

S U S A N

C O M B S

TEXAS COMPTROLLER *of* PUBLIC ACCOUNTS

P.O. Box 13528 • AUSTIN, TX 78711-3528



July 13, 2012

Glen Conner
Superintendent
Woodville Independent School District
505 N. Charlton Street
Woodville, Texas 75979

Dear Superintendent Conner:

On May 24, 2012, the Comptroller received the completed application for a limitation on appraised value under the provisions of Tax Code Chapter 313¹. This application was originally submitted on April 16, 2012 to the Woodville Independent School District (Woodville ISD) by Texas Pellets, Inc. This letter presents the results of the comptroller's review of the application:

- 1) under Section 313.025(h) to determine if the property meets the requirements of Section 313.024 for eligibility for a limitation on appraised value under Chapter 313, Subchapter C; and
- 2) under Section 313.025(d), to make a recommendation to the governing body of the school district as to whether the application should be approved or disapproved using the criteria set out by Section 313.026.

Woodville ISD is currently classified as a rural school district in Category 3 according to the provisions of Chapter 313. Therefore, the applicant properly applied under the provisions of Subchapter C, applicable to rural school districts. The amount of proposed qualified investment (\$177.8 million) is consistent with the proposed appraised value limitation sought (\$10 million). The property value limitation amount noted in this recommendation is based on property values available at the time of application and may change prior to the execution of any final agreement. Texas Pellets, Inc., is proposing the construction of a manufacturing facility in Tyler County. Texas Pellets, Inc. is an active franchise taxpayer in good standing, as required by Tax Code Section 313.024(a).

As required by Section 313.024(h), the Comptroller has determined that the property, as described by the application, meets the requirements of Section 313.024 for eligibility for a limitation on appraised value under Chapter 313, Subchapter C.

After reviewing the application using the criteria listed in Section 313.026, and the information provided by Texas Pellets, Inc., the Comptroller's recommendation is that Texas Pellet, Inc.'s application under Tax Code Chapter 313 be approved.

Our review of the application assumes the truth and accuracy of the statements in the application and that, if the application is approved, the applicant would perform according to the provisions of the agreement reached with the school district. Our recommendation does not address whether the applicant has complied with all Chapter 313 requirements. The school district is responsible for verifying that all requirements of the statute have been fulfilled. Additionally, Section 313.025 requires the school district to determine if the evidence supports making specific findings that the information in the application is true and correct, the applicant is eligible for a limitation and that granting the application is in the best

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

interest of the school district and state. As stated above, we prepared the recommendation by generally reviewing the application and supporting documentation in light of the Section 313.026 criteria.

The Comptroller's recommendation is based on the application that has been submitted and reviewed by the Comptroller. The recommendation may not be used by the ISD to support its approval of the property value limitation agreement if the application is modified, the information presented in the application changes, or the limitation agreement does not conform to the application. Additionally, this recommendation is contingent on future compliance with the Chapter 313 and the Texas Administrative Code, with particular reference to the following requirements related to the execution of the agreement:

1. The applicant must provide the Comptroller a copy of the proposed limitation on appraised value agreement no later than 10 days prior to the meeting scheduled by the district to consider approving the agreement, so that the Comptroller may review it for compliance with the statutes and the Comptroller's rules as well as consistency with the application;
2. The Comptroller providing written confirmation that it received and reviewed the draft agreement and affirming the recommendation made in this letter;
3. The district must approve and execute a limitation agreement that has been reviewed by this office within a year from the date of this letter; and
4. Section 313.025 requires the district to provide to the Comptroller a copy of the signed limitation agreement within 7 days after execution.

Should you have any questions, please contact Robert Wood, director of Economic Development & Analysis Division, by email at robert.wood@cpa.state.tx.us or by phone at 1-800-531-5441, ext. 3-3973, or direct in Austin at 512-463-3973.

Sincerely,



Martin A. Hubert
Deputy Comptroller

Enclosure

cc: Robert Wood

Economic Impact for Chapter 313 Project

Applicant	Texas Pellets, Inc
Tax Code, 313.024 Eligibility Category	Manufacturing
School District	Woodville
2010-11 Enrollment in School District	1,276
County	Tyler
Total Investment in District	\$688,774,000
Qualified Investment	\$177,770,000
Limitation Amount	\$10,000,000
Number of total jobs committed to by applicant	10
Number of qualifying jobs committed to by applicant	8
Average Weekly Wage of Qualifying Jobs committed to by applicant	\$691
Minimum Weekly Wage Required Tax Code, 313.051(b)	\$691
Minimum Annual Wage committed to by applicant for qualified jobs	\$35,945
Investment per Qualifying Job	\$86,096,750
Estimated 15 year M&O levy without any limit or credit:	\$19,154,678
Estimated gross 15 year M&O tax benefit	\$12,572,674
Estimated 15 year M&O tax benefit (<i>after</i> deductions for estimated school district revenue protection--but not including any deduction for supplemental payments or extraordinary educational expenses):	\$12,419,516
Tax Credits (estimated - part of total tax benefit in the two lines above - appropriated through Foundation School Program)	\$3,426,831
Net M&O Tax (15 years) After Limitation, Credits and Revenue Protection:	\$6,735,163
Tax benefit as a percentage of what applicant would have paid without value limitation agreement (percentage exempted)	64.8%
Percentage of tax benefit due to the limitation	72.7%
Percentage of tax benefit due to the credit.	27.3%

This presents the Comptroller's economic impact evaluation of Texas Pellets, Inc. (the project) applying to Woodville Independent School District (the district), as required by Tax Code, 313.026. This evaluation is based on information provided by the applicant and examines the following criteria:

- (1) the recommendations of the comptroller;
- (2) the name of the school district;
- (3) the name of the applicant;
- (4) the general nature of the applicant's investment;
- (5) the relationship between the applicant's industry and the types of qualifying jobs to be created by the applicant to the long-term economic growth plans of this state as described in the strategic plan for economic development submitted by the Texas Strategic Economic Development Planning Commission under Section 481.033, Government Code, as that section existed before February 1, 1999;
- (6) the relative level of the applicant's investment per qualifying job to be created by the applicant;
- (7) the number of qualifying jobs to be created by the applicant;
- (8) the wages, salaries, and benefits to be offered by the applicant to qualifying job holders;
- (9) the ability of the applicant to locate or relocate in another state or another region of this state;
- (10) the impact the project will have on this state and individual local units of government, including:
 - (A) tax and other revenue gains, direct or indirect, that would be realized during the qualifying time period, the limitation period, and a period of time after the limitation period considered appropriate by the comptroller; and
 - (B) economic effects of the project, including the impact on jobs and income, during the qualifying time period, the limitation period, and a period of time after the limitation period considered appropriate by the comptroller;
- (11) the economic condition of the region of the state at the time the person's application is being considered;
- (12) the number of new facilities built or expanded in the region during the two years preceding the date of the application that were eligible to apply for a limitation on appraised value under this subchapter;
- (13) the effect of the applicant's proposal, if approved, on the number or size of the school district's instructional facilities, as defined by Section 46.001, Education Code;
- (14) the projected market value of the qualified property of the applicant as determined by the comptroller;
- (15) the proposed limitation on appraised value for the qualified property of the applicant;
- (16) the projected dollar amount of the taxes that would be imposed on the qualified property, for each year of the agreement, if the property does not receive a limitation on appraised value with assumptions of the projected appreciation or depreciation of the investment and projected tax rates clearly stated;
- (17) the projected dollar amount of the taxes that would be imposed on the qualified property, for each tax year of the agreement, if the property receives a limitation on appraised value with assumptions of the projected appreciation or depreciation of the investment clearly stated;
- (18) the projected effect on the Foundation School Program of payments to the district for each year of the agreement;
- (19) the projected future tax credits if the applicant also applies for school tax credits under Section 313.103; and
- (20) the total amount of taxes projected to be lost or gained by the district over the life of the agreement computed by subtracting the projected taxes stated in Subdivision (17) from the projected taxes stated in Subdivision (16).

