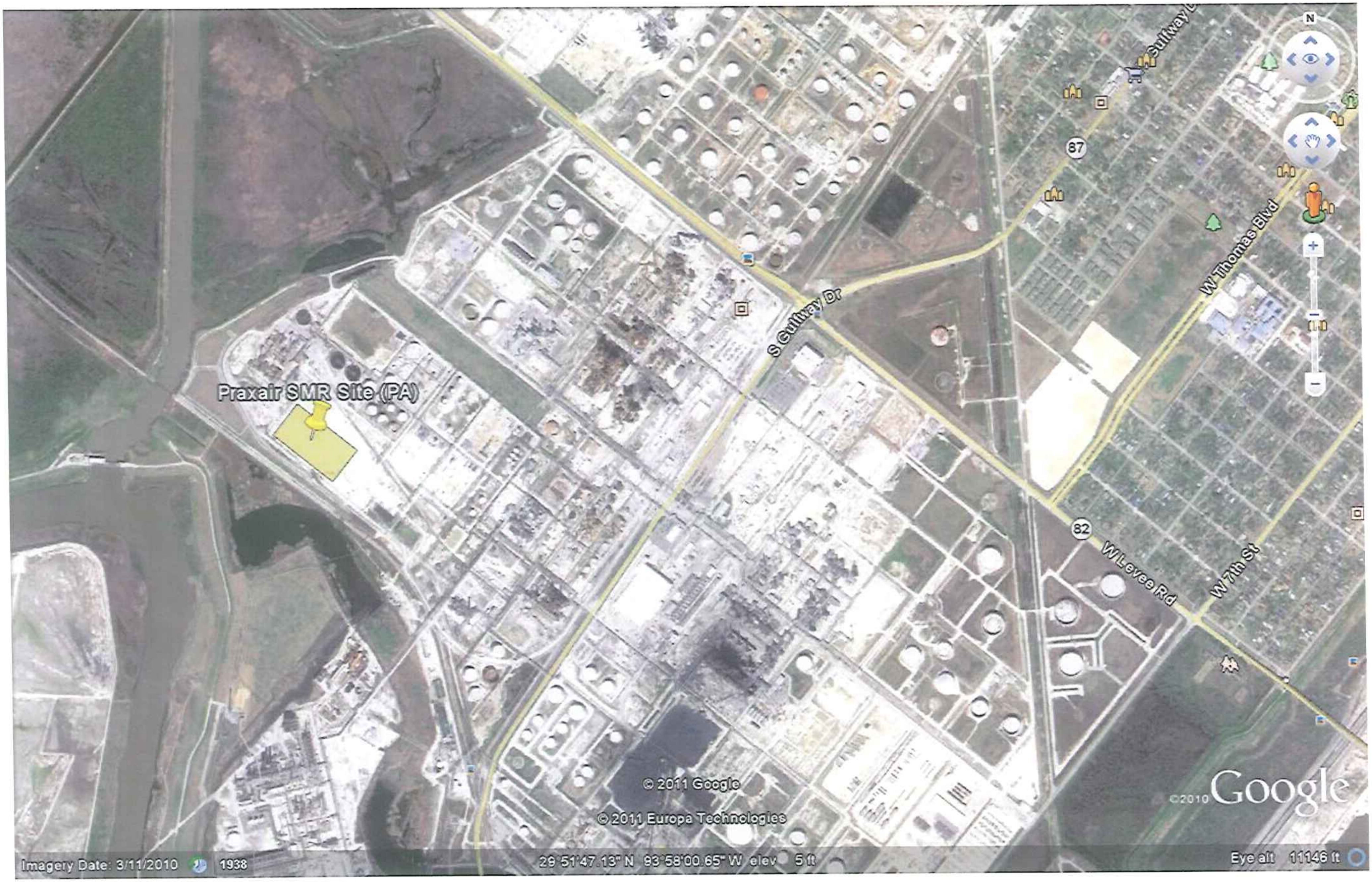
Buildings	Improvements	Machinery & Equipment	Machinery & Equipment (Continued)
		Cooling Tower	Instrument Air Dryer Package
		Cooling Water Pumps	Steam Mixing Station Skid
		Cooling Water Treatment System	NG/Steam Temperature Control Skid
		Cooling Water Side Stream Filter	Desulphurization Lead/Lag Skid
		Hydrogen Product Dust Filter	Oily Water Lift Station Pumps
		Liquid Nitrogen Driox (Storage and Vaporizers)	RO Water Polishing system
		Multiple Analyzers	RO Polishing Booster Pumps
		Electrical Transformers, Switchgear, Breakers, Resistors, switches	DCS (control system)
		Area Lighting	Burner Management System
		Various Instruments (flow, level, temperature elements, gauges, transmitters, regulators, control valves	Various catalysts and absorbants

Map

Schools4
Schools
HigherEd
Universities
Hwys2
Other
A11
A15
A17
A21
A22

Hwys2 (continued)
A25
A27
A60
Gulf
Counties1
Counties
Counties3
Hydrology

Districts2
School Districts
School Districts
Districts
Texas
Gulf
Texas



Praxair SMR Site (PA)
S Gulfway Dr
Gulfway D
87
82
W Thomas Blvd
W Levee Rd
W 7th St
N
© 2011 Google
© 2011 Europa Technologies
©2010 Google
Imagery Date: 3/11/2010
1938
29°51'47.13" N 93°58'00.65" W elev 5 ft
Eye alt 11146 ft

TO THE OWNERS OF THE PREMISES SURVEYED
AS OF THE DATE OF THE SURVEY:

I, THOMAS S. ROWE DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE SURFACE OF THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

DATE SURVEYED: JUNE 13, 2011

PRELIMINARY

THOMAS S. ROWE — REGISTERED PROFESSIONAL LAND SURVEYOR No. 5728

LINE	BEARING	DISTANCE
L1	S41°18'00"W	315.00'
L2	N48°42'00"W	650.00'
L3	N41°18'00"E	315.00'
L4	S48°42'00"E	650.00'

PLANT COORDINATE		
NO.	NORTHING	EASTING
①	4759.00	-253.00
②	4759.00	-568.00
③	5409.00	-568.00
④	5409.00	-253.00

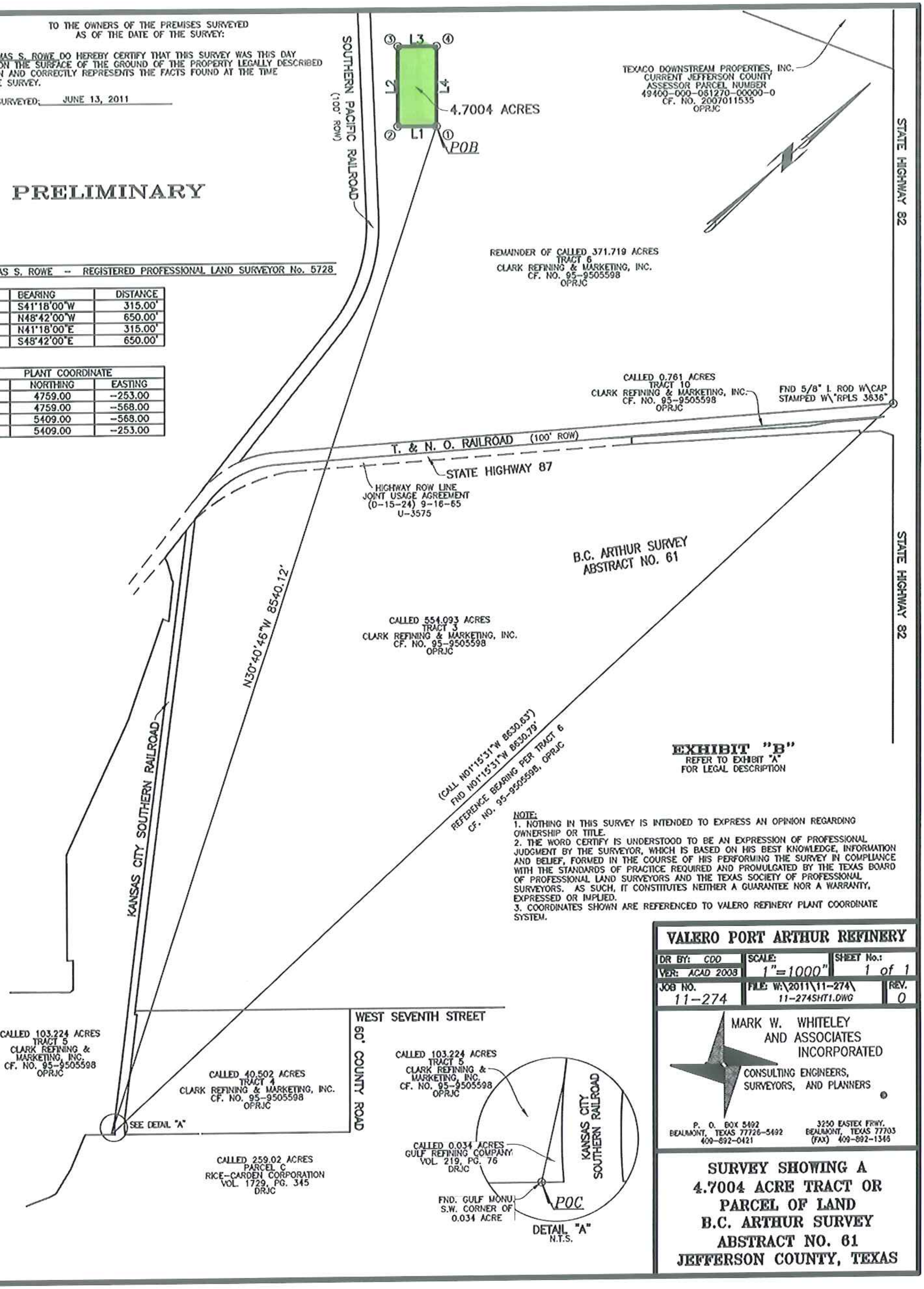


EXHIBIT "B"
REFER TO EXHIBIT "A"
FOR LEGAL DESCRIPTION

NOTE:
1. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
2. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, FORMED IN THE COURSE OF HIS PERFORMING THE SURVEY IN COMPLIANCE WITH THE STANDARDS OF PRACTICE REQUIRED AND PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS AND THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS. AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
3. COORDINATES SHOWN ARE REFERENCED TO VALERO REFINERY PLANT COORDINATE SYSTEM.

VALERO PORT ARTHUR REFINERY

DR BY: CDD	SCALE: 1"=1000"	SHEET No.: 1 of 1
VER: ACAD 2008		
JOB NO. 11-274	FILE: W:\2011\11-274\ 11-274SHT1.DWG	REV. 0

MARK W. WHITELEY AND ASSOCIATES INCORPORATED
CONSULTING ENGINEERS, SURVEYORS, AND PLANNERS
P. O. BOX 5492
BEAUMONT, TEXAS 77726-5492
409-892-0421
3250 EASTEX FRWY.
BEAUMONT, TEXAS 77703
(FAX) 409-892-1346

SURVEY SHOWING A 4.7004 ACRE TRACT OR PARCEL OF LAND B.C. ARTHUR SURVEY ABSTRACT NO. 61 JEFFERSON COUNTY, TEXAS

EXHIBIT "A"

Legal Description: 4.7004 Acre Tract or Parcel of Land
B.C. Arthur Survey, Abstract No. 61
Jefferson County, Texas

BEING a 4.7004 acre tract or parcel of land situated in the B.C. Arthur Survey, Abstract No. 61, Jefferson County, Texas and being out of and part of that certain called 371.719 acre tract, identified as TRACT 6, as described in a "Special Warranty Deed" from Chevron U.S.A. to Clark Refining & Marketing, Inc. as recorded in Clerk's File No. 95-9505598, Official Public Records of Real Property, Jefferson County, Texas, said 4.7004 acre tract being more particularly described as follows:

> *NOTE: All bearings are referenced to the commencing call of that certain called 371.719 acre tract of land, identified as TRACT 6, as described in a "Special Warranty Deed" from Chevron U.S.A. to Clark Refining & Marketing, Inc. as recorded in Clerk's File No. 95-9505598, Official Public Records of Real Property, Jefferson County, Texas as NORTH 01°15'31" WEST. All coordinates are referenced to the existing Valero Plant Monument System.*

COMMENCING at a Gulf concrete monument found for the Southwest corner of that certain called 0.034 acre tract of land as described in a deed from Port Canal and Dock Co. to Gulf Refining Company as recorded in Volume 219, Page 76, Deed Records, Jefferson County, Texas, and said corner also being the point of beginning in the description of that certain called 103.224 acre tract, identified as TRACT 5, as described in a "Special Warranty Deed" from Chevron U.S.A. to Clark Refining & Marketing, Inc. as recorded in Clerk's File No. 95-9505598, Official Public Records of Real Property, Jefferson County, Texas and said corner being in the Northwesterly line of that certain called 259.02 acre tract, identified as "Parcel C", as described in a "Special Warranty Deed" from J.S. Hollyfield, Trustee, to Rice-Carden Corporation as recorded in Volume 1729, Page 345, Deed Records, Jefferson County, Texas;

THENCE NORTH 30°40'46" WEST for a distance of 8540.12 feet to the most Easterly corner and the **POINT OF BEGINNING** of the tract herein described, said point having coordinates of N 4759.00, E -253.00;

THENCE SOUTH 41°18'00" WEST, over and across the said TRACT 6, for a distance of 315.00 feet to a point for corner, said point having coordinates of N 4759.00, E -568.0;

THENCE NORTH 48°42'00" WEST, continuing over and across the said TRACT 6, for a distance of 650.00 feet to a point for corner, said point having coordinates of N 5409.00, E -568.00;

THENCE NORTH 41°18'00" EAST, continuing over and across the said TRACT 6, for a distance of 315.00 feet to a point for corner, said point having coordinates of N 5409.00, E -253.00;

THENCE SOUTH 48°42'00" EAST, continuing over and across the said TRACT 6, for a distance of 650.00 feet to the **POINT OF BEGINNING** and containing 4.7004 Acres, more or less.

Surveyed on June 13, 2011. This legal description is being submitted along with a plat based on this survey.

Thomas S. Rowe, RPLS No. 5728
W:2011\11-274\11-274Praxair M&B.doc

Making our planet more productive℠

PRAXAIR'S APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY
(Tax Code, Chapter 313, Subchapter B or C)

ATTACHMENT NO. 5

MAP OF RE-INVESTMENT ZONE BOUNDARIES AND ORDER

STATE OF TEXAS

COUNTY OF JEFFERSON

COMMISSIONERS' COURT

OF JEFFERSON COUNTY, TEXAS

AN ORDER OF THE COMMISSIONERS COURT OF JEFFERSON COUNTY, TEXAS DESIGNATING A REINVESTMENT ZONE PURSUANT TO SEC 312 .401 OF THE TAX CODE (THE PROPERTY REDEVELOPMENT AND TAX ABATEMENT ACT)

BE IT REMEMBERED at a meeting of Commissioners Court of Jefferson County, Texas, held on the 26th day of September, 2011 motion made by Brent Weaver, Commissioner of Precinct No 2, and seconded by Eddie Arnold, Commissioner of Precinct No 1, the following Order was adopted:

WHEREAS, the Commissioners Court of Jefferson County, Texas desires to create the proper economic and social environment to induce the investment of private resources in productive business enterprises located in the county and to provide employment to residents of the area; and,

WHEREAS, it is in the best interest of the county to designate the Praxair, Inc. facility near Port Arthur, TX a reinvestment zone, pursuant to Sec, 312 401, Tax Code (The Property Redevelopment and Tax Abatement Act)

IT IS THEREFORE ORDERED BY THE COMMISSIONERS COURT OF JEFFERSON COUNTY, TEXAS

Section 1. That the Commissioners Court hereby designates Praxair, Inc property, 6710 Hogaboom Rd, Groves, TX, Jefferson County, TX (mailing purposes only), Texas 77619, further described in the legal description attached hereto as Exhibit *"A"*, and made apart hereof for all purposes, as a Reinvestment Zone (the "Zone"), during the term in which the Ground Lease entered into between Praxair, Inc. and The Premcor Refining Group, Inc. on June 30, 2011, is in effect.

Section 2 That the Commissioners Court finds that the Zone area meets the qualifications of the Texas Redevelopment and Tax Abatement Act (hereinafter referred to as the "Act".)

Section 3. That the Commissioners Court has heretofore adopted Guidelines and Criteria for Granting Tax Abatements in Reinvestment Zones in Jefferson County, Texas

Section 4 That the Commissioners Court held a public hearing to consider this Order on the 26th day of September, 2011.

Section 5. The Commissioners Court finds that such improvements are feasible and will benefit the Zone after the expiration of the agreement .

Section 6. The Commissioners Court finds that creation of the Zone is likely to contribute to the retention or expansion of primary employment in the area and/or would contribute to attract major investments that would be a benefit to the property and that would contribute to the economic development of the community

Section 7. That this Order shall take effect from and after its passage as the law in such cases provides.

Signed this 26th day of SeptemBER, 2011.

JEFF R. BRANICK
County Judge

COMMISSIONER EDDIE ARNOLD
Precinct No. 1

COMMISSIONER MICHAEL S. SINEGAL
Precinct No. 3

COMMISSIONER BRENT A. WEAVER
Precinct No. 2

COMMISSIONER EVERETTE D. ALFRED
Precinct No 4

STATE OF TEXAS § COMMISSIONERS' COURT

COUNTY OF JEFFERSON § OF JEFFERSON COUNTY, TEXAS

ORDER

BE IT REMEMBERED at a meeting of Commissioners' Court of Jefferson County, Texas, held on the 26th day of September, 2011, on motion made by Brent Weaver, Commissioner of Precinct No. 2, and seconded by Eddie Arnold, Commissioner of Precinct No. 1, the following Order was adopted:

WHEREAS, the Commissioners Court of Jefferson County, Texas did on December 6, 2010, adopt an Order renewing the "Premcor Reinvestment Zone" designating The Premcor Refining Group, Inc. DBA Valero Port Arthur Refinery facility near Port Arthur, Texas a reinvestment zone pursuant to Sec. 312.201, Tax Code (The Property Redevelopment and Tax Abatement Act); and

WHEREAS, the Commissioners Court desires to create and continue a proper economic and social environment to induce the investment of private resources in productive business enterprises located in the county and to provide employment to residents of this area; and

WHEREAS, The Premcor Refining Group, Inc DBA Valero Port Arthur Refinery has agreed to lease a portion of the area included in the "Premcor Reinvestment Zone" to Praxair, Inc. to enable Praxair, Inc. to develop a new facility within the area to be leased; and

WHEREAS, The Premcor Refining Group, Inc. and Praxair, Inc. entered into a Ground Lease dated June 30, 2011 (hereinafter referred to as the "the Lease"); and

WHEREAS, Praxair, Inc. is requesting an order creating a reinvestment zone to occupy the territory which would be removed from the "Premcor Reinvestment Zone" during the term of the Lease and define this area (described in Exhibit A attached hereto) as the Praxair, Inc. Reinvestment Zone for the duration of the Lease's term; and

WHEREAS, the Commissioners Court finds that amending the boundaries of this amended reinvestment zone, with its improvements, is feasible and will continue to benefit the Zone after the expiration of the agreement; and

WHEREAS, the Commissioners Court finds that the amendment of the Zone is likely to contribute to the retention or expansion of primary employment or attract major investment to the Zone that would be a benefit to the property and that would contribute to the economic development of the community

IT IS THEREFORE ORDERED BY THE COMMISSIONERS COURT OF JEFFERSON COUNTY, TEXAS

1. The Order of December 6, 2010 is hereby amended to delete, from the Premcor Reinvestment Zone, the property described in Exhibit "A" during the term of the Lease and, as amended, the Premcor Reinvestment Zone is renewed for an additional 5 year period;

2. The designation of the Premcor Refining Group, Inc, 1801 S. Gulfway, Port Arthur, Texas 77640 (for mailing purposes only) and their legal description in the Order of December 6, 2010, shall remain the same, except as amended as per Exhibit "A" attached during the term of the Lease..