Wages, salaries and benefits [313.026(6-8)]

After construction, the project will create ten new jobs when fully operational. Eight jobs will meet the criteria for qualifying jobs as specified in Tax Code Section 313.021(3). According to the Texas Workforce Commission (TWC), the regional manufacturing wage for the Deep East Texas Council of Governments Region, where Tyler County is located was \$32,682 in 2010. The annual average manufacturing wage for 2010-2011 for Tyler County is \$39,221. That same year, the county annual average wage for all industries was \$27,820. In addition to a salary of \$35,945, the applicant or its contractor will pay at least 80% of the cost of medical, dental, and vision insurance for at least 80% of new employees; disability insurance will also be provided. The project's total investment is \$688.8 million, resulting in a relative level of investment per qualifying job of \$86.1 million.

Ability of applicant to locate to another state and [313.026(9)]

According to Texas Pellets, Inc.'s application, "The location of the Applicant's Project depends largely on the proximity to raw wood supply. The Applicant has evaluated prime locations in Mississippi and Louisiana, and most states in the Southeastern United States have sites which would fully support the Project."

Number of new facilities in region [313.026(12)]

During the past two years, one project in the Deep East Texas Council of Governments Region applied for value limitation agreements under Tax Code, Chapter 313.

Relationship of applicant's industry and jobs and Texas's economic growth plans [313.026(5)]

The Texas Economic Development Plan focuses on attracting and developing industries using technology. It also identifies opportunities for existing Texas industries. The plan centers on promoting economic prosperity throughout Texas and the skilled workers that the Texas Pellets, Inc. project requires appear to be in line with the focus and themes of the plan. Texas identified manufacturing as one of six target clusters in the Texas Cluster Initiative. The plan stresses the importance of technology in all sectors of the manufacturing industry.

Economic Impact [313.026(10)(A), (10)(B), (11), (13-20)]

Table I depicts Texas Pellets, Inc.'s estimated economic impact to Texas. It depicts the direct, indirect and induced effects to employment and personal income within the state. The Comptroller's office calculated the economic impact based on 16 years of annual investment and employment levels using software from Regional Economic Models, Inc. (REMI). The impact includes the construction period and the operating period of the project.

Table 1: Estimated Statewide Economic Impact of Investment and Employment in Texas Pellets, Inc.

Year	Employment			Personal Income		
	Direct	Indirect + Induced	Total	Direct	Indirect + Induced	Total
2012	3	669	672	\$80,163	\$35,919,838	\$36,000,000
2013	10	178	188	\$359,450	\$12,640,550	\$13,000,000
2014	10	32	42	\$359,450	\$4,640,550	\$5,000,000
2015	10	34	44	\$359,450	\$4,640,550	\$5,000,000
2016	10	38	48	\$359,450	\$4,640,550	\$5,000,000
2017	10	37	47	\$359,450	\$4,640,550	\$5,000,000
2018	10	45	55	\$359,450	\$4,640,550	\$5,000,000
2019	10	45	55	\$359,450	\$4,640,550	\$5,000,000
2020	10	43	53	\$359,450	\$4,640,550	\$5,000,000
2021	10	45	55	\$359,450	\$5,640,550	\$6,000,000
2022	10	45	55	\$359,450	\$5,640,550	\$6,000,000
2023	10	51	61	\$359,450	\$5,640,550	\$6,000,000
2024	10	53	63	\$359,450	\$5,640,550	\$6,000,000
2025	10	43	53	\$359,450	\$5,640,550	\$6,000,000
2026	10	37	47	\$359,450	\$5,640,550	\$6,000,000
2027	10	39	49	\$359,450	\$5,640,550	\$6,000,000

Source: CPA, REMI, Texas Pellets, Inc.

The statewide average ad valorem tax base for school districts in Texas was \$1.6 billion in 2010. Woodville ISD's ad valorem tax base in 2010 was \$1.01 billion. The statewide average wealth per WADA was estimated at \$345,067 for fiscal 2010. During that same year, Woodville ISD's estimated wealth per WADA was \$502,102. The impact on the facilities and finances of the district are presented in Attachment 2.

Table 2 examines the estimated direct impact on ad valorem taxes to the school district, Tyler County, and Tyler County Hospital District, with all property tax incentives sought being granted using estimated market value from Texas Pellets, Inc. application. Texas Pellets, Inc. has applied for both a value limitation under Chapter 313, Tax Code and tax abatements with the county and hospital district. Table 3 illustrates the estimated tax impact of the Texas Pellets, Inc. project on the region if all taxes are assessed.

Year	Estimated Taxable value for I&S	Estimated Taxable value for M&O	Tax Rate ¹	Woodville ISD I&S Levy	Woodville ISD M&O Levy	Woodville ISD M&O and I&S Tax Levies (Before Credit Credited)	Woodville ISD M&O and I&S Tax Levies (After Credit Credited)	Tyler County Tax Levy	Tyler County Hospital District Tax Levy	Southeast Texas Groundwater Conservation District Tax Levy	Estimated Total Property Taxes
2013	\$180,640,000	\$180,640,000		0.0800	1.0400	\$144,512	\$1,878,656	\$2,023,168	\$0	\$0	\$2,023,168
2014	\$168,863,000	\$168,863,000		\$135,090	\$1,756,175	\$1,891,266	\$1,891,266	\$0	\$0	\$0	\$1,891,266
2015	\$156,844,000	\$10,000,000		\$125,475	\$104,000	\$229,475	\$229,475	\$103,752	\$21,472	\$0	\$354,699
2016	\$144,825,000	\$10,000,000		\$115,860	\$104,000	\$219,860	\$117,171	\$191,603	\$39,653	\$0	\$348,428
2017	\$132,806,000	\$10,000,000		\$106,245	\$104,000	\$210,245	\$111,763	\$263,554	\$54,543	\$0	\$429,860
2018	\$121,787,000	\$10,000,000		\$97,430	\$104,000	\$201,430	\$106,804	\$322,248	\$66,691	\$0	\$495,743
2019	\$110,768,000	\$10,000,000		\$88,614	\$104,000	\$192,614	\$101,846	\$366,365	\$75,821	\$0	\$544,031
2020	\$99,749,000	\$10,000,000		\$79,799	\$104,000	\$183,799	\$96,887	\$395,904	\$81,934	\$0	\$574,725
2021	\$95,277,000	\$10,000,000		\$76,222	\$104,000	\$180,222	\$94,875	\$441,180	\$91,304	\$0	\$627,359
2022	\$97,352,000	\$10,000,000		\$77,882	\$104,000	\$181,882	\$95,808	\$515,187	\$106,620	\$0	\$717,615
2023	\$100,427,000	\$100,427,000		\$80,342	\$1,044,441	\$1,124,782	\$10,043	\$597,892	\$123,736	\$0	\$731,671
2024	\$103,502,000	\$103,502,000		\$82,802	\$1,076,421	\$1,159,222	\$10,350	\$684,666	\$141,694	\$0	\$836,710
2025	\$106,577,000	\$106,577,000		\$85,262	\$1,108,401	\$1,193,662	\$675,341	\$705,007	\$145,904	\$0	\$1,526,251
2026	\$109,652,000	\$109,652,000		\$87,722	\$1,140,381	\$1,228,102	\$1,228,102	\$725,348	\$150,114	\$0	\$2,103,564
2027	\$112,727,000	\$112,727,000		\$90,182	\$1,172,361	\$1,262,542	\$1,262,542	\$745,689	\$154,323	\$0	\$2,162,555
						Total	\$8,055,441	\$6,058,395	\$1,253,809	\$0	\$15,367,645

Assumes School Value Limitation and Tax Abatements with the County and Hospital District.