3. This Order shall take effect from and after its passage.

SIGNED this 26th day of September, 2011.

JUDGE JEFF R. BRANICK
County Judge

COMMISSIONER EDDIE ARNOLD
Precinct No. 1

COMMISSIONER MICHAEL S. SINEGAL
Precinct No. 3

COMMISSIONER BRENT A. WEAVER
Precinct No. 2

COMMISSIONER EVERETTE D. ALFRED
Precinct No. 4

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Surveyed on June 13, 2011. This legal description is being submitted along with a plat based on this survey.

Thomas S. Rowe, RPLS No. 5728
W:2011\11-274\11-274Praxair M&B.doc

JEFFERSON COUNTY UNIFORM TAX ABATEMENT POLICY-2009

ADMONITORY PROVISIONS

The final determination of value to be abated is vested with the Jefferson County Appraisal District (JCAD), an agency autonomous from Jefferson County. The Procedures used by JCAD are attached as Exhibit "A" and incorporated and adopted in this Abatement Policy for all purposes. These provisions are illustrative only and shall not limit the Appraisal District in making determinations in any manner otherwise allowed by law.

Businesses applying for tax abatement with the County are advised that any agreement with the County applies only to taxes assessed by Jefferson County. Any abatement agreement with other taxing entities must be negotiated directly with such entities. In addition, each individual or business receiving an abatement retains the responsibility for annually applying to the Jefferson County Appraisal District for recognition and implementation of such abatement agreement.

STATEMENT OF PURPOSE

SECTION I

(a) The Commissioners Court of Jefferson County, Texas adopts this tax abatement policy to provide incentives to the owner of real property who proposes a Project to develop, redevelop or improve eligible facilities. The incentives will consist of a limited special exemption from certain taxes provided that the Owner agrees to accept and abide by this Policy and provided that the real property is located in a lawfully created Reinvestment or Enterprise Zone.

(b) This policy is intended to improve the quality of life in economically depressed areas and throughout the County by stimulating industrial development, and job creation and retention.

DEFINITIONS
SECTION II

(a) **"Abatement**" means the full or partial exemption from ad valorem taxes of certain real property values and/or tangible personal property values in a reinvestment or enterprise zone designated by the County for economic development purposes.

(b) "**Agreement**" means a contractual agreement between a property owner and/or lessee and the County.

(c) **"Base Year"** means the calendar year in which the abatement contract is executed (signed).

(d) "**Base Year Value**" means the assessed value of eligible property January 1 preceding the execution of the agreement plus the value of eligible property improvements and Tangible Personal Property made after January 1, but before the execution of the Agreement, and which property is owned by the owner, co-owner, and/or its parent companies, subsidiaries, partners, co-venturers, or any entity exercising legal control over the owner or subject to control by the owner.

(e) “**Deferred Maintenance**” means improvements necessary for continued operation which that do not improve productivity, or alter the process technology, reduce pollution or conserve resources.

(f) “**Distribution Center”** means buildings and structures, including fixed machinery and equipment, used or to be used primarily to receive, store, service or distribute goods or materials owned by the Facility operator where a majority of the goods or services are distributed to points beyond Jefferson County.

(g) “**Eligible Facilities”** or “Eligible Projects” means new, expanded or modernized buildings and structures, tangible personal property as defined in the Texas Tax Code, including fixed machinery and equipment, which is reasonably likely as a result of granting abatement to contribute to the retention or expansion of primary employment or to attract major investment in the reinvestment or enterprise zone that would be a benefit to the property and that would contribute to the economic development within the County, but does not include facilities which are intended primarily to provide goods or services to residents or existing businesses located in the County such as, but not limited to, restaurants and retail sales establishments. Eligible facilities may include, but shall not be limited to, industrial buildings and warehouses. Eligible facilities may also include facilities designed to serve a regional population greater than the County for medical, scientific, recreational or other purposes.

(h) “**Expansion**” means the addition of buildings, structures, machinery, tangible personal property, equipment, payroll or other taxable value for purposes of increasing production capacity.

(i) “**Modernization**” means a complete or partial demolition of facilities and the complete or partial reconstruction or installation of a facility of similar or expanded production capacity. Modernization may result from the construction, alteration, or installation of buildings, structures, machinery, equipment, pollution control devices or resource conservation equipment. Modernization shall include improvements for the purpose of increasing productivity or updating the technology of machinery and equipment, or both.

(j) “**Facility”** means property improvements completed or in the process of construction which together comprise and integral whole.

(k) “**New Facility**” means a property previously undeveloped which is placed into service by means other than in conjunction with Expansion or Modernization.

(l) “**Productive Life**” means the number of years a property improvement is expected to be in service in a facility.

(m) “**Tangible Personal Property**” means tangible personal property classified as such under state law, but excluding inventory and/or supplies and tangible personal property that was located in the investment or enterprise zone at any time before the period covered by the agreement with the County.

WHEN ABATEMENT AUTHORIZED
SECTION III

(a) **Eligible Facilities.** Upon application, Eligible Facilities shall be considered for tax abatement as hereinafter provided.

(b) **Creation of New Value.** Abatement may only be granted for the creation of additional value to eligible facilities made subsequent to and specified in an abatement agreement between the County and the property owner or lessee, subject to such limitations as the County may require. Under no circumstances will abatements be considered or granted once construction on a facility or project has begun.

(c) **New and Existing Facilities.** Abatement may be granted for new facilities and improvements to existing facilities for purposes of modernization or expansion.

(d) **Eligible Property.** Abatement may be extended to the value of buildings, structures, fixed machinery and equipment, site improvements, and related fixed improvements necessary to the operation and administration of the facility.

(e) **Ineligible Property.** The following types of property shall be fully taxable and ineligible for tax abatement: land, supplies, inventory, vehicles, vessels, housing, improvements for the generation or transmission of electrical energy not wholly consumed by a new facility or expansion; any improvements, including those to produce, store or distribute natural gas, fluids or gases, which are not integral to the operation of the facility; deferred maintenance, property to be rented or leased (except as provided in Section III(f), property which has a productive life of less than ten years, or any other property for which abatement is not allowed by state law.

(f) **Owned/Leased Facilities.** If a leased facility is granted abatement, both the owner/lessor and the lessee shall be parties to the abatement contract with the County.

(g) **Economic Qualification.** In order for an Eligible Facility to receive tax abatement the planned improvement:

(1) Must create an increased appraised ad valorem tax value based upon the Jefferson County Appraisal District's assessment of the eligible property; and

(2) Must prevent the loss of payroll or retain, increase or create payroll (full-time employment) on a permanent basis in the County.

(3) Must not have the effect of displacing workers or transferring employment from one part of the County to another.

(4) Must demonstrate by an independent economic impact analysis that the local economic benefit will be substantially in excess of the amount of anticipated foregone tax revenues resulting from the abatement.

Factors Considered By County
In Considering Abatement Requests

Section IV

(a) **Standards For Tax Abatement.** The following non-exclusive factors may be considered in determining whether to grant tax abatements for an Eligible Facility or Project, and if so, the percentage of value to be abated and the duration of the tax abatement:

(1) Existing improvements, if any;

(2) Type and value of proposed improvements;

(3) Productive life of proposed improvements;

(4) Number of existing jobs to be retained by proposed improvements;

(5) Number and types of new jobs to be created by proposed improvements;

(6) The extent to which new jobs to be created will be filled by persons who are economically disadvantaged, including residents of a Reinvestment or Enterprise Zone;

(7) The extent to which local labor, local subcontractors and local vendors and suppliers will be used in the construction phase of the project;

(8) The amount of local taxes to be generated directly;

(9) The amount the property tax base valuation will be increased during term of abatement and after abatement;

(10) The amount of economic impact the Eligible Facility will provide to the local community;

(11) The costs to be incurred by the County to provide facilities or services directly resulting from the new improvements;

(12) The amount of ad valorem taxes to be paid to the County during the abatement period considering (a) the existing values; (b) the percentage of new value abated; (c) the abatement period; and (d) the value after expiration of the abatement period;

(13) The population growth of the County projected to occur directly as a result of new improvements;

(14) The types and values of public improvements, if any, to be made by the applicant seeking abatement;

(15) Whether the proposed improvements compete with existing businesses to the detriment of the local economy;

(16) The impact of the proposed project on the business opportunities of existing businesses;

(17) The attraction of other new businesses to the area as a result of the project;

(18) The overall compatibility with the zoning ordinances and comprehensive plan for the area;

(19) Whether the project is environmentally compatible with no negative impact on quality of life perceptions;
Each application for tax abatement shall be reviewed on its merits utilizing the factors provided above. After such review, abatement may be denied entirely or may be granted to the extent deemed appropriate after full evaluation.

(b) **Local Employment.** For purposes of evaluating Section III(h)(7): Local labor is defined as those laborers or skilled craftsmen who are residents and domiciliaries of the nine county region comprised of Jefferson, Orange, Hardin, Jasper, Newton, Liberty, Tyler and Chambers counties, as well as the Bolivar Peninsula area of Galveston County. Local vendors and suppliers shall include only those located or having a principal office in Jefferson County. Local Subcontractors shall include only those located or having a principal office in Jefferson County.

Each recipient of property tax abatement shall additionally agree to give preference and priority to local manufacturers, suppliers, vendors, contractors and labor, except where not reasonably possible to do so without significant added expense, substantial inconvenience, or sacrifice in operating efficiency. In any such exception, cases involving purchases over $10,000.00, a justification for such purchase shall be included in the annual report. Each recipient shall further acknowledge that is a legal and moral obligation of persons receiving property tax abatement to favor local manufacturers, suppliers, contractors and labor, all other factors being equal. In the event of breach of the “buy-local” provision, the percentage of abatement shall be proportionately reduced in an amount equal to the amount the disqualified contract bears to the total construction cost for the project.

(c) Each recipient of a property tax abatement must also provide bidding information to local contractors, manufacturers and labor to allow them to have sufficient information and time to submit their bids and pre-bid meetings must be held between the owner and potential local bidders and suppliers of services and materials.

(d) **Historically Underutilized Businesses/Disadvantaged Business Enterprises**. The County will also strongly consider the extent to which the project will encourage and promote the utilization of Historically Underutilized Businesses (HUBs) (also known as Disadvantaged Business Enterprises, or DBEs) by the owner and general contractor by ensuring that qualified HUB vendors and contractors are given an opportunity to bid on all contracts.

1. A Historically Underutilized Business (HUB) is a business owned or controlled by Socially and Economically Disadvantaged Individuals as defined by all applicable federal or state laws and local policies, including Black Americans, Hispanic Americans, Native Americans, Asian-Pacific Americans, Asian-Indian Americans, women and individuals with disabilities.
A HUB is one that is at least 51 percent owned or controlled by one or more women or Socially and Economically Disadvantaged Individuals who actively participate in the conduct of the business or, in the case of a publicly owned business, one in which at least 51 percent of the stock is controlled by one or more women or Socially and Economically Disadvantaged Individuals. A business that has been certified as a HUB/DBE by an agency of the federal government or the State of Texas is presumed to be a HUB/DBE for purposes of this policy. Only a HUB/DBE with its principal office in Jefferson, Hardin or Orange counties will be recognized as a HUB/DBE for purposes of this policy.

2. The County will require that each abatement contract between itself and any individual or entity seeking the abatement of ad valorem taxes contain a provision requiring the owner, on at least a quarterly basis, and at owner's cost, to allow the full examination by County or its designated representative(s) of all documents necessary for County to assure that best efforts have been used by owner to utilize local labor, subcontractors, vendors, suppliers and HUB's/DBE's. The County will also require that such contracts contain provisions binding the engineering/construction firms utilized as general contractors on the Project to the terms of the abatement contract.

(e) **Denial of Abatement.** Neither a reinvestment or enterprise zone nor abatement agreement shall be authorized if it is determined that:

(1) There would be a substantial adverse affect on the provision of government service or tax base;
(2) The applicant has insufficient financial capacity;
(3) Planned or potential use of the property would constitute a substantial hazard to public safety, health or morals;
(4) The project would cause a violation of state or federal laws; or
(5) For any other reason deemed appropriate by the County including the pendency of litigation between the individual or entity requesting the creation of the reinvestment or enterprise zone and the County.

(f) "**Taxability**" From the execution of the abatement agreement to the end of the agreement period, taxes shall be payable as follows:

(1) The value of ineligible property as provided in Section II(e) shall be fully taxable; and

(2) The base year value of existing eligible property as determined each year shall be fully taxable.

APPLICATION PROCESS
SECTION V

(a) Any present owner, potential owner or Lessee of taxable property in the County may request the creation of a reinvestment or enterprise zone and tax abatement by filing a written request with the County Judge.

(b) The application shall consist of a completed application form which shall provide detailed information on the items described in Section III(h) hereof; a map and property description; a time schedule for undertaking and completing the planned improvements. In the case of modernization, a statement of the assessed value of the facility, separately stated for real and personal property, shall be given for the tax year immediately preceding the application. The application form may require such financial and other information as may be deemed appropriate for evaluating the financial capacity and other factors of the applicant. The County shall also require an application fee in the amount of $1,000.00 to be submitted with the application. If the application is granted and an abatement contract is entered into by and between the applicant and the County, such application fee will be refunded to applicant.

(c) Prior to the adoption of an ordinance order designating a reinvestment or application by the County for designation of an enterprise zone, the County shall: (1) give written notice to the presiding officer of the governing body of each taxing unit in which the property to be subject to the agreement is located not later than seventh (7th) day before the public hearing; and (2) publish notice of a public hearing in a newspaper of general circulation within such taxing jurisdiction not later than the seventh (7th) day before the public hearing. Before acting upon the application, the County shall, through public hearing, afford the applicant and the designated representative of any governing body referenced hereinabove opportunity to show cause why the abatement should or should not be granted.

(d) The County shall make every reasonable effort to either approve or disapprove the application for tax abatement within forty-five (45) days after receipt of the application. The County shall notify the applicant of approval or disapproval.

(e) The County shall not establish a reinvestment or enterprise zone or enter into an abatement agreement if it finds that the request for the abatement was filed after the commencement of construction, alteration, or installation or improvements related to a proposed modernization, expansion or new facility.

(f) Information that is provided to the County in connection with an application or request for tax abatement and that describes the specific processes or business activities to be conducted or the equipment or other property to be located on the property for which a tax abatement agreement is requested is confidential and not subject to public disclosure pursuant to the Texas Public Information Act until the tax abatement agreement is executed. That information in the possession of a taxing unit after the agreement is executed is not confidential and is subject to disclosure.

AGREEMENT
SECTION VI

(a) Not later than the seventh (7th) day before the date on which the County enters into the abatement agreement, the County shall deliver to the presiding officer of the governing body of each other taxing unit in which the property is located a written notice that the County intends to enter into the agreement. The notice shall include a copy of the prepared agreement.

(b) The County shall formally pass a resolution and execute an agreement with the owner of the facility and lessee, as the case may be, which shall include at least the following terms:

(1) Estimated value to be abated and the base year value;
(2) Percent of value to be abated each year as provided in Section III(g);
(3) The commencement date and the termination date of abatement;
(4) The proposed use of the facility, nature of construction, time schedule, map, property description and improvement list as provided in application, Section IV(b);
(5) Contractual obligations in the event of default, violation of terms or conditions, delinquent taxes, or assignment;
(6) Provision for access to and authorization for inspection of the property by County employees to ensure that the improvements or repairs are made according to the specifications and conditions of the agreement;
(7) Limitations on the uses of the property consistent with the general purpose of encouraging development or redevelopment of the zone during the period that property tax exemptions are in effect;
(8) Provision for recapturing property tax revenue lost as a result of the agreement if the owner of the property fails to make the improvements or repairs as provided by the agreement;

(9) Provision that all permanent jobs be registered with the Texas Workforce Commission and that all contractors shall give preference to and to seek qualified workers through the Texas Workforce Commission.
(10) Contain each and every term agreed to by the owner of the property;
(11) Requirement that the owner or lessee of the property certify annually to the governing body of each taxing unit that the owner or lessee is in compliance with each applicable term of the agreement; and
(12)All terms required by Texas Tax Code §312.205, as amended;

Such agreement shall normally be executed within sixty (60) days after the applicant has forwarded all necessary information and documentation to the County.

RECAPTURE
SECTION VII

(a) In the event that the company or individual (1) allows its ad valorem taxes owed the County to become delinquent and fails to timely and properly follow the legal procedures for their protest and/or contest; or (2) violates any of the terms and conditions of the abatement agreement; and fails to cure during the cure period, or discontinues production the agreement then may be terminated and all taxes previously abated by virtue of the agreement will be recaptured and paid within thirty (30) days of the termination.

(b) Should the County determine that the company or individual is in default according to the terms and conditions of its agreement, the County shall notify the company or individual of such default in writing at the address stated in the agreement; and if such is not cured within thirty (30) days from the date of such notice ("Cure Period"), then the agreement may be terminated. Alternatively, County may, as a penalty for default or non-compliance with the provisions of an abatement contract, reduce the term of the abatement period and/or the annual percentage abatements available thereunder.

(c) Payment in Lieu of Taxes: If, during the period of this abatement, any Federal or State law provides and additional tax exemption for the property that is already the subject of this agreement, Applicant agrees to decline that tax exemption during the period of this abatement. If Applicant is unable to decline that tax exemption, Applicant agrees to pay the taxes, or payment in lieu of taxes, on the reduction of property tax revenue to the County that is the result of said exemption. Any payment in lieu of taxes shall be due on or before November 15 of the year in which payment is due.

ADMINISTRATION
SECTION VIII

(a) The Chief Appraiser of the Jefferson County Appraisal District will annually determine an assessment of the real and personal property subject to each abatement agreement. Each year, the company or individual receiving abatement shall furnish the appraiser with such information as may be necessary to determine compliance with the abatement agreement. Once value has been established, the Chief Appraiser will notify the County of the amount of the assessment.

(b) The abatement agreement shall stipulate that employees and/or designated representatives of the County will have access to the facility during the term of the abatement to inspect the facility to determine if the terms and conditions of the agreement are being met. Inspections will only be conducted in such manner as to not unreasonably interfere with the construction and/or operation of the facility. All inspections will be made with one or more representative of the company or individual and in accordance with its safety standards.

(c) Upon completion of construction, the designated representative of the Owner shall annually evaluate each facility receiving abatement to insure compliance with the agreement, and a formal report shall be made to the County.

(d) During the course of construction of the Project, Owner and it's general contractor shall, on at least a quarterly basis, meet with designated County representatives to assure compliance with the terms of the abatement agreement. Owner shall be responsible to County for the payment of costs associated with such monitoring. In the event it is determined that Owner or its contractors have failed to comply with the terms of the abatement agreement, then County may terminate the abatement agreement or, in County's discretion, reduce the duration or annual percentages of such abatement.

(e) During construction, the Applicant shall maintain appropriate records of the employees affected by this abatement, including but not limited to, proof of employees' legal residence, proof of immigration-resident status, and, if applicable, such other documentation that may be required to document compliance with the Agreement

(f) The Chief Appraiser of the Jefferson County Appraisal District shall timely file with the Texas Department of Economic Development and the State Property Tax Board all information required by the Tax Code.