Source: CPA, Texas Pellets, Inc.

¹Tax Rate per \$100 Valuation

Year	Estimated Taxable value for I&S	Estimated Taxable value for M&O	Tax Rate ¹	Woodville ISD I&S Levy	Woodville ISD M&O Levy	Woodville ISD M&O and I&S Tax Levies	Tyler County Tax Levy	Tyler County Hospital District Tax Levy	Southeast Texas Groundwater Conservation District Tax Levy	Estimated Total Property Taxes	
2013	\$180,640,000	\$180,640,000		\$144,512	\$1,878,656	\$2,023,168	\$1,194,934	\$247,296	\$0	\$3,465,398	
2014	\$168,863,000	\$168,863,000		\$135,090	\$1,756,175	\$1,891,266	\$1,117,029	\$231,173	\$0	\$3,239,468	
2015	\$156,844,000	\$156,844,000		\$125,475	\$1,631,178	\$1,756,653	\$1,037,523	\$214,719	\$0	\$3,008,895	
2016	\$144,825,000	\$144,825,000		\$115,860	\$1,506,180	\$1,622,040	\$958,017	\$198,265	\$0	\$2,778,323	
2017	\$132,806,000	\$132,806,000		\$106,245	\$1,381,182	\$1,487,427	\$878,512	\$181,811	\$0	\$2,547,750	
2018	\$121,787,000	\$121,787,000		\$97,430	\$1,266,585	\$1,364,014	\$805,621	\$166,726	\$0	\$2,336,362	
2019	\$110,768,000	\$110,768,000		\$88,614	\$1,151,987	\$1,240,602	\$732,730	\$151,641	\$0	\$2,124,973	
2020	\$99,749,000	\$99,749,000		\$79,799	\$1,037,390	\$1,117,189	\$659,840	\$136,556	\$0	\$1,913,585	
2021	\$95,277,000	\$95,277,000		\$76,222	\$990,881	\$1,067,102	\$630,257	\$130,434	\$0	\$1,827,794	
2022	\$97,352,000	\$97,352,000		\$77,882	\$1,012,461	\$1,090,342	\$643,983	\$133,275	\$0	\$1,867,601	
2023	\$100,427,000	\$100,427,000		\$80,342	\$1,044,441	\$1,124,782	\$664,325	\$137,485	\$0	\$1,926,592	
2024	\$103,502,000	\$103,502,000		\$82,802	\$1,076,421	\$1,159,222	\$684,666	\$141,694	\$0	\$1,985,582	
2025	\$106,577,000	\$106,577,000		\$85,262	\$1,108,401	\$1,193,662	\$705,007	\$145,904	\$0	\$2,044,573	
2026	\$109,652,000	\$109,652,000		\$87,722	\$1,140,381	\$1,228,102	\$725,348	\$150,114	\$0	\$2,103,564	
2027	\$112,727,000	\$112,727,000		\$90,182	\$1,172,361	\$1,262,542	\$745,689	\$154,323	\$0	\$2,162,555	
						Total	\$20,628,115	\$12,183,481	\$2,521,419	\$0	\$35,333,014

Source: CPA, Texas Pellets, Inc.

¹Tax Rate per \$100 Valuation

Attachment 1 includes schedules A, B, C, and D provided by the applicant in the application. Schedule A shows proposed investment. Schedule B is the projected market value of the qualified property. Schedule C contains employment information, and Schedule D contains tax expenditures and other tax abatement information.

Attachment 2, provided by the district and reviewed by the Texas Education Agency, contains information relating to the financial impact of the proposed project on the finances of the district as well as the tax benefit of the value limitation. "Table 5" in this attachment shows the estimated 15 year M&O tax levy without the value limitation agreement would be \$19,154,678. The estimated gross 15 year M&O tax benefit, or levy loss, is \$12,572,674.

Attachment 3 is an economic overview of Tyler County.

Disclaimer: This examination is based on information from the application submitted to the school district and forwarded to the comptroller. It is intended to meet the statutory requirement of Chapter 313 of the Tax Code and is not intended for any other purpose.

Attachments

1. Schedules A, B, C, and D provided by applicant in application
2. School finance and tax benefit provided by district
3. County Economic Overview

Attachment 1

Schedule A (Rev. May 2010): Investment

Form 50-296

Applicant Name
ISD Name

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)			56,000	250,000			6,056,000		
	Investment made after filing complete application with district, but before final board approval of application (eligible to become qualified property)		2012	0	0		200,000	200,000		
	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)		2012-2013		140,564,000	2,000,000	142,564,000	1,160,000	143,724,000	
	Tax Credit Period (with 50% cap on credit)	Complete tax years of qualifying time period	1	2013-2014	32,000,000	0	32,000,000	35,562,000	67,562,000	
			2	2014-2015	2,000,000	29,000	2,029,000	47,888,000	49,915,000	
			3	2015-2016	2,000,000	29,000		48,464,000	50,452,000	
			4	2016-2017	2,000,000	28,000		49,116,000	51,145,000	
			5	2017-2018	2,000,000	29,000		49,854,000	51,865,000	
			6	2018-2019	3,000,000	29,000		50,265,000	53,294,000	
			7	2019-2020	3,000,000	29,000		50,889,000	53,918,000	
			8	2020-2021	3,000,000	29,000		51,594,000	54,623,000	
			9	2021-2022	3,000,000	29,000		52,173,000	55,202,000	
			10	2022-2023	3,000,000	29,000		52,833,000	55,862,000	
	Credit Settle-Up Period	Continue to Maintain Viable Presence	11	2023-2024	4,000,000	29,000		53,507,000	57,556,000	
			12	2024-2025	4,000,000	29,000		54,268,000	58,287,000	
		13	2025-2026	4,000,000	29,000		54,855,000	58,924,000		
		14	2026-2027	4,000,000	29,000		55,100,000	59,129,000		
		15	2027-2028	4,000,000	29,000		55,100,000	59,129,000		

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 §313.02(1)(A)-(D).
 For the purposes of investment, please list amount invested each year, not cumulative totals.
 Column B: Include estimates of investment for "replacement" property-property that is part of original agreement but scheduled for probable replacement during limitation period.
 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 §313.02(1)(E).
 Column D: For the years outside the qualifying time period, this number should simply represent the planned investment in new buildings or nonremovable components of buildings.
 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 "one-year" 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.

 DATE 06/16/2012

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

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

Form 50-296

Applicant Name
ISD Name

	Year	School Year (YYYY-YYYY)	Tax Year (File in actual tax year) YYYY	Qualified Property			Reductions from Market Value		Estimated Taxable Value	
				Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of property in the new building or "in or on the new improvement"	Exempted Value	Final taxable value for 185 - after all reductions	Final taxable value for M&O—after all reductions	
	pre-year 1	2012-2013	2012	5,750,000	0	0	0	5,750,000	5,750,000	
Complete tax years of qualifying time period	1	2013-2014	2013	5,750,000	2,250,000	172,640,000	0	180,640,000	180,640,000	
	2	2014-2015	2014	5,750,000	2,221,000	160,892,000	0	168,863,000	168,863,000	
	3	2015-2016	2015	5,750,000	2,192,000	148,902,000	0	156,844,000	156,844,000	
	4	2016-2017	2016	5,750,000	2,163,000	136,912,000	0	144,825,000	144,825,000	
	5	2017-2018	2017	5,750,000	2,134,000	124,922,000	0	132,806,000	132,806,000	
Tax Credit Period (with 50% cap on credit)	6	2018-2019	2018	5,750,000	2,105,000	113,932,000	0	121,787,000	121,787,000	
	7	2019-2020	2019	5,750,000	2,076,000	102,942,000	0	110,768,000	110,768,000	
	8	2020-2021	2020	5,750,000	2,047,000	91,952,000	0	99,749,000	99,749,000	
	9	2021-2022	2021	5,750,000	2,018,000	80,962,000	0	88,944,000	88,944,000	
	10	2022-2023	2022	5,750,000	1,989,000	70,000,000	0	78,011,000	78,011,000	
Credit Settle-Up Period	11	2023-2024	2023	5,750,000	1,960,000	59,050,000	0	67,090,000	67,090,000	
	12	2024-2025	2024	5,750,000	1,931,000	48,080,000	0	56,011,000	56,011,000	
	13	2025-2026	2025	5,750,000	1,902,000	37,110,000	0	45,008,000	45,008,000	
Post-Settle-Up Period	14	2027-2028	2026	5,750,000	1,873,000	26,140,000	0	34,000,000	34,000,000	
	15	2028-2027	2027	5,750,000	1,844,000	15,170,000	0	23,000,000	23,000,000	

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.

[Signature]
DATE: 04/16/2012

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

Schedule C- Application: Employment Information

Form 50-296

Applicant Name
ISD Name

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Construction		New Jobs		Qualifying Jobs	
				Column A: Number of Construction FTEs or man-hours (specify) 5,500 man hours	Column B: Average annual wage rates for construction workers 30,316	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	2012-2013	2012	0	30,316	0	N/A	0	N/A
	1	2013-2014	2013	0	N/A	10	35,945	8	35,945
	2	2014-2015	2014	0	N/A	10	35,945	8	35,945
	3	2015-2016	2015	0	N/A	10	35,945	8	35,945
	4	2016-2017	2016	0	N/A	10	35,945	8	35,945
	5	2017-2018	2017	0	N/A	10	35,945	8	35,945
	6	2018-2019	2018	0	N/A	10	35,945	8	35,945
	7	2019-2020	2019	0	N/A	10	35,945	8	35,945
	8	2020-2021	2020	0	N/A	10	35,945	8	35,945
	9	2021-2022	2021	0	N/A	10	35,945	8	35,945
	10	2022-2023	2022	0	N/A	10	35,945	8	35,945
	11	2023-2024	2023	0	N/A	10	35,945	8	35,945
	12	2024-2025	2024	0	N/A	10	35,945	8	35,945
	13	2025-2026	2025	0	N/A	10	35,945	8	35,945
	14	2027-2028	2026	0	N/A	10	35,945	8	35,945
	15	2026-2027	2027	0	N/A	10	35,945	8	35,945
Tax Credit Period (with 50% cap on credit)									
Credit Settle-Up Period									
Post- Settle-Up Period									
Post- Settle-Up Period									

Notes: For job definitions see TAC §9.1051(14) and Tax Code §313.021(5).

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.


DATE: 04/16/2012

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

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

Form 50-296

Applicant Name

	Year	School Year (YYYY-YYYY)	Tax/Calendar Year YYYY	Sales Tax Information		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	Other Property Tax Abatements Sought			
				Column F: Estimate of total annual expenditures* subject to state sales tax	Column E: Estimate of total annual expenditures* made in Texas NOT subject to sales tax			County	City	Hospital	Other
	0	2012-2013	2012	240,000	1,220,000	0	N/A	N/A	N/A	N/A	N/A
Complete tax years of qualifying time period	1	2013-2014	2013	10,304,000	29,943,000	114,000	100%	N/A	100%	N/A	N/A
	2	2014-2015	2014	14,006,000	40,239,000	155,000	100%	N/A	100%	N/A	N/A
	3	2015-2016	2015	14,432,000	40,816,000	158,000	90%	N/A	90%	N/A	N/A
	4	2016-2017	2016	14,727,000	41,035,000	162,000	80%	N/A	80%	N/A	N/A
	5	2017-2018	2017	15,040,000	41,389,000	165,000	70%	N/A	70%	N/A	N/A
	6	2018-2019	2018	15,501,000	41,783,000	172,000	60%	N/A	60%	N/A	N/A
	7	2019-2020	2019	15,905,000	42,184,000	177,000	50%	N/A	50%	N/A	N/A
	8	2020-2021	2020	16,221,000	42,630,000	178,000	40%	N/A	40%	N/A	N/A
	9	2021-2022	2021	16,454,000	43,006,000	177,000	30%	N/A	30%	N/A	N/A
	10	2022-2023	2022	16,738,000	43,426,000	177,000	20%	N/A	20%	N/A	N/A
	11	2023-2024	2023	17,030,000	43,854,000	177,000	10%	N/A	10%	N/A	N/A
	12	2024-2025	2024	17,378,000	44,327,000	178,000	0%	N/A	0%	N/A	N/A
	13	2025-2026	2025	17,637,000	44,729,000	177,000	0%	N/A	0%	N/A	N/A
	14	2027-2028	2026	17,700,000	45,000,000	180,000	0%	N/A	0%	N/A	N/A
	15	2026-2027	2027	17,700,000	45,000,000	180,000	0%	N/A	0%	N/A	N/A

The year preceding the first complete tax year of the qualifying time period (assuming no deferrals)

Tax Credit Value Limitation Period (with 50% cap on credit)

Credit Settle-Up Period

Post-Settle-Up Period

Post-Settle-Up Period

*For planning, construction and operation of the facility

DATE 04/16/2012

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

Attachment 2

July 2, 2012

Mr. Robert Wood
Director, Economic Development and Analysis
Texas Comptroller of Public Accounts
Lyndon B. Johnson State Office Building
111 East 17th Street
Austin, Texas 78774

Dear Mr. Wood:

The Texas Education Agency has analyzed the revenue gains that would be realized by the proposed Texas Pellets Inc. project for the Woodville Independent School District (WISD). Projections prepared by our Office of School Finance confirm the analysis that was prepared by Moak, Casey and Associates and provided to us by your division. We believe their assumptions regarding the potential revenue gain are valid, and their estimates of the impact of the Texas Pellets Inc. project on WISD are correct.

Please feel free to contact Al McKenzie, manager of forecasting, facilities, and transportation, by phone at (512) 463-9186 or by email at al.mckenzie@tea.state.tx.us if you need further information regarding this issue.