(g) All requirements of the Abatement Agreement shall apply to Applicant's contractors/subcontractors and Applicant shall ensure that they abide by the terms of the Agreement.

AGREEMENT
SECTION IX

Abatement may be transferred, assumed and assigned in whole or in part by the holder to a new owner or lessee of the same facility upon the approval by resolution of the Commissioners' Court; subject to the financial capacity of the assignee and provided that all conditions and obligations in the abatement agreement are guaranteed. No assignment or transfer shall be approved if the parties to the existing agreement, the new owner or new lessee are liable to any jurisdiction for outstanding taxes or other obligations. Approval shall not be unreasonably withheld. As a condition of transfer, an assignment fee of 1% may be required, with the maximum fee being $10,000.00

SUNSET PROVISION
SECTION X
These guidelines and criteria are effective upon the date of their adoption and will remain in force for two years, unless amended by three-quarters of the Commissioners' Court at which time all reinvestment and enterprise zones and tax abatement agreements created pursuant to these provisions will be reviewed to determine whether the goals have been achieved. Based on that review, the guidelines and criteria may be modified, renewed or eliminated.

DISCRETION OF THE COUNTY
SECTION XI

The adoption of these guidelines and criteria by the County does not:

(1) Limit the discretion of the County to decide whether to enter into a specific tax abatement agreement;

(2) Limit the discretion of the County to delegate to its employees the authority to determine whether or not the County should consider a particular application or request for tax abatement; or

(3) Create any property, contract, or other legal rights in any person to have the County consider or grant a specific application or request for tax abatement.

QUESTIONS TO BE ANSWERED IN ORDER TO DEVELOP AN APPLICATION AND ECONOMIC IMPACT STATEMENT FOR VALUE ADDED TAX ABATEMENTS IN JEFFERSON COUNTY

General:
Jefferson County will provide a representative to assist in preparation and presentation of all documents and to guide them through the abatement process.

Opening Paragraph:

The application should include a summary statement about the company and its operations. This information can come from an annual report, corporate 10K or other document provided by the company. (Please include these documents with this questionnaire.)

Economic Impact Analysis:
The application must include the attachment of an independently prepared economic impact analysis of the proposed facility as it impacts the local economy detailing the information referred in Section III herein.

Maps and Plats

Provide maps, plats, and drawings necessary to establish the location of the improvements and their relationships to the boundaries of cities, ETJ's, and reinvestment or enterprise zone boundaries.

Questions to be Answered
(1) Is your project within a city limit? . Name of City

(2) Is your project within an ETJ? . Name of City

(3) Is your project within an Enterprise or Reinvestment Zone? Which?

(4) Will you own the realty or lease the realty?

(5) Present Appraisal District value of land and any EXISTING improvements owned by the
OWNER:
(Answer this question based on Appraisal District records for the specific site you select.)
Cost of Land (If you are purchasing): $____________________
Number of Acres:__________ or Square Feet: ______________

(6)Type and value of proposed improvements: ________________________________
Type of construction:
(Tiltwall, Build-Out of Existing Facility, Etc.)
Value of Construction:
Value of Equipment:
Value of Personal Property:
Value of Pollution Control Devices:

(7) Productive life of proposed improvements:_____ years, or term of initial lease:___________

(8) Number of existing jobs to be retained by proposed improvements: _____________
(Answer only if the location is already in or near Jefferson County and now employs Jefferson residents.)

(9) Number and types of new jobs to be created by proposed improvements:_________

(10) Amount of Annual local payroll to be created: ________________________.

(11) What percentage and type of jobs to be created will Jefferson residents have the opportunity to fill? ____

(12) Amount property tax base valuation will be increased:
During term of abatement: ____________________________
After term of abatement: ____________________________

(13) The costs to be incurred by local government to provide facilities or services directly resulting from the new
improvements:____
(Explain any costs for development or depletion of infrastructure the city is being asked to absorb, if any.)

(14) The amount of ad valorem taxes to be paid to the county during the abatement period considering: (a) the existing values; (b) the percentage of new value abated; (c) the abatement period; and (d) the value after expiration of the abatement period.

(15) The population growth of the county that will occur directly as a result of new improvements: ____
(If you relocate to Jefferson County, how many of your employees do you anticipate to relocate?)

(16) The types and values of public improvements, if any, to be made by applicant seeking abatement:

____

____
_

____

(List any facilities from which the public might benefit.)

(17) Do the proposed improvements compete with existing businesses to the detriment of the local economy:

____

(18) The impact on the business opportunities of existing businesses:

____

____

(Are there possibilities for local businesses to become suppliers? Any new retail opportunities?)

(19) The attraction of other new businesses to the area:

____

____

(Will any of your suppliers, customers, parent, or sister companies relocate because of your relocation?)

(20) The overall compatibility with the zoning ordinances and comprehensive plan for the
area:

____

____

(21) Describe, including the estimated value, all pollution control devices and other improvements for which you intend to seek TNRCC exemption from taxation:

NOTE: Failure to accurately disclose exempted property may result in a total default under the Abatement Contract, resulting in recapture of previously abated taxes and forfeiture of future abatement.

EXHIBIT "A"

JEFFERSON COUNTY APPRAISAL DISTRICT
PROCEDURE FOR CALCULATING ABATEMENTS

Purpose

The purpose of this procedure is to clarify the method used in calculating the tax abatement under the attached Contract. This requires calculation of the current market Value, Base Year Value, and taxable Value as these terms are defined below. By deducting the abatable value from the current market Value the Taxable Value may be determined. However, in accordance with the Jefferson County Uniform Tax Abatement Policy, the Real Property Owner's Current Taxable Value shall not be less than the Base Year Value in order for a project to receive the full amount of abatement.

Calculation of "Current Market Value"

"Current Market Value" is determined by calculating for that Tax Year the market value of all industrial realty improvements of a property owner that comprise the "Base year Value" or each taxing entity.

Calculation Base Year Value"

"Base Year Value" for each taxing entity executing an abatement contract is the market value of all industrial realty improvements of a property owner located within that entity for the tax period defined as the "Base Year" less the abated value of all projects granted by that entity for the "Base year." "Base year" is defined as the calendar year in which the abatement contract is executed (signed).

Calculation of "Taxable Value"

"Taxable Value" for each taxing entity is determined by deducting from the appraised market value of all industrial realty improvements of a property owner the amount of any applicable abatements granted for that Tax Year.

Calculation of Value Potentially Eligible for Abatement

The following procedures are followed for each project for which a tax abatement contract has been executed and for each taxing entity granting the abatement.

1. The project base value, if applicable, is subtracted from the current year project value, and the percentage of abatement to be granted is then applied to the net amount determine the project value subject to abatement.

2. The Base Year Value is subtracted from the current Market Value. If the difference is greater than zero (0), then the remaining value is the value potentially eligible for abatement to the extent that it does not exceed the project value subject to abatement.

If the difference is zero (0) or less, then the project is not eligible for an abatement for that Tax Year.

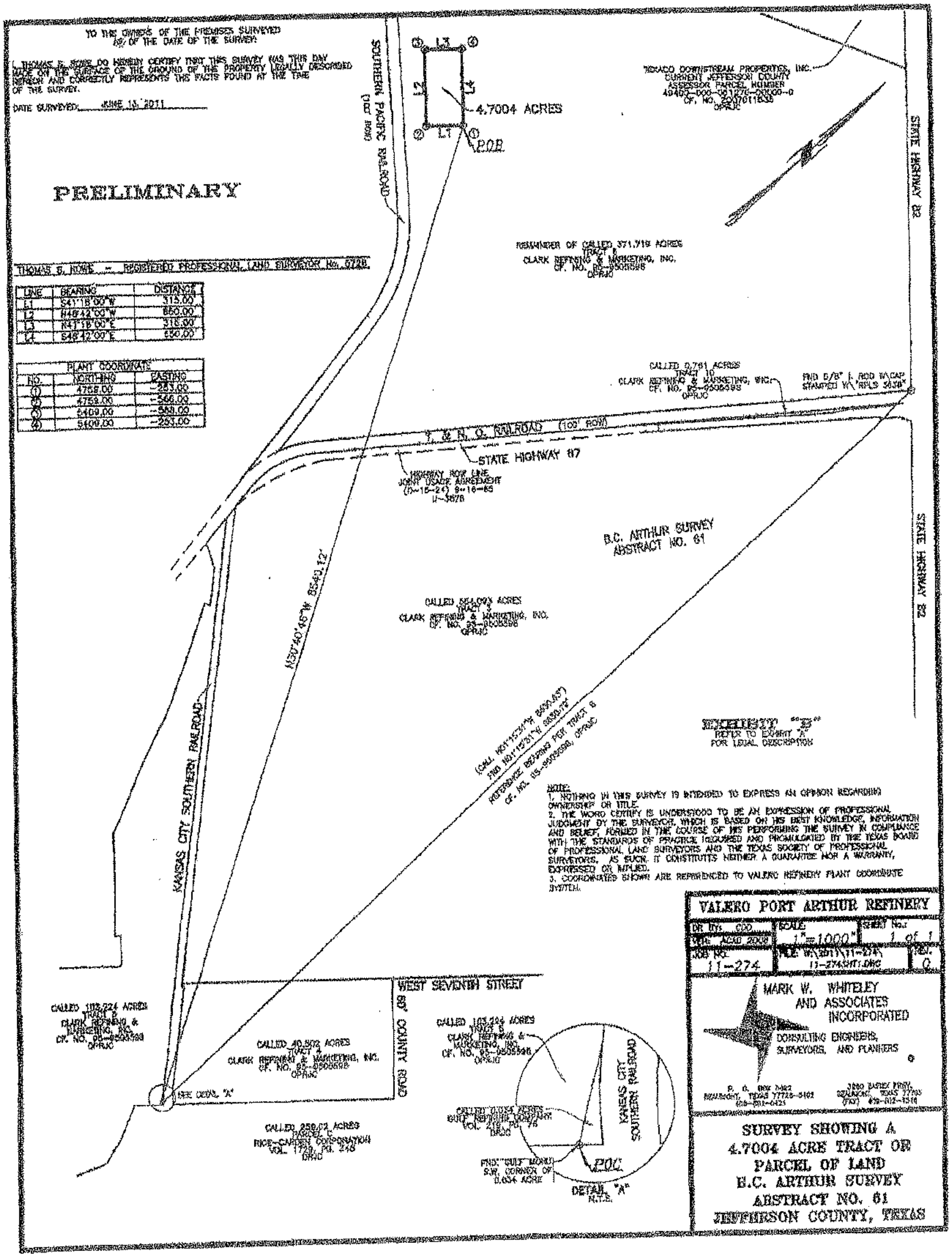
Calculation of Abated Value

Each project that remains potentially eligible for abatement is then tested for each taxing entity granting the abatement on an individual basis in chronological order based on the date the contract was executed.

1. For the project being tested, the Base year Value plus the value potentially eligible for abatement for all other projects is subtracted from the Current Market Value. If the difference is greater than zero (0), then the remaining value is the value of the project to be abated to the extent that it does not exceed the project value subject to abatement for that year.
If the difference is zero (0) or less, then the project is not eligible for an abatement for that Tax Year.

If a subsequent project being tested is determined to be ineligible for the full value potentially eligible for abatement calculated previously after performing the calculation stated above, then the test process must be redone for all prior projects using the actual value subject to abatement for the subsequent project to determine if there is any effect on the abatement for each project and each taxing entity for
that Tax Year.

EXHIBIT B



LINE	BEARING	DISTANCE
L1	S41°18'00"W	315.00'
L2	N48°42'00"W	650.00'
L3	N41°18'00"E	315.00'
L4	S48°42'00"E	650.00'

PLANT COORDINATE		
NO.	NORTHING	EASTING
1	4759.00	-253.00
2	4759.00	-566.00
3	5409.00	-568.00
4	5409.00	-253.00

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PRAXAIR'S APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY
(Tax Code, Chapter 313, Subchapter B or C)

ATTACHMENT NO. 6

REQUEST FOR WAIVER OF JOB CREATION REQUIREMENT

Pursuant to § 313.025 (f-1) of the Texas Tax Code, the governing body of a school district may waive the new jobs creation requirement in § 313.021(2)(A)(iv)(b) or 313.051(b) and approve an application if the governing body makes a finding that the jobs creation requirement exceeds industry standard for the number of employees reasonable necessary for the operation of the facility that is described in the application.

Praxair is an established company in Jefferson County. Over the years, Praxair has had significant investment in Port Arthur at Motiva and Groves. Our steam Methane Reformer to service the Motiva Refinery in Port Arthur is similar to the current proposed project. The Motiva project created approximately 12 new jobs, which is consistent with the industry standard number of full-time jobs created by projects of this scale. For example, Air Liquide, a competitor of Praxair, constructed a similar Steam Methane Reformer in La Porte that created approximately 11 "qualifying jobs" according to its Application for Appraised Value Limitation on Qualified Property filed on January 22, 2010.

As Praxair executes its future growth plans, we often choose to leverage existing assets and locations in order to reduce risk. While choosing a site for a new investment along our pipeline complex, we see the benefits of job retention and shared services in Port Arthur. The operational demands of Praxair's new proposed project will be sufficient to create a total of 6 "qualifying jobs" (1 Plant Manager and 5 Technicians) since this location utilizes synergies that will be created as a result of its proximity to our other facilities in Port Arthur. Having personnel that will be able to provide shared services to multiple plants will result in creating fewer jobs than normally associated with such an investment in our industry. However, this permits us to focus on job retention by having efficiency of cost to an ongoing growth in the area and being able to compete in a global environment.

In addition, this project will result in substantially increased local economic activity and will have a positive economic impact on the individuals residing with the Port Arthur Independent School District. Specifically, Praxair estimates that the project will require approximately 400 contractors during construction and will annually require approximately $5 million in local vendor bids. In addition, Praxair's hydrogen infrastructure will enable polysilicon and biofuel manufacturers to create new locations while also enabling refineries to continue investment.

Praxair's project cannot sustain the minimum job requirement for the School District in which it is located. Praxair, therefore, respectfully requests that Port Arthur ISD find that the District's jobs creation requirement exceeds the industry standard and waive its requirement that Praxair's project create a minimum number of jobs in the District, in accordance with Chapter 313 of the Texas Tax Code.

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PRAXAIR'S APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY
(Tax Code, Chapter 313, Subchapter B or C)

ATTACHMENT NO. 7

WAGE CALCULATIONS AND TEXAS WORKFORCE COMMISSION DOCUMENTATION

Calculations of wages information---Based on Most Recent Data Available

110% of County Average Weekly Wage for all Jobs

Year	Period	Wages
2010	3Q	876
2010	4Q	954
2011	1Q	918
2011	2Q	881
	Average=	$907.25 average weekly salary
		X 1.1 (110%)
		$997.98 *110% of County Average Weekly Wage for all Jobs*

110% of County Average Weekly Wage for Manufacturing Jobs

Year	Period	Wages
2010	3Q	1,520
2010	4Q	1,598
2011	1Q	1,901
2011	2Q	1,520
	Average=	$1,634.75 average weekly salary
		X 1.1 (110%)
		$1,798.23 *110% of County Average Weekly Wage for all Jobs*

110 % of County Average Weekly Wage for Manufacturing Jobs in Region (South East Texas Regional Planning Commission)

$27.56 per hour
X 40 hr per week
$ 1,102.40 average weekly salary
X 1.10 (110%)
$1,212.64
X 52 weeks
$63,057.28 *110% of County Average Weekly Wage for all Jobs in Region*

Quarterly Employment and Wages (QCEW)

Back

Page 1 of 1 (40 results/page)

Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2010	1st Qtr	Jefferson County	Total All	00	0	10	Total, All Industries	$851
2010	2nd Qtr	Jefferson County	Total All	00	0	10	Total, All Industries	$838
2010	3rd Qtr	Jefferson County	Total All	00	0	10	Total, All Industries	$876
2010	4th Qtr	Jefferson County	Total All	00	0	10	Total, All Industries	$954
2011	1st Qtr	Jefferson County	Total All	00	0	10	Total, All Industries	$918
2011	2nd Qtr	Jefferson County	Total All	00	0	10	Total, All Industries	$881
2011	2nd Qtr	Jefferson County	Total All	31	2	31-33	Manufacturing	$1,520
2011	1st Qtr	Jefferson County	Total All	31	2	31-33	Manufacturing	$1,901
2010	4th Qtr	Jefferson County	Total All	31	2	31-33	Manufacturing	$1,598
2010	3rd Qtr	Jefferson County	Total All	31	2	31-33	Manufacturing	$1,520
2010	2nd Qtr	Jefferson County	Total All	31	2	31-33	Manufacturing	$1,508
2010	1st Qtr	Jefferson County	Total All	31	2	31-33	Manufacturing	$1,734

Council of Governments Regions

2010 Manufacturing Wages by Council of Government Region
Wages for All Occupations

COG	Wages Hourly	Wages Annual
Texas		
1. Panhandle Regional Planning Commission	$18.60	$38,683
2. South Plains Association of Governments	$16.21	$33,717
3. NORTEX Regional Planning Commission	$18.34	$38,153
4. North Central Texas Council of Governments	$23.45	$48,777
5. Ark-Tex Council of Governments	$15.49	$32,224
6. East Texas Council of Governments	$17.63	$36,672
7. West Central Texas Council of Governments	$17.48	$36,352
8. Rio Grande Council of Governments	$15.71	$32,683
9. Permian Basin Regional Planning Commission	$19.90	$41,398
10. Concho Valley Council of Governments	$15.33	$31,891
11. Heart of Texas Council of Governments	$17.91	$37,257
12. Capital Area Council of Governments	$25.37	$52,778
13. Brazos Valley Council of Governments	$15.24	$31,705
14. Deep East Texas Council of Governments	$15.71	$32,682
15. South East Texas Regional Planning Commission	$27.56	$57,333
16. Houston-Galveston Area Council	$24.52	$51,002
17. Golden Crescent Regional Planning Commission	$20.07	$41,738
18. Alamo Area Council of Governments	$17.28	$35,952
19. South Texas Development Council	$13.27	$27,601
20. Coastal Bend Council of Governments	$21.55	$44,822
21. Lower Rio Grande Valley Development Council	$14.35	$29,846
22. Texoma Council of Governments	$18.10	$37,651
23. Central Texas Council of Governments	$17.21	$35,788
24. Middle Rio Grande Development Council	$13.21	$27,471

Source: Texas Occupational Employment and Wages
Data published: June 2011
Data published annually, next update will be June 2012.

Note: Data is not supported by the Bureau of Labor Statistics (BLS).
Wage data is produced from Texas OES data, and is not to be compared to BLS estimates.
Data intended for TAC 313 purposes only.

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PRAXAIR'S APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY
(Tax Code, Chapter 313, Subchapter B or C)

ATTACHMENT NO. 8

DESCRIPTION OF BENEFITS OFFERED TO QUALIFIED JOBHOLDERS

Praxair offers the following benefits to qualified jobholders:

Medical Program
Dental Program
Vision Eyewear Program
Basic Life Insurance Plan
Supplemental Life Insurance Plan
Short Term Disability Plan
Long Term Disability Plan
Legal Services
Health Care and Dependent Care Reimbursement Programs
Pension Plan
Retirement Savings Plan
Flex Hours
Employee Assistance Program
Health Advocate Program
Educational Refund Program
Vacation Plan
Long Term Care Plans

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PRAXAIR'S APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY
(Tax Code, Chapter 313, Subchapter B or C)

ATTACHMENT NO. 9

ECONOMIC IMPACT ANALYSIS

A Report of the Economic Impact over 25 Years from Praxair Steam Methane Reformer at the Valero (Premcor) Port Arthur, TX Refinery

July 31, 2011

Prepared for:

Praxair, Inc.
1801 South Gulfway Drive
Port Arthur, TX 77640

Prepared by:

Impact DataSource
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Austin, Texas 78735
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www.impactdatasource.com

Impact DataSource

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Executive Summary

The Project

Praxair, Inc. is evaluating expansion of its existing hydrogen complex in Port Arthur. The proposed $231 million project would include modernizing the pipeline system and expansion of hydrogen and steam production. Construction could begin in 2011 and would continue in phases until completed by end of 2013.