Sincerely,



Belinda Dyer
Division Manager
Office of School Finance

BD/bd

July 10, 2012

Mr. Robert Wood
Director, Economic Development and Analysis
Texas Comptroller of Public Accounts
Lyndon B. Johnson State Office Building
111 East 17th Street
Austin, Texas 78774

Dear Mr. Wood:

As required by the Tax Code, §313.025 (b-1), the Texas Education Agency (TEA) has evaluated the impact of the proposed Texas Pellets Inc. project on the number and size of school facilities in Woodville Independent School District (WISD). Based on the analysis prepared by Moak, Casey and Associates for the school district and a conversation with the WISD superintendent, Glen Conner, the TEA has found that the Texas Pellets Inc. project would not have a significant impact on the number or size of school facilities in WISD.

Please feel free to contact Al McKenzie, manager of forecasting, facilities, and transportation, by phone at (512) 463-9186 or by email at al.mckenzie@tea.state.tx.us if you need further information regarding this issue.

Sincerely,



Belinda Dyer
Division Manager
Office of School Finance

BD/bd

**SUMMARY OF FINANCIAL IMPACT OF THE PROPOSED TEXAS
PELLETS, INC. PROJECT ON THE FINANCES OF THE WOODVILLE
INDEPENDENT SCHOOL DISTRICT UNDER A REQUESTED
CHAPTER 313 PROPERTY VALUE LIMITATION**

May 30, 2012

Final Report

PREPARED BY



Estimated Impact of the Proposed Texas Pellets, Inc. Project on the Finances of the Woodville Independent School District under a Requested Chapter 313 Property Value Limitation

Introduction

Texas Pellets, Inc. (Texas Pellets) has requested that the Woodville Independent School District (WISD) consider granting a property value limitation under Chapter 313 of the Tax Code, also known as the Texas Economic Development Act. In an application submitted to WISD on April 16, 2012, Texas Pellets proposes to invest \$688.8 million over the next 15 years to construct a new wood pellet manufacturing project in WISD, an amount which includes its non-qualifying cost of materials. Wood pellets are used for consumer and industrial heating applications.

The Texas Pellets project is consistent with the state's goal to "encourage large scale capital investments in this state." When enacted as House Bill 1200 in 2001, Chapter 313 of the Tax Code granted eligibility to companies engaged in manufacturing, research and development, and renewable electric energy production to apply to school districts for property value limitations. Subsequent legislative changes expanded eligibility to clean coal projects, nuclear power generation and data centers, among others.

Under the provisions of Chapter 313, WISD may offer a minimum value limitation of \$10 million. The provisions of Chapter 313 call for the project to be fully taxable in the 2013-14 and 2014-15 school years, unless the District and the Company agree to an extension of the start of the two-year qualifying time period. For the purpose of this analysis, it is assumed that the qualifying time period will be the 2013-14 and 2014-15 school years. Beginning in 2015-16, the project would go on the local tax roll at \$10 million and remain at that level of taxable value for eight years for maintenance and operations (M&O) taxes.

The full taxable value of the project could be assessed for debt service taxes on voter-approved bond issues throughout the limitation period, with WISD currently levying a \$0.08 per \$100 I&S tax rate. The full taxable value of the investment is expected to reach \$182 million in 2015-16, with depreciation expected to reduce the taxable value of the project over the course of the value limitation Agreement

In the case of the Texas Pellets project, the Agreement calls for a calculation of the revenue impact of the value limitation in years 3-10 of the Agreement, under whatever school finance and property tax laws are in effect in each of those years. WISD would experience a revenue loss as a result of the implementation of the value limitation in the 2015-16 school year (-\$118,059), with a smaller \$35,100 loss expected for the 2022-23 school year.

Under the assumptions outlined below, the potential tax benefits under a Chapter 313 Agreement could reach an estimated \$12.4 million over the course of the Agreement. This amount is net of any anticipated revenue losses for the District.

School Finance Mechanics

Under the current school finance system, the property values established by the Comptroller's Office that are used to calculate state aid and recapture lag by one year, a practical consequence of the fact that the Comptroller's Office needs this time to conduct its property value study and now the planned audits of appraisal district operations in alternating years. A taxpayer receiving a value limitation pays M&O taxes on the reduced value for the project in years 3-10 and receives a tax bill for I&S taxes based on the full project value throughout the qualifying and value limitation period (and thereafter). The school funding formulas use the Comptroller's property values that reflect a reduction due to the property value limitation in years 4-11 as a result of the one-year lag in property values.

The third year is often problematical financially for a school district that approves a Chapter 313 value limitation. The implementation of the value limitation often results in a revenue loss to the school district in the third year that would not be reimbursed by the state, but require some type of compensation from the applicant under the revenue protection provisions of the Agreement. In years 4-10, smaller revenue losses would be anticipated when the state property values are aligned at the minimum value established by the Board on both the local tax roll and the corresponding state property value study, assuming a similar deduction is made in the state property values.

Under the HB 1 system adopted in 2006, most school districts received additional state aid for tax reduction (ASATR) that was used to maintain their target revenue amounts established at the revenue levels under old law for the 2005-06 or 2006-07 school years, whichever was highest. In terms of new Chapter 313 property value limitation Agreements, adjustments to ASATR funding often moderated the impact of the reduced M&O collections as a result of the limitation, in contrast with the earlier formula-driven finance system.

House Bill 3646 as enacted in 2009 created more "formula" school districts that were less dependent on ASATR state aid than had been the case previously. The formula reductions enacted under Senate Bill 1 (SB 1) as approved in the First Called Session in 2011 are designed to make \$4 billion in reductions to the existing school funding formulas for the 2011-12 and 2012-13 school years. For the 2011-12 school year, across-the-board reductions were made that reduced each district's WADA count and resulted in an estimated 786 school districts still receiving ASATR to maintain their target revenue funding levels, while an estimated 241 districts operating directly on the state formulas.

For the 2012-13 school year, the SB 1 changes called for smaller across-the-board reductions and funding ASATR-receiving target revenue districts at 92.35 percent of the level provided for under the existing funding formula. This change is expected to result in 624 formula districts for 2012-13, compared with 403 districts still receiving ASATR funding.

For the 2013-14 school year and beyond, the ASATR reduction percentage will be set in the General Appropriations Act. The recent legislative session also saw the adoption of a statement of legislative intent to no longer fund target revenue (through ASATR) by the 2017-18 school year. It is likely that ASATR state funding will be reduced in future years and eliminated by the 2017-18 school year, based on current state policy.

One key element in any analysis of the school finance implications is the provision for revenue protection in the Agreement between the school district and the applicant. In the case of the Texas Pellets project, the Agreement calls for a calculation of the revenue impact of the value limitation

in years 3-10 of the Agreement, under whatever school finance and property tax laws are in effect in each of those years. This meets the statutory requirement under Section 313.027(f)(1) of the Tax Code to provide school district revenue protection language in the Agreement.

Underlying Assumptions

There are several approaches that can be used to analyze the future revenue stream of a school district under a value limitation. Whatever method is used, a reasonable analysis requires the use of a multi-year forecasting model that covers the years in which the Agreement is in effect. The Chapter 313 application now requires 15 years of data and analysis on the project being considered for a property value limitation.

The general approach used here is to maintain static enrollment and property values in order to isolate the effects of the value limitation under the school finance system. The current SB 1 reductions are reflected in the underlying models. With regard to ASATR funding, the 92.35 percent reduction enacted for the 2012-13 school year is retained in these estimates until the 2017-18 school year. Consistent with the statement of legislative intent adopted in 2011 to no longer fund target revenue, ASATR funding is no longer shown in these estimates for the 2017-18 school year and thereafter. The projected taxable values of the Texas Pellets project are factored into the base model used here. The impact of the limitation value for the proposed Texas Pellets project is isolated separately and the focus of this analysis.

Student enrollment counts are held constant at 1,199 students in average daily attendance (ADA) in analyzing the effects of the Texas Pellets project on the finances of WISD, consistent with the Texas Education Agency (TEA) projection for the 2012-13 school year. The District's local tax base reached \$825.4 million for the 2011 tax year and is maintained for the forecast period in order to isolate the effects of the property value limitation. An M&O tax rate of \$1.04 is used throughout this analysis. WISD has estimated state property wealth per weighted ADA or WADA of approximately \$418,414 for the 2012-13 school year. The enrollment and property value assumptions for the 15 years that are the subject of this analysis are summarized in Table 1.

School Finance Impact

School finance models were prepared for WISD under the assumptions outlined above through the 2027-28 school year. Beyond the 2012-13 school year, no attempt was made to forecast the 88th percentile or Austin yield that influence future state funding beyond the projected level for that school year. In the analyses for other districts and applicants on earlier projects, these changes appeared to have little impact on the revenue associated with the implementation of the property value limitation, since the baseline and other models incorporate the same underlying assumptions.

Under the proposed Agreement, a model is established to make a calculation of the "Baseline Revenue" by adding the taxable value of the proposed Texas Pellets facility to the model, but without assuming that a value limitation is approved. The results of the model are shown in Table 2.

A second model is developed which adds the Texas Pellets taxable value but imposes the proposed property value limitation effective in the third year, which in this case is the 2015-16 school year. The results of this model are identified as "Value Limitation Revenue Model" under the revenue protection provisions of the proposed Agreement (see Table 3).

A summary of the differences between these models is shown in Table 4. The model results show approximately \$12.0 million a year initially in annual net General Fund revenue, after recapture (if appropriate) and other adjustments have been made. Based on the assumption that ASATR funding is ended for the 2017-18 school year, the General Fund total is reduced to approximately \$10 million, in the absence of any replacement funds from the state.

Under these assumptions, WISD would experience a revenue loss as a result of the implementation of the value limitation in the 2015-16 school year (-\$118,059). The revenue reduction results from the mechanics of the up to six cents beyond the compressed M&O tax rate equalized to the Austin yield or not subject to recapture, which reflect the one-year lag in value associated with the property value study.

One risk factor under the estimates presented here relates to the implementation of the value limitation in the 2015-16 school year. The formula loss of \$118,059 cited above between the base and the limitation models is based on an assumption that Texas Pellets will see about \$1.5 million in M&O tax savings when the \$10 million limitation is implemented. Under the estimates presented here and as highlighted in Table 4, it is anticipated that \$1.35 million in additional ASATR funding for the 2015-16 school year will offset most of this reduction in M&O tax revenue.

In general, the ASATR offset poses little financial risk to the school district as a result of the adoption of the value limitation Agreement. A significant reduction of ASATR funding prior to the assumed 2017-18 school year elimination of these funds could reduce the residual tax savings in the first year that the \$10 million value limitation takes effect.

The Comptroller's state property value study influences these calculations, as noted previously. At the school-district level, a taxpayer benefiting from a property value limitation has two property values assigned by the local appraisal district for their property covered by the limitation: (1) a reduced value for M&O taxes, and (2) the full taxable value for I&S taxes. This situation exists for the eight years that the value limitation is in effect. The Comptroller's Property Tax Assistance Division will make two value determinations for school districts granting Chapter 313 Agreements, consistent with local practice. A consolidated single state property value had been provided previously.

Impact on the Taxpayer

Table 5 summarizes the impact of the proposed property value limitation in terms of the potential tax savings under the property value limitation Agreement. The focus of this table is on the M&O tax rate only. As noted previously, the property is fully taxable in the first two years under the Agreement. A \$1.04 per \$100 of taxable value M&O tax rate is assumed in 2012-13 and thereafter.

Under the assumptions used here, the potential tax savings from the value limitation total \$9.1 million over the life of the Agreement. In addition, Texas Pellets would be eligible for a tax credit for M&O taxes paid on value in excess of the value limitation in each of the first two qualifying years. The credit amount is paid out slowly through years 4-10 due to statutory limits on the scale of these payments over these seven years, with catch-up payments permitted in years 11-13. The tax credits are expected to total approximately \$3.4 million over the life of the Agreement, with no unpaid tax credits anticipated and significant credits paid in years 11-13 of the Agreement.. WISD is to be reimbursed by TEA for the cost of these credits.

The key WISD revenue losses are expected to total approximately -\$153,159 over the course of the Agreement. The potential net tax benefits (inclusive of tax credits but after hold-harmless payments are made) are estimated to total \$12.4 million over the life of the Agreement. While legislative changes to ASATR funding could increase the hold-harmless amount owed in the initial year of the Agreement, there would still be a substantial tax benefit to Texas Pellets under the value limitation Agreement for the remaining years that the limitation is in effect.

Facilities Funding Impact

The Texas Pellets project remains fully taxable for debt services taxes, with WISD currently levying a \$0.08 per \$100 I&S tax rate. The value of the Texas Pellets project is expected to depreciate over the life of the Agreement and beyond, but full access to the additional value is expected to increase the District's projected wealth. At its peak taxable value, our initial estimate is that the Texas Pellets project should permit WISD to reduce its current I&S tax rate by about one cent (\$0.01).

The Texas Pellets project is not expected to affect WISD in terms of enrollment. Continued expansion of the project and related development could result in additional employment in the area and an increase in the school-age population, but this project is unlikely to have much impact on a stand-alone basis.

Conclusion

The proposed Texas Pellets wood pellet project enhances the tax base of WISD. It reflects continued capital investment in keeping with the goals of Chapter 313 of the Tax Code.

Under the assumptions outlined above, the potential tax savings for the applicant under a Chapter 313 Agreement could reach an estimated \$12.4 million. (This amount is net of any anticipated revenue losses for the District.) The additional taxable value also enhances the tax base of WISD in meeting its future debt service obligations.

Table 1 – Base District Information with Texas Pellets Project Value and Limitation Values