The company expects annual revenues of the expanded facility of $148 million.

The expansion will create 6 to 8 permanent jobs at the facility with average annual salaries of $65,000.

The taxing districts in which the facility is located include Jefferson County, Port Arthur ISD, Port of Port Arthur, Sabine - Neches Navigation District, and Drainage District # 7. In addition, the facility is located the City of Port Arthur's extraterritorial jurisdiction (ETJ).

Tax Abatement Requested from the County and Other Taxing Districts

The firm will request property taxes on it qualified property from Jefferson County and from the port, navigation and drainage districts

The firm requests that property taxes be abated for nine years on the qualified property that this project will add to local tax rolls at the following percentage:

Percentage of Taxes Requested for Abatement on the Firm's Qualified Property	
Tax abatement year 1	90%
Tax abatement year 2	90%
Tax abatement year 3	90%
Tax abatement year 4	90%
Tax abatement year 5	90%
Tax abatement year 6	90%
Tax abatement year 7	90%
Tax abatement year 8	90%
Tax abatement year 9	90%
Tax abatement year 10	90%

It is expected that the base year for tax abatement will be when the expansion projects at the facility are completed and on local tax rolls.

In addition, Port Arthur ISD may be asked for appraised value limitations and tax credits for the facility under the Texas Tax Code chapter 313. This request will begin in 2012 when property at the facility generated by this project is placed on school district tax rolls.

Economic Impact of the Facility During Construction to Expand the Facility

During construction, the facility is expected to have a large economic impact on the Jefferson County area. Some of the estimated economic impacts during construction to expand the plant are shown below.

Estimated Economic Impact of the Project During Construction to Expand the plant	
Economic activity which may be generated during construction to expand the plant, including spending on the project and spin-off revenues in area businesses	$455,652,143
Number of direct construction jobs and indirect jobs that may be created and supported during the construction period	1,491
Estimated direct construction workers and indirect workers' salaries	$278,375,996
Estimated taxable worker spending in Jefferson County	$55,118,447

Economic Impact of the Project During Operations

Over the first 25 years of the project, the operations of the Praxair's facility is expected to have a huge economic impact on the Jefferson County area. Some of these estimated economic impacts are shown below.

Estimated Economic Impact of the Operations of the Facility During its First 25 Years	
Estimated number of permanent direct and indirect jobs created	40
Direct and indirect worker salaries	$56,876,452
Estimated taxable worker spending in the county	$11,261,538
Appraised market value of property added to county tax rolls:	
Real and personal property at the facility	$193,010,892
New residential property constructed for workers	$649,080

Costs and Benefits for Jefferson County During the First 25 Years of the Project, During Construction and Operations

Over the first 25 years of the project -- during the construction to expand the facility and its operations -- the project will generate the following net benefits for Jefferson County, as shown below.

Estimated Costs and Benefits for Jefferson County Over the First 25 Years of the Project		
Sales tax collections on workers' spending over the first 25 years:		
During construction to expand the plant	$275,592	
Over the first 25 years of the project	$56,308	
Total sales tax collections		$331,900
Property taxes that may be abated on the facility's real property over the first ten years after property is first added to tax rolls		$6,023,561
Property tax collections:		
On the facility after any possible abatements	$7,290,041	
On new residential property	$79,047	
Total property tax collections		$7,369,088
Total sales and property tax collections		$7,700,988
Less additional costs for Jefferson County to provide services to the households of new workers		($82,630)
Net benefits for the county during construction and over the first 25 years of the project		$7,618,358

Costs and Benefits for the City of Port Arthur During the First 25 Years of the Project, During Construction and Operations

Over the first 25 years of the project -- during the construction to expand the facility and its operations -- the project will generate the following net benefits for the City of Port Arthur, as shown below.

Estimated Costs and Benefits for the City of Port Arthur Over the First 25 Years of the Project	
Sales tax collections on workers' spending of construction workers during construction and by plant workers once the	$348,495
Possible payments in lieu of taxes	$10,678,857
Property tax collections on new residential property	$60,033
Total sales and property tax collections	$11,087,384
Less additional costs for the City to provide services the households of new workers who move to the city	($110,174)
Net benefits for the city during construction and over the first 25 years of the project	$10,977,211

Total Revenues for Jefferson County and Other Taxing Districts from the Facility Over the First 25 Years of the Project, During Construction and Operations

Over the first 25 years of the project, during construction and operations, Praxair's facility is expected to generate substantial revenues for Jefferson County and cities, school districts and special taxing districts in the county. These estimated revenues are shown below.

Estimated Revenues for Jefferson County and Other Local Taxing Districts Over the First 25 Years of the Project				
	Property Taxes	Sales Taxes on Workers Spending	Payments in Lieu of Taxes	Total
Taxing districts in which the facility is located:				
Jefferson County	$7,369,088	$331,900		$7,700,988
City of Port Arthur	$60,033	$348,495	$10,678,857	$11,087,384
Port Arthur ISD	$37,967,628			$37,967,628
Port of Port Arthur	$2,531,750			$2,531,750
Sabine-Neches Navigation District	$541,279			$541,279
Drainage District # 7	$2,745,650			$2,745,650
Other taxing districts in which some workers live:				
Other cities	$90,092	$995,700		$1,085,792
Other school districts	$192,150			$192,150
Other special taxing districts	$33,841			$33,841
Total	$51,531,511	$1,676,095	$10,678,857	$63,886,462

Property tax collections shown for the City of Port Arthur will be on new residential property built for some direct and indirect workers who may live in the city.

Details of this economic impact analysis are shown on the following pages.

The Full Report

Introduction

This report presents the results of an economic impact analysis performed by Impact DataSource, an Austin, Texas economic research firm. The purpose of this analysis was to estimate the impact that the expansion and operations of Praxair's hydrogen plant in Port Arthur, Texas will have on the economy of Jefferson County over the first 25 years of the project, during construction to expand the plant and its operations. In addition, costs and benefits for the county were estimated along with revenues for cities, school districts and special taxing districts in the county over the same period.

Projections of this Study are Estimates

Projections, targets, and expectations in this report are estimates. Actual results, including project scope, timing, costs, jobs, expansion plans, potential tax and other payments and any other forecasted economic benefits may be different.

Study of Impacts Over Twenty-Five Years

This study projects the economic impact over a 25 year period -- during construction to expand the plant and operations of the plant The projected and productive life of the project is longer than ten years of productive life required for eligible property under the Jefferson County Uniform Tax Abatement Policy.

Property Taxes and Estimated Property Tax Abatement Calculated

Praxair's hydrogen plant located near Port Arthur, Texas is in the city's ETJ. The facility is also in Jefferson County, Port Arthur ISD, the Port of Port Arthur, Sabine-Neches Navigation District and Drainage District # 7.

This analysis calculates property taxes that will be paid and may be abated by Jefferson County and along with similar possible abatements that may be requested from the port, navigation and drainage districts.

The firm is requesting tax abatement on its real property improvements -- its qualified property at the following percentage:

Percentage of Taxes Requested for Abatement on the Firm's Qualified Real Property	
	Percent of Tax Abatement Requested
Tax abatement year 1	90%
Tax abatement year 2	90%
Tax abatement year 3	90%
Tax abatement year 4	90%
Tax abatement year 5	90%
Tax abatement year 6	90%
Tax abatement year 7	90%
Tax abatement year 8	90%
Tax abatement year 9	90%
Tax abatement year 10	90%

It is expected that the base year for tax abatement will begin when the property is placed on local tax rolls

Further, this analysis estimates property taxes that will be collected by Port Arthur ISD after tax credits and exemptions under Texas Tax Code Chapter 313 over a ten year period.

In addition, this analysis assumes that only real property improvements to be made at the facility will be considered for property tax abatement.

Since the facility will be located in City of Port Arthur's ETJ, the project will make payments in lieu of taxes to the city at the rate of 80% under and exiting industrial district agreement with the city.

Sales Taxes Estimated on Workers' Spending

Construction workers and permanent employees of the facility along with workers in indirect jobs will spend part of their salaries in Jefferson County and its cities. This analysis calculates sales taxes that will be collected by the county and cities on this spending.

Property Taxes on New Residential Property

Some of the new plant workers and workers in indirect jobs created in the area may buy or build new residential property. This analysis calculates additional property taxes that may be collected by the county and other local taxing districts on this new residential property.

Description of the Project

Praxair, Inc. is evaluating expansion of its existing hydrogen complex in Port Arthur. The proposed $231 million project would include modernizing the pipeline system and expansion of hydrogen and steam production. Construction could begin in 2011 and would continue in phases until completed by end of 2013.

The company expects annual revenues of the expanded facility of $148 million.

The expansion will create 6 to 8 permanent jobs at the facility with average annual salaries of $65,000.

Types of Economic Impacts that the Project May Provide

Jefferson County can expect substantial economic benefits from project.

Economic benefits were projected in this analysis from the following activities:

- Expanding of the facility,
- The operations of the facility,
- Additional investments in machinery and equipment in four years, and
- Spending by the facility's workers and workers in spin-off jobs created in the area.

The economic impacts that may be expected from the project include the following:

- Spending by the facility and revenues for area businesses,
- New jobs,
- Additional worker salaries or personal income,
- New homes to be constructed
- Additional taxable sales in area businesses, and
- Property at the facility that may be added to local tax rolls.

These economic impacts may be characterized as direct, indirect and induced.

The direct economic impact will be from the construction and operations of the facility and its employees. From the spending by the facility and its employees, indirect and induced benefits or spin-off benefits will be created. Indirect sales, jobs and salaries will be created in new or existing local businesses and organizations, such as construction companies, parts and equipment suppliers, motels, and other businesses that supply goods and services to the facility during construction and during the facility's operations.

In addition, <u>induced</u> sales, jobs and salaries will be created in new or existing area businesses or organizations, such as restaurants, gas stations, banks, book stores, grocery stores, apartment complexes, convenience stores, service companies, etc. that supply goods and services to employees of the facility and their families and, in turn, to workers in indirect jobs and their families.

To estimate the indirect and induced economic impact of the facility and its employees on the Jefferson County area, regional economic multipliers were used. Regional economic multipliers for Texas and areas of the state are included in the US Department of Commerce's Regional Input-Output Modeling System (RIMS II).

Three types of regional economic multipliers were used in this analysis:

- Output multiplier and
- Employment multiplier and
- Earnings multiplier.

An output multiplier was used to estimate indirect and induced revenues created in the state as a result of construction and operation of the facility -- revenues for other businesses in the state supported by the project -- for every dollar of construction costs or spending for operations.

An employment multiplier was used to estimate the number of indirect and induced jobs created and supported in state for each construction or operations job at the facility. Similarly, an earnings multiplier was used to estimate the amount of salaries to be paid to the workers in these new indirect and induced jobs for every dollar paid to a direct construction or operations worker at the facility Indirect and induced multipliers used in this analysis are shown below.

Indirect Multipliers Used in the Analysis

	During Construction	During Operations
Output	1.3145	1.3811
Employment	1.8011	4.0000
Earnings	1.3567	2.0000

How the project may impact economy of Jefferson County during construction is discussed next.

Economic Impact During Construction of the Project

Construction to expand the plant in Jefferson County, with an approximate cost of $231 million, will be over 24 months. During this period, an estimated average of 570 direct construction workers will be employed on the project. The estimated local construction payroll will be $118 million.

This construction activity and direct construction jobs and salaries may, in turn, create and support revenues in other businesses in the area and indirect jobs and salaries during the time that the facility is being constructed.

In total, the facility may support an estimated $455 million in gross area product or economic activity in area (representing direct and indirect activities) during its construction, an average of 1,491 total direct and indirect jobs each year during the construction period and total direct and indirect salaries estimated to be $278 million, as shown below.

Estimated Area Economic Impact During Construction of the Project						
	Year 1	Year 2	Year 3	Year 4	Average	Total
Revenues for area businesses:						
Direct	$51,340,000	$115,183,500	$30,345,000	$0	$65,622,833	$196,868,500
Indirect	$67,486,430	$151,408,711	$39,888,503	$0	$86,261,214	$258,783,643
Total	$118,826,430	$266,592,211	$70,233,503	$0	$151,884,048	$455,652,143
Jobs:						
Direct	570	813	214	-	532	532
Indirect	1,027	1,464	385	-	959	959
Total	1,597	2,277	599	-	1,491	1,491
Salaries:						
Direct	$30,804,000	$69,110,100	$18,207,000	$0	$39,373,700	$118,121,100
Indirect	$41,791,787	$93,761,673	$24,701,437	$0	$53,418,299	$160,254,896
Total	$72,595,787	$162,871,773	$42,908,437	$0	$92,791,999	$278,375,996

In addition, estimated spending by workers in Jefferson County during construction to expand the plant on which sales taxes may be collected is shown below:

Estimated Taxable Worker Spending During Construction of the Project	
In Jefferson County	$55,118,447

Schedules showing the economic impact during construction to expand the plant are on Appendix A.

Economic Impact of the Operations of the Facility

The facility is expected to be expanded and begin operations by the end of 2013

An estimated 6 to 8 additional workers will be employed when the begins full operations. The average annual salaries of these workers will be $65,000

Over the first 25 years of its operations, the facility is expected to generate $21.4 billion in estimated revenues at the plant and for area businesses including the facility, 40 estimated direct and indirect jobs and estimated salaries of $56.8 million. In addition, the facility is expected to add real property with a value of $193 million to local tax rolls. Further, an estimated $649,080 in new residential property is expected be added to tax rolls by new direct and indirect workers.

Plus, workers in these new jobs are expected to generate estimated taxable sales of $11.2 million in the county. This estimated economic impact over the first 25 years the project is shown below.

Estimated Economic Impact of the Facility During Operations Over the Next 25 Years	
Additional revenues to be generated by the facility and revenues for area businesses:	
Direct (facility's revenues)	$9,012,207,744
Indirect (revenues for local businesses)	$12,446,760,116
Total	$21,458,967,860
Jobs:	
Direct	8
Indirect	32
Total	40
Salaries:	
Direct	$18,958,817
Indirect	$37,917,635
Total	$56,876,452
The estimated appraised market value of the project once completed	$193,010,892
New residential property added to county tax rolls	$649,080
Taxable worker spending in Jefferson County	$11,261,538

Schedules showing details of the economic impact of the project over the first 25 years is shown on Appendix B.

Costs and Benefits for Jefferson County Over the First 25 Years During Construction and Operations of the Facility

Over the first 25 years -- during construction to expand the plant and operations of the facility -- Jefferson County may receive estimated revenues from the project and incur additional costs of providing county services to the households of new workers who move to the county, as shown below.

Estimated Costs and Benefits for Jefferson County Over the First 25 Years of the Project, During Construction and Operations		
Sales tax collections on workers' spending over the first 25 years:		
During to construction expand the plant	$275,592	
During the operations of the facility	$56,308	
Total sales tax collections on workers' spending		$331,900
Property taxes that may be <u>abated</u> on the facility's real property over the first ten years after property is first added to tax rolls		$6,023,561
Property taxes to be <u>collected</u> from the facility, after any abatements that may be granted by the County, and on new residential property that may be built by workers:		
On the facility	$7,290,041	
On new residential property	$79,047	
Total property tax collections		$7,369,088
Total sales and property tax collections		$7,700,988
Less estimated additional costs for Jefferson County to provide services to the households of new workers		($82,630)
Estimated net benefits for the county over the first 25 years of the project, during construction and operations		$7,618,358

Schedules showing details of the estimated costs and benefits for Jefferson County are shown on Appendix C.

Costs and Benefits for the City of Port Arthur

Payments in Lieu of Taxes

Praxair's facility is located in the City of Port Arthur's ETJ and the facility may make payments in lieu of property taxes to the City. These payments will be equivalent to 80% of the years of the city's property taxes on the plant's real property. These payments in lieu of taxes were calculated for ten years in this analysis, assuming that the firm may negotiate another industrial district agreement with the city.

These total estimated payments, which will be over the first ten years, are shown below.

Estimated Payments in Lieu of Taxes That May be Made to the City of Port Arthur Over the First 6 Years of the Project	
Payments in lieu of taxes that may be made by the facility	$10,678,857

Sales and Property Taxes Collected from Workers

In addition, the City will receive sales taxes on workers' spending and property taxes on new residential property that may be built in the City. These tax collections from workers are shown below.

Sales Tax Collections on Workers' Spending and Property Taxes on New Residential Property Over 25 Years	
Sales tax collections on workers' spending over the first 25 years	$348,495
Property taxes to be collected on new residential property new residential property that may be built by workers	$60,033
Total sales and property tax collections from workers	$408,528

Costs of Municipal Service for New Workers Who Move to the City

The city may incur some additional costs for new workers who move to the community. This additional cost over the first 25 years is shown below.

City of Port Arthur's Additional Costs of Services for New Workers that May Move to the City	
Additional city costs to provide services to the households of new workers who move to the city	$110,174

Costs and Benefits for the City of Port Arthur

In total, over the first 25 years of the project the City have the following costs and benefits from the facility and direct and indirect workers:

Costs and Benefits for the City Over 25 Years	
Payments in lieu of taxes to be received from the facility	$10,678,857
Sales tax collections on workers' spending over the first 25 years	$348,495
Property taxes to be collected on new residential property that may be built by workers	$60,033
Total revenues for the City	$11,087,384
Additional costs for the city to provide services to the households of new workers who move to the city	($110,174)
Net benefits for the City	$10,977,211

Schedules showing details of estimated payments in lieu of taxes to be made to the City of Port Arthur are shown on Appendix D.

Revenues for Port Arthur ISD

The facility is located in Port Arthur ISD.

Port Arthur ISD may be asked for appraised value limitations and tax credits for the facility under the Texas Tax Code Chapter 313. This request will begin when property at the facility generated by this project is placed on school district tax rolls.

Over the first 25 years of the project, the school district may receive the following property taxes from the facility and on new residential property:

Estimated Property Taxes that May be Collected by Port Arthur ISD Over the First 25 Years of the Project	
Property taxes to be collected from the facility after credits and exemptions	$37,863,783
Property taxes to be collected on new residential property that may be built in the district	$103,844
Total property tax collections	$37,967,628

Schedules showing details of the estimated revenues for the school district are shown on Appendix E.

This analysis does not estimate payments in lieu of taxes that may be made to the school district, nor appraised value limitations and tax credits that my be requested on machinery and equipment that may be purchased at the facility in about four years.

Revenues for the Port of Port Arthur

The facility is located in the Port of Port Arthur taxing district. Over the first 25 years of the project, the port may receive the following estimated property taxes from the facility:

Estimated Property Taxes that May be Made to the Port of Port Arthur Over the First 25 Years of the Project	
Property taxes that may be abated	$2,114,848
Property taxes to be collected from the facility, after any abatements that may be granted by the district	$2,531,750

Schedules showing details of the estimated revenues for the port are shown on Appendix F.