Year of Agreement	School Year	ADA	WADA	M&O Tax Rate	I&S Tax Rate	CAD Value with Project	CAD Value with Limitation	CPTD with Project	CPTD With Limitation	CPTD Value with Project per WADA	CPTD Value with Limitation per WADA
Pre-Year 1	2012-13	1,198.50	1,940.07	\$1.0400	\$0.0800	\$831,111,532	\$831,111,532	\$804,767,175	\$804,767,175	\$414,814	\$414,814
1	2013-14	1,198.50	1,940.07	\$1.0400	\$0.0700	\$1,006,001,532	\$1,006,001,532	\$810,517,175	\$810,517,175	\$417,778	\$417,778
2	2014-15	1,198.50	1,940.07	\$1.0400	\$0.0700	\$994,224,532	\$994,224,532	\$985,407,175	\$985,407,175	\$507,924	\$507,924
3	2015-16	1,198.50	1,940.07	\$1.0400	\$0.0700	\$982,205,532	\$835,361,532	\$973,630,175	\$973,630,175	\$501,853	\$501,853
4	2016-17	1,198.50	1,940.07	\$1.0400	\$0.0700	\$970,186,532	\$835,361,532	\$961,611,175	\$814,767,175	\$495,658	\$419,968
5	2017-18	1,198.50	1,966.43	\$1.0400	\$0.0700	\$958,167,532	\$835,361,532	\$949,592,175	\$814,767,175	\$482,902	\$414,339
6	2018-19	1,198.50	1,966.43	\$1.0400	\$0.0700	\$947,148,532	\$835,361,532	\$937,573,175	\$814,767,175	\$476,790	\$414,339
7	2019-20	1,198.50	1,966.43	\$1.0400	\$0.0700	\$936,129,532	\$835,361,532	\$926,554,175	\$814,767,175	\$471,186	\$414,339
8	2020-21	1,198.50	1,966.43	\$1.0400	\$0.0700	\$925,110,532	\$835,361,532	\$915,535,175	\$814,767,175	\$465,583	\$414,339
9	2021-22	1,198.50	1,966.43	\$1.0400	\$0.0700	\$920,638,532	\$835,361,532	\$904,516,175	\$814,767,175	\$459,979	\$414,339
10	2022-23	1,198.50	1,966.43	\$1.0400	\$0.0700	\$922,713,532	\$835,361,532	\$900,044,175	\$814,767,175	\$457,705	\$414,339
11	2023-24	1,198.50	1,966.43	\$1.0400	\$0.0700	\$925,788,532	\$925,788,532	\$902,119,175	\$814,767,175	\$458,760	\$414,339
12	2024-25	1,198.50	1,966.43	\$1.0400	\$0.0700	\$928,863,532	\$928,863,532	\$905,194,175	\$905,194,175	\$460,324	\$460,324
13	2025-26	1,198.50	1,966.43	\$1.0400	\$0.0700	\$931,938,532	\$931,938,532	\$908,269,175	\$908,269,175	\$461,888	\$461,888
14	2026-27	1,198.50	1,966.43	\$1.0400	\$0.0700	\$935,013,532	\$935,013,532	\$911,344,175	\$911,344,175	\$463,452	\$463,452
15	2027-28	1,198.50	1,966.43	\$1.0400	\$0.0700	\$938,088,532	\$938,088,532	\$914,419,175	\$914,419,175	\$465,015	\$465,015

*Tier II Yield: \$47.65; AISD Yield: \$59.97; Equalized Wealth: \$476,500 per WADA

Table 2 – “Baseline Revenue Model”–Project Value Added with No Value Limitation

Year of Agreement	School Year	M&O Taxes @ Compressed Rate	State Aid	Additional State Aid-Hold Harmless	Excess Formula Reduction	Recapture Costs	Additional Local M&O Collections	State Aid From Additional M&O Tax Collections	Recapture from the Additional Local Tax Effort	Total General Fund
Pre-Year 1	2012-13	\$7,823,651	\$1,616,891	\$1,750,729	\$0	\$0	\$593,098	\$216,428	-\$23,469	\$11,977,328
1	2013-14	\$9,482,828	\$1,561,305	\$147,139	\$0	\$0	\$718,877	\$256,290	-\$29,123	\$12,137,316
2	2014-15	\$9,371,255	\$381,605	\$1,904,191	\$0	-\$465,779	\$710,419	\$105,095	-\$45,386	\$11,961,399
3	2015-16	\$9,285,780	\$420,586	\$1,845,558	\$0	-\$360,652	\$703,939	\$112,367	-\$44,050	\$11,963,528
4	2016-17	\$9,171,914	\$504,481	\$1,766,659	\$0	-\$251,783	\$695,307	\$119,492	-\$42,557	\$11,963,514
5	2017-18	\$9,058,049	\$420,586	\$0	\$0	-\$29,078	\$686,675	\$135,976	-\$40,015	\$10,232,193
6	2018-19	\$8,953,657	\$504,481	\$0	\$0	\$0	\$678,761	\$143,256	-\$38,562	\$10,241,593
7	2019-20	\$8,849,265	\$563,499	\$0	\$0	\$0	\$670,848	\$149,801	-\$37,192	\$10,196,221
8	2020-21	\$8,744,873	\$670,021	\$0	\$0	\$0	\$662,934	\$156,348	-\$35,821	\$10,198,354
9	2021-22	\$8,702,506	\$776,543	\$0	\$0	\$0	\$659,722	\$164,066	-\$34,698	\$10,268,139
10	2022-23	\$8,722,164	\$819,775	\$0	\$0	\$0	\$661,212	\$167,944	-\$34,383	\$10,336,711
11	2023-24	\$8,751,296	\$799,716	\$0	\$0	\$0	\$663,421	\$166,868	-\$34,682	\$10,346,619
12	2024-25	\$8,780,428	\$769,989	\$0	\$0	\$0	\$665,629	\$165,003	-\$35,068	\$10,345,981
13	2025-26	\$8,809,560	\$740,263	\$0	\$0	\$0	\$667,838	\$163,139	-\$35,455	\$10,345,344
14	2026-27	\$8,838,692	\$710,536	\$0	\$0	\$0	\$670,046	\$161,275	-\$35,842	\$10,344,707
15	2027-28	\$8,867,824	\$680,810	\$0	\$0	\$0	\$672,254	\$159,412	-\$36,228	\$10,344,072

Table 5 - Estimated Financial impact of the Texas Pellets Project Property Value Limitation Request Submitted to WISD at \$1.04 M&O Tax Rate

Year of Agreement	School Year	Project Value	Estimated Taxable Value	Value Savings	Assumed M&O Tax Rate	Taxes Before Value Limit	Taxes after Value Limit	Tax Savings @ Projected M&O Rate	Tax Credits for First Two Years Above Limit	Tax Benefit to Company Before Revenue Protection	School District Revenue Losses	Estimated Net Tax Benefits
Pre-Year 1	2012-13	\$5,750,000	\$5,750,000	\$0	\$1.040	\$59,800	\$59,800	\$0	\$0	\$0	\$0	\$0
1	2013-14	\$180,640,000	\$180,640,000	\$0	\$1.040	\$1,878,656	\$1,878,656	\$0	\$0	\$0	\$0	\$0
2	2014-15	\$168,863,000	\$168,863,000	\$0	\$1.040	\$1,756,175	\$1,756,175	\$0	\$0	\$0	\$0	\$0
3	2015-16	\$156,844,000	\$10,000,000	\$146,844,000	\$1.040	\$1,631,178	\$104,000	\$1,527,178	\$0	\$1,527,178	-\$118,059	\$1,409,119
4	2016-17	\$144,825,000	\$10,000,000	\$134,825,000	\$1.040	\$1,506,180	\$104,000	\$1,402,180	\$102,689	\$1,504,869	\$0	\$1,504,869
5	2017-18	\$132,806,000	\$10,000,000	\$122,806,000	\$1.040	\$1,381,182	\$104,000	\$1,277,182	\$98,482	\$1,375,665	\$0	\$1,375,665
6	2018-19	\$121,787,000	\$10,000,000	\$111,787,000	\$1.040	\$1,266,585	\$104,000	\$1,162,585	\$94,625	\$1,257,210	\$0	\$1,257,210
7	2019-20	\$110,768,000	\$10,000,000	\$100,768,000	\$1.040	\$1,151,987	\$104,000	\$1,047,987	\$90,769	\$1,138,756	\$0	\$1,138,756
8	2020-21	\$99,749,000	\$10,000,000	\$89,749,000	\$1.040	\$1,037,390	\$104,000	\$933,390	\$86,912	\$1,020,302	\$0	\$1,020,302
9	2021-22	\$95,277,000	\$10,000,000	\$85,277,000	\$1.040	\$990,881	\$104,000	\$886,881	\$85,347	\$972,228	\$0	\$972,228
10	2022-23	\$97,352,000	\$10,000,000	\$87,352,000	\$1.040	\$1,012,461	\$104,000	\$908,461	\$86,073	\$994,534	-\$35,100	\$959,434
11	2023-24	\$100,427,000	\$100,427,000	\$0	\$1.040	\$1,044,441	\$1,044,441	\$0	\$1,114,740	\$1,114,740	\$0	\$1,114,740
12	2024-25	\$103,502,000	\$103,502,000	\$0	\$1.040	\$1,076,421	\$1,076,421	\$0	\$1,148,872	\$1,148,872	\$0	\$1,148,872
13	2025-26	\$106,577,000	\$106,577,000	\$0	\$1.040	\$1,108,401	\$1,108,401	\$0	\$518,322	\$518,322	\$0	\$518,322
14	2026-27	\$109,652,000	\$109,652,000	\$0	\$1.040	\$1,140,381	\$1,140,381	\$0	\$0	\$0	\$0	\$0
15	2027-28	\$112,727,000	\$112,727,000	\$0	\$1.040	\$1,172,361	\$1,172,361	\$0	\$0	\$0	\$0	\$0
Totals						\$19,154,678	\$10,008,835	\$9,145,843	\$3,426,831	\$12,572,674	-\$153,159	\$12,419,516
Tax Credit for Value Over Limit in First 2 Years								Year 1	Year 2	Max Credits		
								\$1,774,656	\$1,652,175	\$3,426,831		
								Credits Earned		\$3,426,831		
								Credits Paid		<u>\$3,426,831</u>		
								Excess Credits Unpaid		\$0		