Revenues for Sabine - Neches Navigation District

The facility is located in the Sabine - Neches Navigation District. Over the first 25 years of the project, the navigation district may receive the following estimated property taxes from the facility:

Estimated Property Taxes that May be Made to Sabine - Neches Navigation District Over the First 25 Years of the Project	
Property taxes that may be abated	$452,147
Property taxes to be collected from the facility, after any abatements that may be granted by the district	$541,279

Schedules showing details of the estimated revenues for the navigation district are shown on Appendix G.

Revenues for Drainage District # 7

The facility is located in Drainage District # 7. Over the first 25 years of the project, the district may receive the following estimated property taxes from the facility:

Estimated Property Taxes that May be Made to Drainage District # 7 Over the First 25 Years of the Project	
Property taxes that may be abated	$2,293,525
Property taxes to be collected from the facility, after any abatements that may be granted by the district	$2,745,650

Schedules showing details of the estimated revenues for the drainage district are shown on Appendix H.

Sales Tax Collections by Cities on Workers' Spending

In addition to sales taxes being generated for Jefferson County, workers may spend money in cities in Jefferson while facility is being constructed and once the facility begins operations.

Estimated sales taxes that may be collected from workers' spending are shown below.

Estimated Sales Tax Collections by Cities on Workers' Spending	
During construction	$826,777
Over the first 25 years of the project	$168,923
Total estimated sales tax collections by cities in the county	$995,700

Schedules showing details of the estimated sales tax revenues for cities in the county are shown on Appendix I.

Property Taxes Collected by Other Cities, School Districts and Other Special Taxing Districts in the County from New Residential Property

New homes which may be built for some new workers will be added to tax rolls of other cities, school districts, and special taxing districts throughout the county. Estimated property taxes that may be collected by other cities, school districts and special taxing districts from new residential property are shown below.

Estimated Property Taxes to Be Collected by Other Cities, School Districts, and Special Taxing Districts from New Residential Property			
	Cities	School Districts	Special Taxing Districts
On new residential property	$90,092	$192,150	$33,841

Schedules showing details of estimated property tax collections for other cities, school districts and special taxing districts in the county are shown on Appendix J.

Summary of Total Estimated Revenues for Jefferson County and Other Taxing Districts from Praxair's Plant Over the First 25 Years of the Project

Over the first 25 years of the project, the facility is expected to generate the following estimated total revenues for Jefferson County and other taxing districts in the county:

Estimated Revenues for Jefferson County and Other Local Taxing Districts Over the First 25 Years of the Facility				
	Property Taxes	Sales Taxes on Workers Spending	Payments in Lieu of Taxes	Total
Taxing districts in which the facility is located:				
Jefferson County	$7,369,088	$331,900		$7,700,988
City of Port Arthur	$60,033	$348,495	$10,678,857	$11,087,384
Port Arthur ISD	$37,967,628			$37,967,628
Port of Port Arthur	$2,531,750			$2,531,750
Jefferson County Navigation District	$541,279			$541,279
Drainage District # 7	$2,745,650			$2,745,650
Other taxing districts in which some workers live:				
Other cities	$90,092	$995,700		$1,085,792
Other school districts	$192,150			$192,150
Other special taxing districts	$33,841			$33,841
Total	$51,531,511	$1,676,095	$10,678,857	$63,886,462

Property tax collections shown for the City of Port Arthur will be on new residential property built for some direct and indirect workers who may live in the city.

Conduct of the Analysis

This analysis was conducted by Impact DataSource using data supplied by the company and the results of Impact DataSource research. Impact DataSource also used certain estimates and assumptions.

Using this data, the economic impact from the facility over the first 25 years -- during construction and operations of the project were estimated. In addition, costs and benefits for Jefferson County were estimated during this period, along with estimated revenues for other local taxing districts.

About Impact DataSource

Impact DataSource is a seventeen-year-old Austin, Texas economic consulting, research and analysis firm. The firm has conducted economic impact analyses of numerous projects Texas and 25 other states. In addition, the firm has also developed economic impact analysis computer programs for several clients, including the New Mexico Economic Development Department.

The firm's principal, Jerry Walker, performed this economic impact analysis. He is an economist and has Bachelor of Science and Master of Business Administration degrees in accounting and economics from Nicholls State University, Thibodaux, Louisiana.

Schedules showing the results of calculations used in this analysis are on the following pages.

Appendix A
Economic Impacts During Construction to Expand the Plant

Estimated project cost each year:

	Total Project Cost	Estimated Costs to be Added to Local Tax Rolls *(87% of Cost)*	Cumulative Amounts on Local Tax Rolls
Year 1	$60,400,000		
Year 2	$135,510,000	$52,548,000	$52,548,000
Year 3	$35,700,000	$117,893,700	$170,441,700
Year 4	$0	$31,059,000	$201,500,700
Year 5	$0	$0	$201,500,700
Total	$231,610,000	$201,500,700	

The project will be constructed over 24 months during all or parts of three calendar years. The estimated construction spending for the proposed project is below.

	Construction Costs	Cumulative
Year 1	$60,400,000	$60,400,000
Year 2	$135,510,000	$195,910,000
Year 3	$35,700,000	$231,610,000
Year 4	$0	$231,610,000
Total	$231,610,000	

Local economic impacts (about 85% of construction costs):

Year 1	$51,340,000
Year 2	$115,183,500
Year 3	$30,345,000
Year 4	$0
Local economic impacts	$196,868,500

Estimated construction salaries as a percent of total construction costs 60%

Estimated construction workers and salaries:

Year	Number of Months	Estimated Average Number of Workers	Estimated Labor Costs
Year 1	6	570	$30,804,000
Year 2	12	813	$69,110,100
Year 3	6	214	$18,207,000
Year 4	0	-	$0
Total	24		$118,121,100

Indirect jobs multiplier	1.80
Indirect salaries multiplier	1.36

Direct and indirect workers and salaries during construction:

	Direct		Indirect		Total	
Year	Jobs	Salaries	Jobs	Salaries	Jobs	Salaries
Year 1	570	$30,804,000	1,027	$41,791,787	1,597	$72,595,787
Year 2	813	$69,110,100	1,464	$93,761,673	2,277	$162,871,773
Year 3	214	$18,207,000	385	$24,701,437	599	$42,908,437
Year 4	-	$0	-	$0	-	$0
Total		$118,121,100		$160,254,896		$278,375,996

Total taxable spending by these workers, estimated to be 30% of total salaries:

Year	Total Salaries	Taxable Spending
Year 1	$72,595,787	$21,778,736
Year 2	$162,871,773	$48,861,532
Year 3	$42,908,437	$12,872,531
Year 4	$0	$0
Total	$278,375,996	$83,512,799

Percent of workers' total taxable spending in:

Jefferson County	66%

Sales tax rate:

Jefferson County	0.50%
Most cities in the county, including Port Arthur	1.50%

Workers spending subject to sales tax:

	Year 1	Year 2	Year 3	Year 4	Total
In Jefferson County	$14,373,966	$32,248,611	$8,495,871	$0	$55,118,447
(percent of total taxable spending)	66%	66%	66%	66%	

Sales taxes to be collected on direct and indirect construction worker spending:

	Year 1	Year 2	Year 3	Year 4	Total
Collections by Jefferson County	$71,870	$161,243	$42,479	$0	$275,592
Collections by cities	$215,609	$483,729	$127,438	$0	$826,777
Total sales tax collections during construction	$287,479	$644,972	$169,917	$0	$1,102,369

Appendix B
Economic Impacts During Operations of the Facility

Estimated revenues of the plant:

Average annual increases after the year one of operations 8.0%

Year 1	$0
Year 2	$0
Year 3	$148,000,000
Year 4	$159,840,000
Year 5	$172,627,200
Year 6	$186,437,376
Year 7	$201,352,366
Year 8	$217,460,555
Year 9	$234,857,400
Year 10	$253,645,992
Year 11	$273,937,671
Year 12	$295,852,685
Year 13	$319,520,900
Year 14	$345,082,572
Year 15	$372,689,177
Year 16	$402,504,311
Year 17	$434,704,656
Year 18	$469,481,029
Year 19	$507,039,511
Year 20	$547,602,672
Year 21	$591,410,886
Year 22	$638,723,757
Year 23	$689,821,657
Year 24	$745,007,390
Year 25	$804,607,981
Total	$9,012,207,744

Indirect output multiplier 1.3811

Indirect output or sales of other businesses in the state:

Year 1	$0
Year 2	$0
Year 3	$204,402,800
Year 4	$220,755,024
Year 5	$238,415,426
Year 6	$257,488,660
Year 7	$278,087,753
Year 8	$300,334,773
Year 9	$324,361,555
Year 10	$350,310,479
Year 11	$378,335,318
Year 12	$408,602,143
Year 13	$441,290,314
Year 14	$476,593,540
Year 15	$514,721,023
Year 16	$555,898,705
Year 17	$600,370,601
Year 18	$648,400,249
Year 19	$700,272,269
Year 20	$756,294,050
Year 21	$816,797,574
Year 22	$882,141,380
Year 23	$952,712,691
Year 24	$1,028,929,706
Year 25	$1,111,244,083
Total	$12,446,760,116

Direct and indirect jobs:

The facility will have hire the following number of new permanent plant workers and contract workers:

	Plant Workers	Cumulative Number of Workers
Year 1	8	8
Year 2	0	8
Year 3	0	8
Year 4	0	8

Indirect jobs multiplier	4
Indirect salaries multiplier	2

Total direct and indirect jobs to be created:

	Direct Jobs	Indirect Jobs	Total Jobs	Cumulative Jobs
Year 1	8	32	40	40
Year 2	0	0	0	40
Year 3	0	0	0	40
Year 4	0	0	0	40
Total	8	32	40	

Average annual salaries when workers are first hired:

Year 1	$65,000
Year 2	$66,950
Year 3	$68,959
Year 4	$71,027

Annual salary increase of plant workers after first hired 3%

Direct and indirect salaries:

	Direct Salaries	Indirect Salaries	Total
Year 1	$520,000	$1,040,000	$1,560,000
Year 2	$535,600	$1,071,200	$1,606,800
Year 3	$551,668	$1,103,336	$1,655,004
Year 4	$568,218	$1,136,436	$1,704,654
Year 5	$585,265	$1,170,529	$1,755,794
Year 6	$602,823	$1,205,645	$1,808,468
Year 7	$620,907	$1,241,814	$1,862,722
Year 8	$639,534	$1,279,069	$1,918,603
Year 9	$658,720	$1,317,441	$1,976,161
Year 10	$678,482	$1,356,964	$2,035,446
Year 11	$698,837	$1,397,673	$2,096,510
Year 12	$719,802	$1,439,603	$2,159,405
Year 13	$741,396	$1,482,791	$2,224,187
Year 14	$763,638	$1,527,275	$2,290,913
Year 15	$786,547	$1,573,093	$2,359,640
Year 16	$810,143	$1,620,286	$2,430,429
Year 17	$834,447	$1,668,895	$2,503,342
Year 18	$859,481	$1,718,962	$2,578,442
Year 19	$885,265	$1,770,530	$2,655,796
Year 20	$911,823	$1,823,646	$2,735,469
Year 21	$939,178	$1,878,356	$2,817,534
Year 22	$967,353	$1,934,706	$2,902,060
Year 23	$996,374	$1,992,748	$2,989,121
Year 24	$1,026,265	$2,052,530	$3,078,795
Year 25	$1,057,053	$2,114,106	$3,171,159
Total	$18,958,817	$37,917,635	$56,876,452

Total taxable spending by these workers, estimated to be 30% of total salaries:

	Taxable Worker Spending
Year 1	$468,000
Year 2	$482,040
Year 3	$496,501
Year 4	$511,396
Year 5	$526,738
Year 6	$542,540
Year 7	$558,816
Year 8	$575,581
Year 9	$592,848
Year 10	$610,634
Year 11	$628,953
Year 12	$647,821
Year 13	$667,256
Year 14	$687,274
Year 15	$707,892
Year 16	$729,129
Year 17	$751,003
Year 18	$773,533
Year 19	$796,739
Year 20	$820,641
Year 21	$845,260
Year 22	$870,618
Year 23	$896,736
Year 24	$923,638
Year 25	$951,348

Percent of workers' total taxable spending in:

Jefferson County	66%

Sales tax rate:

Jefferson County	0.50%
In most cities in the county	1.50%

Workers spending subject to sales taxes in Jefferson County:

Year 1		$308,880
Year 2		$318,146
Year 3		$327,691
Year 4		$337,522
Year 5		$347,647
Year 6		$358,077
Year 7		$368,819
Year 8		$379,883
Year 9		$391,280
Year 10		$403,018
Year 11		$415,109
Year 12		$427,562
Year 13		$440,389
Year 14		$453,601
Year 15		$467,209
Year 16		$481,225
Year 17		$495,662
Year 18		$510,532
Year 19		$525,848
Year 20		$541,623
Year 21		$557,872
Year 22		$574,608
Year 23		$591,846
Year 24		$609,601
Year 25		$627,889
	Total	$11,261,538

Sales taxes that may be collected in Jefferson County and Cities in the County on workers' spending:

		Jefferson County	Cities in the County
Year 1		$1,544	$4,633
Year 2		$1,591	$4,772
Year 3		$1,638	$4,915
Year 4		$1,688	$5,063
Year 5		$1,738	$5,215
Year 6		$1,790	$5,371
Year 7		$1,844	$5,532
Year 8		$1,899	$5,698
Year 9		$1,956	$5,869
Year 10		$2,015	$6,045
Year 11		$2,076	$6,227
Year 12		$2,138	$6,413
Year 13		$2,202	$6,606
Year 14		$2,268	$6,804
Year 15		$2,336	$7,008
Year 16		$2,406	$7,218
Year 17		$2,478	$7,435
Year 18		$2,553	$7,658
Year 19		$2,629	$7,888
Year 20		$2,708	$8,124
Year 21		$2,789	$8,368
Year 22		$2,873	$8,619
Year 23		$2,959	$8,878
Year 24		$3,048	$9,144
Year 25		$3,139	$9,418
	Total	$56,308	$168,923

Estimated new homes that may be constructed and added to tax rolls in the county:

Number of new direct and indirect jobs to be created by the project's operations each year:

Year 1	40
Year 2	0
Year 3	0
Year 4	0

Percent of these workers that may live in Jefferson County 66%

Percent that may build new residential property or require that new residential property by built for them with earnings from their new job 15%

Number of new residential properties to be added to county tax rolls:

	Number of Direct and Indirect Workers Hired	Number of New Residential Units to be Built	Cumulative Number of New Residential Units
Year 1	40	4	4
Year 2	0	0	4
Year 3	0	0	4
Year 4	0	0	4
Total	40	4	

Average taxable value of new residential property $150,000

Average annual increase in the taxable value of residential properties on tax rolls 3%

Value of new residential property on county tax rolls:

Year 1	$594,000
Year 2	$611,820
Year 3	$630,175
Year 4	$649,080
Year 5	$668,552
Year 6	$688,609
Year 7	$709,267
Year 8	$730,545
Year 9	$752,461
Year 10	$775,035
Year 11	$798,286
Year 12	$822,235
Year 13	$846,902
Year 14	$872,309
Year 15	$898,478
Year 16	$925,433
Year 17	$953,196
Year 18	$981,791
Year 19	$1,011,245
Year 20	$1,041,583
Year 21	$1,072,830
Year 22	$1,105,015
Year 23	$1,138,165
Year 24	$1,172,310
Year 25	$1,207,480

Real property at the facility added to tax rolls with 2% annual decrease beginning in Year 3:

	Cumulative Value of Property Added In:					Cumulative
	Year 2	Year 3	Year 4	Year 5	Added Each Year	Real Property on Tax Rolls
Year 1					$0	$0
Year 2	$52,548,000				$52,548,000	$52,548,000
Year 3	$51,497,040	$117,893,700			$117,893,700	$169,390,740
Year 4	$50,446,080	$115,535,826	$31,059,000		$31,059,000	$197,040,906
Year 5	$49,395,120	$113,177,952	$30,437,820	$0	$0	$193,010,892
Year 6	$48,344,160	$110,820,078	$29,816,640	$0		$188,980,878
Year 7	$47,293,200	$108,462,204	$29,195,460	$0		$184,950,864
Year 8	$46,242,240	$106,104,330	$28,574,280	$0		$180,920,850
Year 9	$45,191,280	$103,746,456	$27,953,100	$0		$176,890,836
Year 10	$44,140,320	$101,388,582	$27,331,920	$0		$172,860,822
Year 11	$43,089,360	$99,030,708	$26,710,740	$0		$168,830,808
Year 12	$42,038,400	$96,672,834	$26,089,560	$0		$164,800,794
Year 13	$40,987,440	$94,314,960	$25,468,380	$0		$160,770,780
Year 14	$39,936,480	$91,957,086	$24,847,200	$0		$156,740,766
Year 15	$38,885,520	$89,599,212	$24,226,020	$0		$152,710,752
Year 16	$37,834,560	$87,241,338	$23,604,840	$0		$148,680,738
Year 17	$36,783,600	$84,883,464	$22,983,660	$0		$144,650,724
Year 18	$35,732,640	$82,525,590	$22,362,480	$0		$140,620,710
Year 19	$34,681,680	$80,167,716	$21,741,300	$0		$136,590,696
Year 20	$33,630,720	$77,809,842	$21,120,120	$0		$132,560,682
Year 21	$32,579,760	$75,451,968	$20,498,940	$0		$128,530,668
Year 22	$31,528,800	$73,094,094	$19,877,760	$0		$124,500,654
Year 23	$30,477,840	$70,736,220	$19,256,580	$0		$120,470,640
Year 24	$29,426,880	$68,378,346	$18,635,400	$0		$116,440,626
Year 25	$28,375,920	$66,020,472	$18,014,220	$0		$112,410,612

Business personal property including machinery and equipment and inventories at the facility added to tax rolls

Average annual increase in the value and volume of taxable inventories 2%

	Machinery and Equipment		Inventories		Business Personal Property
	Added Each Year	Value on Tax Rolls	Added Each Year	Value on Tax Rolls	on Tax Rolls
Year 1		$0			$0
Year 2		$0	$0	$0	$0
Year 3		$0	$0	$0	$0
Year 4		$0		$0	$0
Year 5		$0		$0	$0
Year 6		$0		$0	$0
Year 7		$0		$0	$0
Year 8		$0		$0	$0
Year 9		$0		$0	$0
Year 10		$0		$0	$0
Year 11		$0		$0	$0
Year 12		$0		$0	$0
Year 13		$0		$0	$0
Year 14		$0		$0	$0
Year 15		$0		$0	$0
Year 16		$0		$0	$0
Year 17		$0		$0	$0
Year 18		$0		$0	$0
Year 19		$0		$0	$0
Year 20		$0		$0	$0
Year 21		$0		$0	$0
Year 22		$0		$0	$0
Year 23		$0		$0	$0
Year 24		$0		$0	$0
Year 25		$0		$0	$0

Appendix C
Costs and Benefits for Jefferson County

During Construction of the Project

Taxable spending in the county by construction workers during construction and sales taxes that may be collected on this spending:

	Taxable Construction Worker Spending in the County	Sales Taxes to be Collected on this Construction Worker Spending
Year 1	$14,373,966	$71,870
Year 2	$32,248,611	$161,243
Year 3	$8,495,871	$42,479
Year 4	$0	$0
Total	$55,118,447	$275,592

During Operations of the Facility:

Taxable spending in the county by workers at the facility and sales taxes to be collected on this spending:

	Taxable Spending by Direct and Indirect Workers in the County	Sales Taxes to be Collected Direct and Indirect Worker Spending
Year 1	$308,880	$1,544
Year 2	$318,146	$1,591
Year 3	$327,691	$1,638
Year 4	$337,522	$1,688
Year 5	$347,647	$1,738
Year 6	$358,077	$1,790
Year 7	$368,819	$1,844
Year 8	$379,883	$1,899
Year 9	$391,280	$1,956
Year 10	$403,018	$2,015
Year 11	$415,109	$2,076
Year 12	$427,562	$2,138
Year 13	$440,389	$2,202
Year 14	$453,601	$2,268
Year 15	$467,209	$2,336
Year 16	$481,225	$2,406
Year 17	$495,662	$2,478
Year 18	$510,532	$2,553
Year 19	$525,848	$2,629
Year 20	$541,623	$2,708
Year 21	$557,872	$2,789
Year 22	$574,608	$2,873
Year 23	$591,846	$2,959
Year 24	$609,601	$3,048
Year 25	$627,889	$3,139
	$11,261,538	$56,308

Costs of services to workers at the facility and workers in spin-off jobs created in the county:

Number of new direct and indirect jobs to be created by the project's operations 40

Percent of workers who may live in Jefferson County	66%
Percent of total worker who may move to Jefferson County	20%
Number of new worker households in Jefferson County	8
Estimated annual costs for the county to provide services to a typical new worker household in the county	$300
Estimated annual costs for the county to provides services to the households of new direct and direct workers who move to the county	$2,400
Average annual increase in the county's annual cost of providing services	3%

Jefferson County's costs to provide services to the households of direct and indirect workers who move to the county:

Year 1	$2,400
Year 2	$2,472
Year 3	$2,546
Year 4	$2,623
Year 5	$2,701
Year 6	$2,782
Year 7	$2,866
Year 8	$2,952
Year 9	$3,040
Year 10	$3,131
Year 11	$3,225
Year 12	$3,322
Year 13	$3,422
Year 14	$3,524
Year 15	$3,630
Year 16	$3,739
Year 17	$3,851
Year 18	$3,967
Year 19	$4,086
Year 20	$4,208
Year 21	$4,335
Year 22	$4,465
Year 23	$4,599
Year 24	$4,737
Year 25	$4,879
Total	$82,630

Property taxes collected on new residential property:

	Taxable Value of New Residential Property on Local Tax Rolls	Property Taxes *($.365 per $100 of Valuation)*
Year 1	$594,000	$2,168
Year 2	$611,820	$2,233
Year 3	$630,175	$2,300
Year 4	$649,080	$2,369
Year 5	$668,552	$2,440
Year 6	$688,609	$2,513
Year 7	$709,267	$2,589
Year 8	$730,545	$2,666
Year 9	$752,461	$2,746
Year 10	$775,035	$2,829
Year 11	$798,286	$2,914
Year 12	$822,235	$3,001
Year 13	$846,902	$3,091
Year 14	$872,309	$3,184
Year 15	$898,478	$3,279
Year 16	$925,433	$3,378
Year 17	$953,196	$3,479
Year 18	$981,791	$3,584
Year 19	$1,011,245	$3,691
Year 20	$1,041,583	$3,802
Year 21	$1,072,830	$3,916
Year 22	$1,105,015	$4,033
Year 23	$1,138,165	$4,154
Year 24	$1,172,310	$4,279
Year 25	$1,207,480	$4,407
Total		$79,047

Taxable value and property taxes paid on the facility's real property:

	Value of the Facility's Real Property on Tax Rolls	County Taxes *($.365 per $100 of Valuation)*
Year 1	$0	$0
Year 2	$52,548,000	$191,800
Year 3	$169,390,740	$618,276
Year 4	$197,040,906	$719,199
Year 5	$193,010,892	$704,490
Year 6	$188,980,878	$689,780
Year 7	$184,950,864	$675,071
Year 8	$180,920,850	$660,361
Year 9	$176,890,836	$645,652
Year 10	$172,860,822	$630,942
Year 11	$168,830,808	$616,232
Year 12	$164,800,794	$601,523
Year 13	$160,770,780	$586,813
Year 14	$156,740,766	$572,104
Year 15	$152,710,752	$557,394
Year 16	$148,680,738	$542,685
Year 17	$144,650,724	$527,975
Year 18	$140,620,710	$513,266
Year 19	$136,590,696	$498,556
Year 20	$132,560,682	$483,846
Year 21	$128,530,668	$469,137
Year 22	$124,500,654	$454,427
Year 23	$120,470,640	$439,718
Year 24	$116,440,626	$425,008
Year 25	$112,410,612	$410,299
Total		$13,234,555

Estimated property taxes to be abated:

	Taxes Abated on Value of Property Added In:				Abatement Percentage Beginning in First Year Placed on Tax Rolls	Total Taxes to be Abated
	Year 2	Year 3	Year 4	Year 5		
Year 1						$0
Year 2	$172,620				90%	$172,620
Year 3	$169,168	$387,281			90%	$556,449
Year 4	$165,715	$379,535	$102,029		90%	$647,279
Year 5	$162,263	$371,790	$99,988	$0	90%	$634,041
Year 6	$158,811	$364,044	$97,948	$0	90%	$620,802
Year 7	$155,358	$356,298	$95,907	$0	90%	$607,564
Year 8	$151,906	$348,553	$93,867	$0	90%	$594,325
Year 9	$148,453	$340,807	$91,826	$0	90%	$581,086
Year 10	$145,001	$333,061	$89,785	$0	90%	$567,848
Year 11	$141,549	$325,316	$87,745	$0	90%	$554,609
Year 12	$0	$317,570	$85,704	$0		$403,274
Year 13	$0	$0	$83,664	$0		$83,664
Year 14	$0	$0	$0	$0		$0
Year 15	$0	$0	$0	$0		$0
Year 16	$0	$0	$0	$0		$0
Year 17	$0	$0	$0	$0		$0
Year 18	$0	$0	$0	$0		$0
Year 19	$0	$0	$0	$0		$0
Year 20	$0	$0	$0	$0		$0
Year 21	$0	$0	$0	$0		$0
Year 22	$0	$0	$0	$0		$0
Year 23	$0	$0	$0	$0		$0
Year 24	$0	$0	$0	$0		$0
Year 25	$0	$0	$0	$0		$0
Total taxes to be abated						$6,023,561

Property taxes paid on the firm's real property after abatement:

	Taxes Levied	Taxes Abated	Tax Collections After Abatement
Year 1	$0	$0	$0
Year 2	$191,800	$172,620	$19,180
Year 3	$618,276	$556,449	$61,828
Year 4	$719,199	$647,279	$71,920
Year 5	$704,490	$634,041	$70,449
Year 6	$689,780	$620,802	$68,978
Year 7	$675,071	$607,564	$67,507
Year 8	$660,361	$594,325	$66,036
Year 9	$645,652	$581,086	$64,565
Year 10	$630,942	$567,848	$63,094
Year 11	$616,232	$554,609	$61,623
Year 12	$601,523	$403,274	$198,248
Year 13	$586,813	$83,664	$503,150
Year 14	$572,104	$0	$572,104
Year 15	$557,394	$0	$557,394
Year 16	$542,685	$0	$542,685
Year 17	$527,975	$0	$527,975
Year 18	$513,266	$0	$513,266
Year 19	$498,556	$0	$498,556
Year 20	$483,846	$0	$483,846
Year 21	$469,137	$0	$469,137
Year 22	$454,427	$0	$454,427
Year 23	$439,718	$0	$439,718
Year 24	$425,008	$0	$425,008
Year 25	$410,299	$0	$410,299
Total	$13,234,555	$6,023,561	$7,210,994

Taxable value and property taxes paid on personal property at the facility including inventories:

	Machinery and Equipment	Taxable Inventories	Total Taxable Personal Property	County Taxes $.365 per $100 *of Valuation)*
Year 1	$0	$0	$0	$0
Year 2	$0	$0	$0	$0
Year 3	$0	$0	$0	$0
Year 4	$0	$0	$0	$0
Year 5	$0	$0	$0	$0
Year 6	$0	$0	$0	$0
Year 7	$0	$0	$0	$0
Year 8	$0	$0	$0	$0
Year 9	$0	$0	$0	$0
Year 10	$0	$0	$0	$0
Year 11	$0	$0	$0	$0
Year 12	$0	$0	$0	$0
Year 13	$0	$0	$0	$0
Year 14	$0	$0	$0	$0
Year 15	$0	$0	$0	$0
Year 16	$0	$0	$0	$0
Year 17	$0	$0	$0	$0
Year 18	$0	$0	$0	$0
Year 19	$0	$0	$0	$0
Year 20	$0	$0	$0	$0
Year 21	$0	$0	$0	$0
Year 22	$0	$0	$0	$0
Year 23	$0	$0	$0	$0
Year 24	$0	$0	$0	$0
Year 25	$0	$0	$0	$0
Total				$0

Summary of property taxes to be paid to the county on residential property and the firm's property, after any abatement on the facility's real property:

	New Residential Property	Paid by the Facility: Business Personal Property	Paid by the Facility: Real Property After Abatement	Paid by the Facility: Total Tax Collections from the Facility	Total County Property Taxes
Year 1	$2,168	$0	$0	$0	$2,168
Year 2	$2,233	$0	$19,180	$19,180	$21,413
Year 3	$2,300	$0	$61,828	$61,828	$64,128
Year 4	$2,369	$0	$71,920	$71,920	$74,289
Year 5	$2,440	$0	$70,449	$70,449	$72,889
Year 6	$2,513	$0	$68,978	$68,978	$71,491
Year 7	$2,589	$0	$67,507	$67,507	$70,096
Year 8	$2,666	$0	$66,036	$66,036	$68,703
Year 9	$2,746	$0	$64,565	$64,565	$67,312
Year 10	$2,829	$0	$63,094	$63,094	$65,923
Year 11	$2,914	$0	$61,623	$61,623	$64,537
Year 12	$3,001	$0	$198,248	$198,248	$201,250
Year 13	$3,091	$0	$503,150	$503,150	$506,241
Year 14	$3,184	$0	$572,104	$572,104	$575,288
Year 15	$3,279	$0	$557,394	$557,394	$560,674
Year 16	$3,378	$0	$542,685	$542,685	$546,063
Year 17	$3,479	$0	$527,975	$527,975	$531,454
Year 18	$3,584	$0	$513,266	$513,266	$516,849
Year 19	$3,691	$0	$498,556	$498,556	$502,247
Year 20	$3,802	$0	$483,846	$483,846	$487,648
Year 21	$3,916	$0	$469,137	$469,137	$473,053
Year 22	$4,033	$0	$454,427	$454,427	$458,461
Year 23	$4,154	$0	$439,718	$439,718	$443,872
Year 24	$4,279	$0	$425,008	$425,008	$429,287
Year 25	$4,407	$0	$410,299	$410,299	$414,706
Total	$79,047	$0	$7,210,994	$7,210,994	$7,290,041

Appendix D
Additional Revenues for the City of Port Arthur

Payments in lieu of taxes to be paid to the City of Port Arthur

(Although the facility will located outside of the City of Port Arthur corporate limits, it is in their ETJ and the facility may make payments in lieu of taxes to the city for ten years under an industrial district agreement.

Payments in lieu of taxes percentage:	
Year 1	80%
Year 2	80%
Year 3	80%
Year 4	80%
Year 5	80%
Year 6-10	80%

	The Facility's Property On Tax Rolls			City Taxes (*$.792 per $100 of Valuation)*	Payments in Lieu of Taxes to the City
	Real Property	Business Personal Property	Total		
Year 1	$0	$0	$0	$0	$0
Year 2	$52,548,000	$0	$52,548,000	$416,180	$332,944
Year 3	$169,390,740	$0	$169,390,740	$1,341,575	$1,073,260
Year 4	$197,040,906	$0	$197,040,906	$1,560,564	$1,248,451
Year 5	$193,010,892	$0	$193,010,892	$1,528,646	$1,222,917
Year 6	$188,980,878	$0	$188,980,878	$1,496,729	$1,197,383
Year 7	$184,950,864	$0	$184,950,864	$1,464,811	$1,171,849
Year 8	$180,920,850	$0	$180,920,850	$1,432,893	$1,146,315
Year 9	$176,890,836	$0	$176,890,836	$1,400,975	$1,120,780
Year 10	$172,860,822	$0	$172,860,822	$1,369,058	$1,095,246
Year 11	$168,830,808	$0	$168,830,808	$1,337,140	$1,069,712
Year 12	$164,800,794	$0	$164,800,794	$1,305,222	$0
Year 13	$160,770,780	$0	$160,770,780	$1,273,305	$0
Year 14	$156,740,766	$0	$156,740,766	$1,241,387	$0
Year 15	$152,710,752	$0	$152,710,752	$1,209,469	$0
Year 16	$148,680,738	$0	$148,680,738	$1,177,551	$0
Year 17	$144,650,724	$0	$144,650,724	$1,145,634	$0
Year 18	$140,620,710	$0	$140,620,710	$1,113,716	$0
Year 19	$136,590,696	$0	$136,590,696	$1,081,798	$0
Year 20	$132,560,682	$0	$132,560,682	$1,049,881	$0
Year 21	$128,530,668	$0	$128,530,668	$1,017,963	$0
Year 22	$124,500,654	$0	$124,500,654	$986,045	$0
Year 23	$120,470,640	$0	$120,470,640	$954,127	$0
Year 24	$116,440,626	$0	$116,440,626	$922,210	$0
Year 25	$112,410,612	$0	$112,410,612	$890,292	$0
Total					$10,678,857

Property taxes that may be collected on new residential property built in the city by some direct and indirect workers who move to the are:

	Value of New Residential Property to Be Built in the County	Value of Residential Property to be Built in the City of Port Arthur *(About 35% of) Total Value)*	City Taxes *($.792 per $100 of Valuation)*
Year 1	$594,000	$207,900	$1,647
Year 2	$611,820	$214,137	$1,696
Year 3	$630,175	$220,561	$1,747
Year 4	$649,080	$227,178	$1,799
Year 5	$668,552	$233,993	$1,853
Year 6	$688,609	$241,013	$1,909
Year 7	$709,267	$248,243	$1,966
Year 8	$730,545	$255,691	$2,025
Year 9	$752,461	$263,361	$2,086
Year 10	$775,035	$271,262	$2,148
Year 11	$798,286	$279,400	$2,213
Year 12	$822,235	$287,782	$2,279
Year 13	$846,902	$296,416	$2,348
Year 14	$872,309	$305,308	$2,418
Year 15	$898,478	$314,467	$2,491
Year 16	$925,433	$323,901	$2,565
Year 17	$953,196	$333,618	$2,642
Year 18	$981,791	$343,627	$2,722
Year 19	$1,011,245	$353,936	$2,803
Year 20	$1,041,583	$364,554	$2,887
Year 21	$1,072,830	$375,491	$2,974
Year 22	$1,105,015	$386,755	$3,063
Year 23	$1,138,165	$398,358	$3,155
Year 24	$1,172,310	$410,309	$3,250
Year 25	$1,207,480	$422,618	$3,347
Total		$7,579,881	$60,033

Sales taxes that will be collected from workers' spending during construction to expand the plant and after the facility begins operations:

	Total Construction Worker Taxable Spending in the County	Total Taxable Spending by Direct and Indirect Workers in the County Once the Facility Begins Operations	Total Taxable Spending by Workers in Jefferson County	Total Taxable Spending by Workers in Port Arthur *(About 35% of Total)*	City of Port Arthur Sales Tax Collections on Workers' Spending *(1.5% of Taxable Spending)*
Year 1	$14,373,966	$308,880	$14,682,846	$5,138,996	$77,085
Year 2	$32,248,611	$318,146	$32,566,757	$11,398,365	$170,975
Year 3	$8,495,871	$327,691	$8,823,561	$3,088,246	$46,324
Year 4	$0	$337,522	$337,522	$118,133	$1,772
Year 5		$347,647	$347,647	$121,677	$1,825
Year 6		$358,077	$358,077	$125,327	$1,880
Year 7		$368,819	$368,819	$129,087	$1,936
Year 8		$379,883	$379,883	$132,959	$1,994
Year 9		$391,280	$391,280	$136,948	$2,054
Year 10		$403,018	$403,018	$141,056	$2,116
Year 11		$415,109	$415,109	$145,288	$2,179
Year 12		$427,562	$427,562	$149,647	$2,245
Year 13		$440,389	$440,389	$154,136	$2,312
Year 14		$453,601	$453,601	$158,760	$2,381
Year 15		$467,209	$467,209	$163,523	$2,453
Year 16		$481,225	$481,225	$168,429	$2,526
Year 17		$495,662	$495,662	$173,482	$2,602
Year 18		$510,532	$510,532	$178,686	$2,680
Year 19		$525,848	$525,848	$184,047	$2,761
Year 20		$541,623	$541,623	$189,568	$2,844
Year 21		$557,872	$557,872	$195,255	$2,929
Year 22		$574,608	$574,608	$201,113	$3,017
Year 23		$591,846	$591,846	$207,146	$3,107
Year 24		$609,601	$609,601	$213,360	$3,200
Year 25		$627,889	$627,889	$219,761	$3,296
Total		$11,261,538	$66,379,985	$23,232,995	$348,495

Total revenues for the City of Port Arthur over the first 25 years of the project:

	Payments in Lieu of Taxes	Property Taxes on New Residential Property	Sales Taxes Collected on Workers' Spending	Total Revenues
Year 1	$0	$1,647	$77,085	$78,732
Year 2	$332,944	$1,696	$170,975	$505,616
Year 3	$1,073,260	$1,747	$46,324	$1,121,330
Year 4	$1,248,451	$1,799	$1,772	$1,252,022
Year 5	$1,222,917	$1,853	$1,825	$1,226,595
Year 6	$1,197,383	$1,909	$1,880	$1,201,172
Year 7	$1,171,849	$1,966	$1,936	$1,175,751
Year 8	$1,146,315	$2,025	$1,994	$1,150,334
Year 9	$1,120,780	$2,086	$2,054	$1,124,920
Year 10	$1,095,246	$2,148	$2,116	$1,099,510
Year 11	$1,069,712	$2,213	$2,179	$1,074,104
Year 12	$0	$2,279	$2,245	$4,524
Year 13	$0	$2,348	$2,312	$4,660
Year 14	$0	$2,418	$2,381	$4,799
Year 15	$0	$2,491	$2,453	$4,943
Year 16	$0	$2,565	$2,526	$5,092
Year 17	$0	$2,642	$2,602	$5,244
Year 18	$0	$2,722	$2,680	$5,402
Year 19	$0	$2,803	$2,761	$5,564
Year 20	$0	$2,887	$2,844	$5,731
Year 21	$0	$2,974	$2,929	$5,903
Year 22	$0	$3,063	$3,017	$6,080
Year 23	$0	$3,155	$3,107	$6,262
Year 24	$0	$3,250	$3,200	$6,450
Year 25	$0	$3,347	$3,296	$6,644
Total	$10,678,857	$60,033	$348,495	$11,087,384

Costs of services to new workers at the facility and workers in spin-off jobs created in the county who may move to the City:

Number of new direct and indirect jobs to be created by the project's operations	40
Percent of workers who may live in Jefferson County	66%
Percent of total worker who may move to Jefferson County	20%

Number of new worker households in Jefferson County	8
Estimated percent of these workers who will move to the City of Port Arthur	35%
Number of workers who may move to the City of Port Arthur	3
Estimated annual costs for the city to provide services to a typical new worker household in the city	$400
Estimated annual costs for the city to provides services to the households of new direct and direct workers who move to the city	$3,200
Average annual increase in the city's annual cost of providing services	3%

City of Port Arthur's costs to provide services to the households of direct and indirect workers who move to the city:

Year 1	$3,200
Year 2	$3,296
Year 3	$3,395
Year 4	$3,497
Year 5	$3,602
Year 6	$3,710
Year 7	$3,821
Year 8	$3,936
Year 9	$4,054
Year 10	$4,175
Year 11	$4,301
Year 12	$4,430
Year 13	$4,562
Year 14	$4,699
Year 15	$4,840
Year 16	$4,985
Year 17	$5,135
Year 18	$5,289
Year 19	$5,448
Year 20	$5,611
Year 21	$5,780
Year 22	$5,953
Year 23	$6,132
Year 24	$6,315
Year 25	$6,505
Total	$110,174

Appendix E
Revenues for Port Arthur ISD

Property tax collections on business personal property:

	Taxable Value of Business Personal Property			School
	Machinery and Equipment	Taxable Inventories	Total Taxable Personal Property	District Taxes \$1.37 per \$100 of Valuation)
Year 1	\$0	\$0	\$0	\$0
Year 2	\$0	\$0	\$0	\$0
Year 3	\$0	\$0	\$0	\$0
Year 4	\$0	\$0	\$0	\$0
Year 5	\$0	\$0	\$0	\$0
Year 6	\$0	\$0	\$0	\$0
Year 7	\$0	\$0	\$0	\$0
Year 8	\$0	\$0	\$0	\$0
Year 9	\$0	\$0	\$0	\$0
Year 10	\$0	\$0	\$0	\$0
Year 11	\$0	\$0	\$0	\$0
Year 12	\$0	\$0	\$0	\$0
Year 13	\$0	\$0	\$0	\$0
Year 14	\$0	\$0	\$0	\$0
Year 15	\$0	\$0	\$0	\$0
Year 16	\$0	\$0	\$0	\$0
Year 17	\$0	\$0	\$0	\$0
Year 18	\$0	\$0	\$0	\$0
Year 19	\$0	\$0	\$0	\$0
Year 20	\$0	\$0	\$0	\$0
Year 21	\$0	\$0	\$0	\$0
Year 22	\$0	\$0	\$0	\$0
Year 23	\$0	\$0	\$0	\$0
Year 24	\$0	\$0	\$0	\$0
Year 25	\$0	\$0	\$0	\$0
Total				\$0

Possible School District Tax Abatement Under Texas Tax Code Chapter 313

Port Arthur ISD may be asked for tax abatement or credits for the facility under the Texas Economic Development Act. This abatement will begin when the facility is fully placed on school district tax rolls.

In 2001, the 77th Texas Legislature enacted House Bill 1200 creating Tax Code Chapter 313, Texas Economic Development Act. This Act allows school districts to attract new taxable property by offering a tax credit and an eight-year limitation on the appraised value of a property for the maintenance and operations portion of the school district property tax. The most recent adopted rules by the Texas Comptroller of Public Accounts and forms for Chapter 313 were published in Texas Register June 18, 2010.

Qualification under the Act in Port Arthur ISD would require the firm have an estimated minimum qualified investment of $30 million. The firm's plans to invest $231 million in the facility -- more than the minimum qualified investment.

The tax limitation applies to property used in connection with manufacturing, research and development, and renewable energy electric generation. The company's property qualifies for the tax limit since the firm produces methanol.

The Act provides for a tax credit and appraised value limitation.

Tax Credit:

For the first two years after the finalization of an agreement, the company will pay school property tax on its full-appraised value.

However, the company may receive a credit for the property taxes paid on the portion of value exceeding the investment limitation in the first two years. The credit would be granted by the school district in seven annual installments beginning in the year following the approval of the application by the school district or in the fourth year. The credit for any year could not exceed 50% of the year's property taxes imposed on the qualified property.

Appraised Value Limitation:

In addition, beginning in the third year, and for a total of seven years, the appraised value of the property for maintenance and operations property taxes will be capped at the lower of the investment limitation, as determined by the total property wealth of the school district, or its market value.

Based on the requirements of Chapter 313, Port Arthur ISD will collect taxes from the firm during the first two years but the firm will receive a credit for these taxes collected on the firm's investment value exceeding $30 million.

Calculation of tax credit:

During the first two years of the qualifying period, the firm will pay the following property taxes to the school district that will be subject to tax credit:

	Estimated Assessed Market Value of the Facility	Total Appraised Value of Qualified Property	Property Taxes *($1.37 per $100 of Valuation)*
Year 1	$0	$0	$0
Year 2	$52,548,000	$52,548,000	$719,908
Year 3	$169,390,740	$169,390,740	$2,320,653
Year 4	$197,040,906		
Year 5	$193,010,892		
Year 6	$188,980,878		
Year 7	$184,950,864		
Year 8	$180,920,850		
Year 9	$176,890,836		
Year 10	$172,860,822		
Year 11	$168,830,808		

Credit for taxes paid on the appraised value of qualified property exceeding $30 million not to exceed 50% of the total amount of school property taxes imposed on the qualified property in the tax year:

	Property Taxes Paid on Qualified Property *($1.37 per $100 of Valuation)*	Possible Tax Credits	Amount of Tax On $30 Million Appraised Value Limitation *($1.37 per $100 of Valuation)*	Maximum Eligible Credit (Not to Exceed 50% Taxes on Eligible Property)	Tax Credit Taken
	$0				
1	$719,908				
2	$2,320,653				
3			$411,000	$205,500	$205,500
4		$434,366	$411,000	$205,500	$205,500
5		$434,366	$411,000	$205,500	$205,500
6		$434,366	$411,000	$205,500	$205,500
7		$434,366	$411,000	$205,500	$205,500
8		$434,366	$411,000	$205,500	$205,500
9		$434,366	$411,000	$205,500	$205,500
10		$434,366	$411,000	$205,500	$205,500
Total	$3,040,561	$3,040,561	$3,288,000	$1,644,000	$1,644,000

Calculation of property taxes based on appraised value limitation:

In years 3 through 10, the value of property subject to the portion of the school district's property taxes for maintenance and operations ($1.04 per $100 of valuation), will be on only $30 million. Therefore, the school district will collect the following taxes and the following taxes will not be collected on the firm's qualified property over and above property valued at $30 million:

	M&O Property Taxes Paid on $30 Million *($1.04 per $100 of Valuation)*	Total Qualified Property	I&S Property Taxes on Total Qualified Property *($.27 per $100 of Valuation)*	Total Taxes to be Paid on Qualified Property
		$0		
1		$52,548,000		
2		$169,390,740		
3	$312,000	$197,040,906	$532,010	$844,010
4	$312,000	$193,010,892	$521,129	$833,129
5	$312,000	$188,980,878	$510,248	$822,248
6	$312,000	$184,950,864	$499,367	$811,367
7	$312,000	$180,920,850	$488,486	$800,486
8	$312,000	$176,890,836	$477,605	$789,605
9	$312,000	$172,860,822	$466,724	$778,724
10	$312,000	$168,830,808	$455,843	$767,843
Total	$2,496,000		$3,951,415	$5,679,571

Property tax payments to the school district over the first 25 years on qualified real property improvements:

	Full Taxes in the First Two Years	Less Tax Credits	M&O Taxes on $30 Million in Qualified Property	I&S Taxes on $30 Million in Qualified Property	Value of the Property on Tax Rolls	Property Taxes on All Property After 10 Years
Year 1	$0					$0
Year 2	$719,908					$719,908
Year 3	$2,320,653					$2,320,653
Year 4		($205,500)	$312,000	$532,010		$638,510
Year 5		($205,500)	$312,000	$521,129		$627,629
Year 6		($205,500)	$312,000	$510,248		$616,748
Year 7		($205,500)	$312,000	$499,367		$605,867
Year 8		($205,500)	$312,000	$488,486		$594,986
Year 9		($205,500)	$312,000	$477,605		$584,105
Year 10		($205,500)	$312,000	$466,724		$573,224
Year 11		($205,500)	$312,000	$455,843		$562,343
Year 12					$164,800,794	$2,668,125
Year 13					$160,770,780	$2,602,879
Year 14					$156,740,766	$2,537,633
Year 15					$152,710,752	$2,472,387
Year 16					$148,680,738	$2,407,141
Year 17					$144,650,724	$2,341,895
Year 18					$140,620,710	$2,276,649
Year 19					$136,590,696	$2,211,403
Year 20					$132,560,682	$2,146,157
Year 21					$128,530,668	$2,080,912
Year 22					$124,500,654	$2,015,666
Year 23					$120,470,640	$1,950,420
Year 24					$116,440,626	$1,885,174
Year 25					$112,410,612	$1,819,928

Summary of property taxes to be paid by the facility to the school district after credits and appraised value limitations on real property improvements and on business personal property:

	Property Taxes on Business Personal Property	Real Property Improvements: Property Taxes Paid	Real Property Improvements: Tax Credit Settle -Up in Year 11	Real Property Improvements: Net Taxes Paid	Total Taxes Paid by the Firm
Year 1	$0	$0		$0	$0
Year 2	$0	$719,908		$719,908	$719,908
Year 3	$0	$2,320,653		$2,320,653	$2,320,653
Year 4	$0	$638,510		$638,510	$638,510
Year 5	$0	$627,629		$627,629	$627,629
Year 6	$0	$616,748		$616,748	$616,748
Year 7	$0	$605,867		$605,867	$605,867
Year 8	$0	$594,986		$594,986	$594,986
Year 9	$0	$584,105		$584,105	$584,105
Year 10	$0	$573,224		$573,224	$573,224
Year 11	$0	$562,343		$562,343	$562,343
Year 12	$0	$2,668,125	$1,396,561	$1,271,564	$1,271,564
Year 13	$0	$2,602,879		$2,602,879	$2,602,879
Year 14	$0	$2,537,633		$2,537,633	$2,537,633
Year 15	$0	$2,472,387		$2,472,387	$2,472,387
Year 16	$0	$2,407,141		$2,407,141	$2,407,141
Year 17	$0	$2,341,895		$2,341,895	$2,341,895
Year 18	$0	$2,276,649		$2,276,649	$2,276,649
Year 19	$0	$2,211,403		$2,211,403	$2,211,403
Year 20	$0	$2,146,157		$2,146,157	$2,146,157
Year 21	$0	$2,080,912		$2,080,912	$2,080,912
Year 22	$0	$2,015,666		$2,015,666	$2,015,666
Year 23	$0	$1,950,420		$1,950,420	$1,950,420
Year 24	$0	$1,885,174		$1,885,174	$1,885,174
Year 25	$0	$1,819,928		$1,819,928	$1,819,928
Total	$0	$39,260,344	$1,396,561	$37,863,783	$37,863,783

Property taxes that may be collected on new residential property built in the city by some direct and indirect workers:

	Value of New Residential Property to Be Built in the District	Value of Residential Property to be Built in Port Arthur ISD *(About 35% of) Total Value)*	School District Taxes *($1.37 per $100 of Valuation)*
Year 1	$594,000	$207,900	$2,848
Year 2	$611,820	$214,137	$2,934
Year 3	$630,175	$220,561	$3,022
Year 4	$649,080	$227,178	$3,112
Year 5	$668,552	$233,993	$3,206
Year 6	$688,609	$241,013	$3,302
Year 7	$709,267	$248,243	$3,401
Year 8	$730,545	$255,691	$3,503
Year 9	$752,461	$263,361	$3,608
Year 10	$775,035	$271,262	$3,716
Year 11	$798,286	$279,400	$3,828
Year 12	$822,235	$287,782	$3,943
Year 13	$846,902	$296,416	$4,061
Year 14	$872,309	$305,308	$4,183
Year 15	$898,478	$314,467	$4,308
Year 16	$925,433	$323,901	$4,437
Year 17	$953,196	$333,618	$4,571
Year 18	$981,791	$343,627	$4,708
Year 19	$1,011,245	$353,936	$4,849
Year 20	$1,041,583	$364,554	$4,994
Year 21	$1,072,830	$375,491	$5,144
Year 22	$1,105,015	$386,755	$5,299
Year 23	$1,138,165	$398,358	$5,458
Year 24	$1,172,310	$410,309	$5,621
Year 25	$1,207,480	$422,618	$5,790
Total		$7,579,881	$103,844

Total property taxes to be collected by the school district from the facility and on new residential property to be built in the district for some direct and indirect workers:

	Property to be Collected		
	From the Facility	On New Residential Property	Total Collections
Year 1	$0	$2,848	$2,848
Year 2	$719,908	$2,934	$722,841
Year 3	$2,320,653	$3,022	$2,323,675
Year 4	$638,510	$3,112	$641,623
Year 5	$627,629	$3,206	$630,835
Year 6	$616,748	$3,302	$620,050
Year 7	$605,867	$3,401	$609,268
Year 8	$594,986	$3,503	$598,489
Year 9	$584,105	$3,608	$587,713
Year 10	$573,224	$3,716	$576,941
Year 11	$562,343	$3,828	$566,171
Year 12	$1,271,564	$3,943	$1,275,507
Year 13	$2,602,879	$4,061	$2,606,940
Year 14	$2,537,633	$4,183	$2,541,816
Year 15	$2,472,387	$4,308	$2,476,695
Year 16	$2,407,141	$4,437	$2,411,579
Year 17	$2,341,895	$4,571	$2,346,466
Year 18	$2,276,649	$4,708	$2,281,357
Year 19	$2,211,403	$4,849	$2,216,252
Year 20	$2,146,157	$4,994	$2,151,152
Year 21	$2,080,912	$5,144	$2,086,056
Year 22	$2,015,666	$5,299	$2,020,964
Year 23	$1,950,420	$5,458	$1,955,877
Year 24	$1,885,174	$5,621	$1,890,795
Year 25	$1,819,928	$5,790	$1,825,718
Total	$37,863,783	$103,844	$37,967,628

Appendix F
Revenues for the Port of Port Arthur

Property tax collections on business personal property:

	Taxable Value of Business Personal Property			
	Machinery and Equipment	Taxable Inventories	Total Taxable Personal Property	Total Taxes $.128 per $100 *of Valuation)*
Year 1	$0	$0	$0	$0
Year 2	$0	$0	$0	$0
Year 3	$0	$0	$0	$0
Year 4	$0	$0	$0	$0
Year 5	$0	$0	$0	$0
Year 6	$0	$0	$0	$0
Year 7	$0	$0	$0	$0
Year 8	$0	$0	$0	$0
Year 9	$0	$0	$0	$0
Year 10	$0	$0	$0	$0
Year 11	$0	$0	$0	$0
Year 12	$0	$0	$0	$0
Year 13	$0	$0	$0	$0
Year 14	$0	$0	$0	$0
Year 15	$0	$0	$0	$0
Year 16	$0	$0	$0	$0
Year 17	$0	$0	$0	$0
Year 18	$0	$0	$0	$0
Year 19	$0	$0	$0	$0
Year 20	$0	$0	$0	$0
Year 21	$0	$0	$0	$0
Year 22	$0	$0	$0	$0
Year 23	$0	$0	$0	$0
Year 24	$0	$0	$0	$0
Year 25	$0	$0	$0	$0
Total				$0

Taxable value and property taxes paid on the facility's real property:

	Value of the Facility's Real Property	Port Taxes *($.128 per $100 of Valuation)*
Year 1	$0	$0
Year 2	$52,548,000	$67,340
Year 3	$169,390,740	$217,074
Year 4	$197,040,906	$252,508
Year 5	$193,010,892	$247,343
Year 6	$188,980,878	$242,179
Year 7	$184,950,864	$237,015
Year 8	$180,920,850	$231,850
Year 9	$176,890,836	$226,686
Year 10	$172,860,822	$221,521
Year 11	$168,830,808	$216,357
Year 12	$164,800,794	$211,192
Year 13	$160,770,780	$206,028
Year 14	$156,740,766	$200,863
Year 15	$152,710,752	$195,699
Year 16	$148,680,738	$190,534
Year 17	$144,650,724	$185,370
Year 18	$140,620,710	$180,205
Year 19	$136,590,696	$175,041
Year 20	$132,560,682	$169,877
Year 21	$128,530,668	$164,712
Year 22	$124,500,654	$159,548
Year 23	$120,470,640	$154,383
Year 24	$116,440,626	$149,219
Year 25	$112,410,612	$144,054
Total		$4,646,598

Estimated property taxes to be abated:

	Taxes Abated on Value of Property Added In:				Abatement Percentage Beginning in First Year Placed on Tax Rolls	Total Taxes to be Abated
	Year 2	Year 3	Year 4	Year 5		
Year 1					90%	$0
Year 2	$60,606				90%	$60,606
Year 3	$59,394	$135,973			90%	$195,367
Year 4	$58,182	$133,253	$35,822		90%	$227,257
Year 5	$56,970	$130,534	$35,105	$0	90%	$222,609
Year 6	$55,758	$127,814	$34,389	$0	90%	$217,961
Year 7	$54,546	$125,095	$33,673	$0	90%	$213,313
Year 8	$53,333	$122,375	$32,956	$0	90%	$208,665
Year 9	$52,121	$119,656	$32,240	$0	90%	$204,017
Year 10	$50,909	$116,937	$31,523	$0	90%	$199,369
Year 11	$49,697	$114,217	$30,807	$0		$194,721
Year 12	$0	$111,498	$30,090	$0		$141,588
Year 13	$0	$0	$29,374	$0		$29,374
Year 14	$0	$0	$0	$0		$0
Year 15	$0	$0	$0	$0		$0
Year 16	$0	$0	$0	$0		$0
Year 17	$0	$0	$0	$0		$0
Year 18	$0	$0	$0	$0		$0
Year 19	$0	$0	$0	$0		$0
Year 20	$0	$0	$0	$0		$0
Year 21	$0	$0	$0	$0		$0
Year 22	$0	$0	$0	$0		$0
Year 23	$0	$0	$0	$0		$0
Year 24	$0	$0	$0	$0		$0
Year 25	$0	$0	$0	$0		$0
Total taxes to be abated						$2,114,848

Property taxes paid on the firm's real property after abatement:

	Taxes Levied	Taxes Abated	Tax Collections After Abatement
Year 1	$0	$0	$0
Year 2	$67,340	$60,606	$6,734
Year 3	$217,074	$195,367	$21,707
Year 4	$252,508	$227,257	$25,251
Year 5	$247,343	$222,609	$24,734
Year 6	$242,179	$217,961	$24,218
Year 7	$237,015	$213,313	$23,701
Year 8	$231,850	$208,665	$23,185
Year 9	$226,686	$204,017	$22,669
Year 10	$221,521	$199,369	$22,152
Year 11	$216,357	$194,721	$21,636
Year 12	$211,192	$141,588	$69,604
Year 13	$206,028	$29,374	$176,654
Year 14	$200,863	$0	$200,863
Year 15	$195,699	$0	$195,699
Year 16	$190,534	$0	$190,534
Year 17	$185,370	$0	$185,370
Year 18	$180,205	$0	$180,205
Year 19	$175,041	$0	$175,041
Year 20	$169,877	$0	$169,877
Year 21	$164,712	$0	$164,712
Year 22	$159,548	$0	$159,548
Year 23	$154,383	$0	$154,383
Year 24	$149,219	$0	$149,219
Year 25	$144,054	$0	$144,054
Total	$4,646,598	$2,114,848	$2,531,750

Summary of property taxes to be paid to the port on business personal property and on real property improvements, after abatement on the facility's real property:

	On Facility's Business Personal Property	On Facility's Real Property	Total Port Property Taxes
Year 1	$0	$0	$0
Year 2	$0	$6,734	$6,734
Year 3	$0	$21,707	$21,707
Year 4	$0	$25,251	$25,251
Year 5	$0	$24,734	$24,734
Year 6	$0	$24,218	$24,218
Year 7	$0	$23,701	$23,701
Year 8	$0	$23,185	$23,185
Year 9	$0	$22,669	$22,669
Year 10	$0	$22,152	$22,152
Year 11	$0	$21,636	$21,636
Year 12	$0	$69,604	$69,604
Year 13	$0	$176,654	$176,654
Year 14	$0	$200,863	$200,863
Year 15	$0	$195,699	$195,699
Year 16	$0	$190,534	$190,534
Year 17	$0	$185,370	$185,370
Year 18	$0	$180,205	$180,205
Year 19	$0	$175,041	$175,041
Year 20	$0	$169,877	$169,877
Year 21	$0	$164,712	$164,712
Year 22	$0	$159,548	$159,548
Year 23	$0	$154,383	$154,383
Year 24	$0	$149,219	$149,219
Year 25	$0	$144,054	$144,054
Total		$2,531,750	$2,531,750

Appendix G
Revenues for Sabine - Neches Navigation District

Property tax collections on business personal property:

	Taxable Value of Business Personal Property			
	Machinery and Equipment	Taxable Inventories	Total Taxable Personal Property	Total Taxes *;.027 per $100 of Valuation)*
Year 1	$0	$0	$0	$0
Year 2	$0	$0	$0	$0
Year 3	$0	$0	$0	$0
Year 4	$0	$0	$0	$0
Year 5	$0	$0	$0	$0
Year 6	$0	$0	$0	$0
Year 7	$0	$0	$0	$0
Year 8	$0	$0	$0	$0
Year 9	$0	$0	$0	$0
Year 10	$0	$0	$0	$0
Year 11	$0	$0	$0	$0
Year 12	$0	$0	$0	$0
Year 13	$0	$0	$0	$0
Year 14	$0	$0	$0	$0
Year 15	$0	$0	$0	$0
Year 16	$0	$0	$0	$0
Year 17	$0	$0	$0	$0
Year 18	$0	$0	$0	$0
Year 19	$0	$0	$0	$0
Year 20	$0	$0	$0	$0
Year 21	$0	$0	$0	$0
Year 22	$0	$0	$0	$0
Year 23	$0	$0	$0	$0
Year 24	$0	$0	$0	$0
Year 25	$0	$0	$0	$0
Total				$0

Taxable value and property taxes paid on the facility's real property:

	Value of the Facility's Real Property	Taxes *($.027398 per $100 of Valuation)*
Year 1	$0	$0
Year 2	$52,548,000	$14,397
Year 3	$169,390,740	$46,410
Year 4	$197,040,906	$53,985
Year 5	$193,010,892	$52,881
Year 6	$188,980,878	$51,777
Year 7	$184,950,864	$50,673
Year 8	$180,920,850	$49,569
Year 9	$176,890,836	$48,465
Year 10	$172,860,822	$47,360
Year 11	$168,830,808	$46,256
Year 12	$164,800,794	$45,152
Year 13	$160,770,780	$44,048
Year 14	$156,740,766	$42,944
Year 15	$152,710,752	$41,840
Year 16	$148,680,738	$40,736
Year 17	$144,650,724	$39,631
Year 18	$140,620,710	$38,527
Year 19	$136,590,696	$37,423
Year 20	$132,560,682	$36,319
Year 21	$128,530,668	$35,215
Year 22	$124,500,654	$34,111
Year 23	$120,470,640	$33,007
Year 24	$116,440,626	$31,902
Year 25	$112,410,612	$30,798
Total		$993,426

Estimated property taxes to be abated:

	Taxes Abated on Value of Property Added In:				Abatement Percentage Beginning in First Year Placed on Tax Rolls	Total Taxes to be Abated
	Year 2	Year 3	Year 4	Year 5		
Year 1					90%	$0
Year 2	$12,957				90%	$12,957
Year 3	$12,698	$29,070			90%	$41,769
Year 4	$12,439	$28,489	$7,659		90%	$48,587
Year 5	$12,180	$27,908	$7,505	$0	90%	$47,593
Year 6	$11,921	$27,326	$7,352	$0	90%	$46,599
Year 7	$11,662	$26,745	$7,199	$0	90%	$45,606
Year 8	$11,403	$26,163	$7,046	$0	90%	$44,612
Year 9	$11,143	$25,582	$6,893	$0	90%	$43,618
Year 10	$10,884	$25,001	$6,740	$0	90%	$42,624
Year 11	$10,625	$24,419	$6,586	$0		$41,631
Year 12	$0	$23,838	$6,433	$0		$30,271
Year 13	$0	$0	$6,280	$0		$6,280
Year 14	$0	$0	$0	$0		$0
Year 15	$0	$0	$0	$0		$0
Year 16	$0	$0	$0	$0		$0
Year 17	$0	$0	$0	$0		$0
Year 18	$0	$0	$0	$0		$0
Year 19	$0	$0	$0	$0		$0
Year 20	$0	$0	$0	$0		$0
Year 21	$0	$0	$0	$0		$0
Year 22	$0	$0	$0	$0		$0
Year 23	$0	$0	$0	$0		$0
Year 24	$0	$0	$0	$0		$0
Year 25	$0	$0	$0	$0		$0
Total taxes to be abated						$452,147

Property taxes paid on the firm's real property after abatement:

	Taxes Levied	Taxes Abated	Tax Collections After Abatement
Year 1	$0	$0	$0
Year 2	$14,397	$12,957	$1,440
Year 3	$46,410	$41,769	$4,641
Year 4	$53,985	$48,587	$5,399
Year 5	$52,881	$47,593	$5,288
Year 6	$51,777	$46,599	$5,178
Year 7	$50,673	$45,606	$5,067
Year 8	$49,569	$44,612	$4,957
Year 9	$48,465	$43,618	$4,846
Year 10	$47,360	$42,624	$4,736
Year 11	$46,256	$41,631	$4,626
Year 12	$45,152	$30,271	$14,881
Year 13	$44,048	$6,280	$37,768
Year 14	$42,944	$0	$42,944
Year 15	$41,840	$0	$41,840
Year 16	$40,736	$0	$40,736
Year 17	$39,631	$0	$39,631
Year 18	$38,527	$0	$38,527
Year 19	$37,423	$0	$37,423
Year 20	$36,319	$0	$36,319
Year 21	$35,215	$0	$35,215
Year 22	$34,111	$0	$34,111
Year 23	$33,007	$0	$33,007
Year 24	$31,902	$0	$31,902
Year 25	$30,798	$0	$30,798
Total	$993,426	$452,147	$541,279

Summary of property taxes to be paid to the navigation district on business personal property and on real property after abatement on the facility's real property:

	Facility's Business Personal Property	Facility's Real Property	Total Property Taxes
Year 1	$0	$0	$0
Year 2	$0	$1,440	$1,440
Year 3	$0	$4,641	$4,641
Year 4	$0	$5,399	$5,399
Year 5	$0	$5,288	$5,288
Year 6	$0	$5,178	$5,178
Year 7	$0	$5,067	$5,067
Year 8	$0	$4,957	$4,957
Year 9	$0	$4,846	$4,846
Year 10	$0	$4,736	$4,736
Year 11	$0	$4,626	$4,626
Year 12	$0	$14,881	$14,881
Year 13	$0	$37,768	$37,768
Year 14	$0	$42,944	$42,944
Year 15	$0	$41,840	$41,840
Year 16	$0	$40,736	$40,736
Year 17	$0	$39,631	$39,631
Year 18	$0	$38,527	$38,527
Year 19	$0	$37,423	$37,423
Year 20	$0	$36,319	$36,319
Year 21	$0	$35,215	$35,215
Year 22	$0	$34,111	$34,111
Year 23	$0	$33,007	$33,007
Year 24	$0	$31,902	$31,902
Year 25	$0	$30,798	$30,798
Total	$0	$541,279	$541,279

Appendix H
Revenues for Drainage District # 7

Property tax collections on business personal property:

	Taxable Value of Business Personal Property			
	Machinery and Equipment	Taxable Inventories	Total Taxable Personal Property	Total Taxes *(\$.138 per \$100 of Valuation)*
Year 1	$0	$0	$0	$0
Year 2	$0	$0	$0	$0
Year 3	$0	$0	$0	$0
Year 4	$0	$0	$0	$0
Year 5	$0	$0	$0	$0
Year 6	$0	$0	$0	$0
Year 7	$0	$0	$0	$0
Year 8	$0	$0	$0	$0
Year 9	$0	$0	$0	$0
Year 10	$0	$0	$0	$0
Year 11	$0	$0	$0	$0
Year 12	$0	$0	$0	$0
Year 13	$0	$0	$0	$0
Year 14	$0	$0	$0	$0
Year 15	$0	$0	$0	$0
Year 16	$0	$0	$0	$0
Year 17	$0	$0	$0	$0
Year 18	$0	$0	$0	$0
Year 19	$0	$0	$0	$0
Year 20	$0	$0	$0	$0
Year 21	$0	$0	$0	$0
Year 22	$0	$0	$0	$0
Year 23	$0	$0	$0	$0
Year 24	$0	$0	$0	$0
Year 25	$0	$0	$0	$0
Total				$0

Taxable value and property taxes paid on the facility's real property:

	Value of the Facility's Real Property	Taxes *($.138977 per $100 of Valuation)*
Year 1	$0	$0
Year 2	$52,548,000	$73,030
Year 3	$169,390,740	$235,414
Year 4	$197,040,906	$273,842
Year 5	$193,010,892	$268,241
Year 6	$188,980,878	$262,640
Year 7	$184,950,864	$257,039
Year 8	$180,920,850	$251,438
Year 9	$176,890,836	$245,838
Year 10	$172,860,822	$240,237
Year 11	$168,830,808	$234,636
Year 12	$164,800,794	$229,035
Year 13	$160,770,780	$223,434
Year 14	$156,740,766	$217,834
Year 15	$152,710,752	$212,233
Year 16	$148,680,738	$206,632
Year 17	$144,650,724	$201,031
Year 18	$140,620,710	$195,430
Year 19	$136,590,696	$189,830
Year 20	$132,560,682	$184,229
Year 21	$128,530,668	$178,628
Year 22	$124,500,654	$173,027
Year 23	$120,470,640	$167,426
Year 24	$116,440,626	$161,826
Year 25	$112,410,612	$156,225
Total		$5,039,175

Estimated property taxes to be abated:

	Taxes Abated on Value of Property Added In:				Abatement Percentage Beginning in First Year Placed on Tax Rolls	Total Taxes to be Abated
	Year 2	Year 3	Year 4	Year 5		
Year 1					90%	$0
Year 2	$65,727				90%	$65,727
Year 3	$64,412	$147,461			90%	$211,873
Year 4	$63,098	$144,511	$38,848		90%	$246,457
Year 5	$61,783	$141,562	$38,071	$0	90%	$241,417
Year 6	$60,469	$138,613	$37,294	$0	90%	$236,376
Year 7	$59,154	$135,664	$36,517	$0	90%	$231,335
Year 8	$57,839	$132,715	$35,741	$0	90%	$226,295
Year 9	$56,525	$129,765	$34,964	$0	90%	$221,254
Year 10	$55,210	$126,816	$34,187	$0	90%	$216,213
Year 11	$53,896	$123,867	$33,410	$0		$211,172
Year 12	$0	$120,918	$32,633	$0		$153,550
Year 13	$0	$0	$31,856	$0		$31,856
Year 14	$0	$0	$0	$0		$0
Year 15	$0	$0	$0	$0		$0
Year 16	$0	$0	$0	$0		$0
Year 17	$0	$0	$0	$0		$0
Year 18	$0	$0	$0	$0		$0
Year 19	$0	$0	$0	$0		$0
Year 20	$0	$0	$0	$0		$0
Year 21	$0	$0	$0	$0		$0
Year 22	$0	$0	$0	$0		$0
Year 23	$0	$0	$0	$0		$0
Year 24	$0	$0	$0	$0		$0
Year 25	$0	$0	$0	$0		$0
Total taxes to be abated						$2,293,525

Property taxes paid on the firm's real property after abatement:

	Taxes Levied	Taxes Abated	Tax Collections After Abatement
Year 1	$0	$0	$0
Year 2	$73,030	$65,727	$7,303
Year 3	$235,414	$211,873	$23,541
Year 4	$273,842	$246,457	$27,384
Year 5	$268,241	$241,417	$26,824
Year 6	$262,640	$236,376	$26,264
Year 7	$257,039	$231,335	$25,704
Year 8	$251,438	$226,295	$25,144
Year 9	$245,838	$221,254	$24,584
Year 10	$240,237	$216,213	$24,024
Year 11	$234,636	$211,172	$23,464
Year 12	$229,035	$153,550	$75,485
Year 13	$223,434	$31,856	$191,579
Year 14	$217,834	$0	$217,834
Year 15	$212,233	$0	$212,233
Year 16	$206,632	$0	$206,632
Year 17	$201,031	$0	$201,031
Year 18	$195,430	$0	$195,430
Year 19	$189,830	$0	$189,830
Year 20	$184,229	$0	$184,229
Year 21	$178,628	$0	$178,628
Year 22	$173,027	$0	$173,027
Year 23	$167,426	$0	$167,426
Year 24	$161,826	$0	$161,826
Year 25	$156,225	$0	$156,225
Total	$5,039,175	$2,293,525	$2,745,650

Summary of property taxes to be paid to the drainage district on business personal property and on real property improvements after abatement on the facility's real property:

	Facility's Business Personal Property	Facility's Real Property	Total Property Taxes
Year 1	$0	$0	$0
Year 2	$0	$7,303	$7,303
Year 3	$0	$23,541	$23,541
Year 4	$0	$27,384	$27,384
Year 5	$0	$26,824	$26,824
Year 6	$0	$26,264	$26,264
Year 7	$0	$25,704	$25,704
Year 8	$0	$25,144	$25,144
Year 9	$0	$24,584	$24,584
Year 10	$0	$24,024	$24,024
Year 11	$0	$23,464	$23,464
Year 12	$0	$75,485	$75,485
Year 13	$0	$191,579	$191,579
Year 14	$0	$217,834	$217,834
Year 15	$0	$212,233	$212,233
Year 16	$0	$206,632	$206,632
Year 17	$0	$201,031	$201,031
Year 18	$0	$195,430	$195,430
Year 19	$0	$189,830	$189,830
Year 20	$0	$184,229	$184,229
Year 21	$0	$178,628	$178,628
Year 22	$0	$173,027	$173,027
Year 23	$0	$167,426	$167,426
Year 24	$0	$161,826	$161,826
Year 25	$0	$156,225	$156,225
Total	$0	$2,745,650	$2,745,650

Appendix I
Sales Tax Collections by Other Cities in Jefferson County on Workers Spending

Sales taxes to be collected by other cities in the county during construction to expand the plant and over the first 25 years of the project:

	Sales Taxes to be Collected on Construction Worker Spending	Sales Taxes to be Collected on Worker Spending Once the Facility is Operational	Total Sales Tax Collections in Cities	Less Sales Tax Collections in Port Arthur	Sales Tax Collections in Other Cities
Year 1	$215,609	$4,633	$220,243	$77,085	$143,158
Year 2	$483,729	$4,772	$488,501	$170,975	$317,526
Year 3	$127,438	$4,915	$132,353	$46,324	$86,030
Year 4	$0	$5,063	$5,063	$1,772	$3,291
Year 5		$5,215	$5,215	$1,825	$3,390
Year 6		$5,371	$5,371	$1,880	$3,491
Year 7		$5,532	$5,532	$1,936	$3,596
Year 8		$5,698	$5,698	$1,994	$3,704
Year 9		$5,869	$5,869	$2,054	$3,815
Year 10		$6,045	$6,045	$2,116	$3,929
Year 11		$6,227	$6,227	$2,179	$4,047
Year 12		$6,413	$6,413	$2,245	$4,169
Year 13		$6,606	$6,606	$2,312	$4,294
Year 14		$6,804	$6,804	$2,381	$4,423
Year 15		$7,008	$7,008	$2,453	$4,555
Year 16		$7,218	$7,218	$2,526	$4,692
Year 17		$7,435	$7,435	$2,602	$4,833
Year 18		$7,658	$7,658	$2,680	$4,978
Year 19		$7,888	$7,888	$2,761	$5,127
Year 20		$8,124	$8,124	$2,844	$5,281
Year 21		$8,368	$8,368	$2,929	$5,439
Year 22		$8,619	$8,619	$3,017	$5,602
Year 23		$8,878	$8,878	$3,107	$5,770
Year 24		$9,144	$9,144	$3,200	$5,944
Year 25		$9,418	$9,418	$3,296	$6,122
	$826,777	$168,923	$995,700	$348,495	$647,205

Appendix J

Property Taxes to be Collected by Other Cities, School Districts and Special Taxing Districts on the Residential Property Built for Some Direct and Indirect Workers

Estimated total property tax rate for a city, school district, and special taxing district

City, excluding the City of Port Arthur	$0.64
School district, excluding Port Arthur ISD	$1.365
Special taxing districts, excluding the Navigation District which is countywide and estimated on previous pages	$0.24
Total	$2.25

Percent to total new residential property in other cities, school districts and special taxing districts in the county	65%

Value of new residential property and property taxes to be collected on this property:

		Property Tax Collections			
	Value of New Residential Property	Other Cities *65% of Property & $.64 per $100 of Valuation)*	Other School Districts *(65% of Property $1.365 per $101 of Valuation)*	Other Special Taxing Districts *5% of Property ($.24 per $102 of Valuation)*	Total
Year 1	$594,000	$2,471	$5,270	$928	$8,669
Year 2	$611,820	$2,545	$5,428	$956	$8,930
Year 3	$630,175	$2,622	$5,591	$985	$9,197
Year 4	$649,080	$2,700	$5,759	$1,014	$9,473
Year 5	$668,552	$2,781	$5,932	$1,045	$9,758
Year 6	$688,609	$2,865	$6,110	$1,076	$10,050
Year 7	$709,267	$2,951	$6,293	$1,108	$10,352
Year 8	$730,545	$3,039	$6,482	$1,142	$10,662
Year 9	$752,461	$3,130	$6,676	$1,176	$10,982
Year 10	$775,035	$3,224	$6,877	$1,211	$11,312
Year 11	$798,286	$3,321	$7,083	$1,247	$11,651
Year 12	$822,235	$3,420	$7,295	$1,285	$12,001
Year 13	$846,902	$3,523	$7,514	$1,323	$12,361
Year 14	$872,309	$3,629	$7,740	$1,363	$12,731
Year 15	$898,478	$3,738	$7,972	$1,404	$13,113
Year 16	$925,433	$3,850	$8,211	$1,446	$13,507
Year 17	$953,196	$3,965	$8,457	$1,489	$13,912
Year 18	$981,791	$4,084	$8,711	$1,534	$14,329
Year 19	$1,011,245	$4,207	$8,972	$1,580	$14,759
Year 20	$1,041,583	$4,333	$9,241	$1,628	$15,202
Year 21	$1,072,830	$4,463	$9,519	$1,676	$15,658
Year 22	$1,105,015	$4,597	$9,804	$1,727	$16,128
Year 23	$1,138,165	$4,735	$10,098	$1,778	$16,612
Year 24	$1,172,310	$4,877	$10,401	$1,832	$17,110
Year 25	$1,207,480	$5,023	$10,713	$1,887	$17,623
Total		$90,092	$192,150	$33,841	$316,083