***Note:** School District Revenue-Loss estimates are subject to change based on numerous factors, including legislative and Texas Education Agency administrative changes to school finance formulas, year-to-year appraisals of project values, and changes in school district tax rates. One of the most substantial changes to the school finance formulas related to Chapter 313 revenue-loss projections could be the treatment of Additional State Aid for Tax Reduction (ASATR). Legislative intent is to end ASATR in 2017-18 school year. Additional information on the assumptions used in preparing these estimates is provided in the narrative of this Report.

Attachment 3

Tyler County

Population

- Total county population in 2010 for Tyler County: 20,361 , down 0.4 percent from 2009. State population increased 1.8 percent in the same time period.
- Tyler County was the state's 117th largest county in population in 2010 and the 214th fastest growing county from 2009 to 2010.
- Tyler County's population in 2009 was 81.3 percent Anglo (above the state average of 46.7 percent), 11.7 percent African-American (above the state average of 11.3 percent) and 5.1 percent Hispanic (below the state average of 36.9 percent).
- 2009 population of the largest cities and places in Tyler County:

Woodville:	2,281	Colmesnell:	629
Chester:	260		

Economy and Income

Employment

- September 2011 total employment in Tyler County: 7,544 , down 2.4 percent from September 2010. State total employment increased 0.9 percent during the same period.
(October 2011 employment data will be available November 18, 2011).
- September 2011 Tyler County unemployment rate: 12.0 percent, up from 10.3 percent in September 2010. The statewide unemployment rate for September 2011 was 8.5 percent, up from 8.2 percent in September 2010.
- September 2011 unemployment rate in the city of:

(Note: County and state unemployment rates are adjusted for seasonal fluctuations, but the Texas Workforce Commission city unemployment rates are not. Seasonally-adjusted unemployment rates are not comparable with unadjusted rates).

Income

- Tyler County's ranking in per capita personal income in 2009: 187th with an average per capita income of \$29,623, up 1.5 percent from 2008. Statewide average per capita personal income was \$38,609 in 2009, down 3.1 percent from 2008.

Industry

- Agricultural cash values in Tyler County averaged \$54.25 million annually from 2007 to 2010. County total agricultural values in 2010 were up 18.5 percent from 2009. Major agriculture related commodities in Tyler County during 2010 included:
 - Recreation ▪ Hunting ▪ Other Beef ▪ Nursery ▪ Timber
- 2011 oil and gas production in Tyler County: 193,475.0 barrels of oil and 13.9 million Mcf of gas. In September 2011, there were 67 producing oil wells and 138 producing gas wells.

Taxes

Sales Tax - Taxable Sales

(County and city taxable sales data for 1st quarter 2011 is currently targeted for release in mid-September 2011).

Quarterly (September 2010 through December 2010)

- Taxable sales in Tyler County during the fourth quarter 2010: \$19.28 million, up 0.1 percent from the same quarter in 2009.
- Taxable sales during the fourth quarter 2010 in the city of:

Woodville:	\$11.76 million, up 1.8 percent from the same quarter in 2009.
Colmesnell:	\$415,237.00, down 8.6 percent from the same quarter in 2009.
Chester:	\$172,003.00, down 10.4 percent from the same quarter in 2009.

Taxable Sales through the end of 4th quarter 2010 (January 2010 through December 30, 2010)

- Taxable sales in Tyler County through the fourth quarter of 2010: \$74.55 million, up 7.0 percent from the same period in 2009.
- Taxable sales through the fourth quarter of 2010 in the city of:

Woodville:	\$44.33 million, down 2.3 percent from the same period in 2009.
Colmesnell:	\$1.67 million, down 6.0 percent from the same period in 2009.
Chester:	\$680,336.00, down 2.2 percent from the same period in 2009.

Annual (2010)

- Taxable sales in Tyler County during 2010: \$74.55 million, up 7.0 percent from 2009.
- Tyler County sent an estimated \$4.66 million (or 0.03 percent of Texas' taxable sales) in state sales taxes to the state treasury in 2010.
- Taxable sales during 2010 in the city of:

Woodville:	\$44.33 million, down 2.3 percent from 2009.
Colmesnell:	\$1.67 million, down 6.0 percent from 2009.

Chester: \$680,336.00, down 2.2 percent from 2009.

Sales Tax – Local Sales Tax Allocations

(The release date for sales tax allocations to cities for the sales activity month of September 2011 is currently scheduled for November 9, 2011.)

Monthly

- Statewide payments based on the sales activity month of August 2011: \$505.22 million, up 13.9 percent from August 2010.
- Payments to all cities in Tyler County based on the sales activity month of August 2011: \$75,260.80, down 4.2 percent from August 2010.
- Payment based on the sales activity month of August 2011 to the city of:

Woodville:	\$71,444.78, down 1.9 percent from August 2010.
Colmesneil:	\$2,378.22, down 51.3 percent from August 2010.
Chester:	\$1,437.80, up 65.7 percent from August 2010.

Fiscal Year

- Statewide payments based on sales activity months from September 2010 through August 2011: \$6.08 billion, up 8.0 percent from the same period in 2010.
- Payments to all cities in Tyler County based on sales activity months from September 2010 through August 2011: \$1.07 million, up 3.9 percent from fiscal 2010.
- Payments based on sales activity months from September 2010 through August 2011 to the city of:

Woodville:	\$1.02 million, up 3.0 percent from fiscal 2010.
Colmesneil:	\$43,099.26, up 25.1 percent from fiscal 2010.
Chester:	\$12,639.23, up 17.8 percent from fiscal 2010.

January 2011 through August 2011 (Sales Activity Year-To-Date)

- Statewide payments based on sales activity months through August 2011: \$3.99 billion, up 8.3 percent from the same period in 2010.
- Payments to all cities in Tyler County based on sales activity months through August 2011: \$692,874.44, up 4.2 percent from the same period in 2010.
- Payments based on sales activity months through August 2011 to the city of:

Woodville:	\$663,699.17, up 4.6 percent from the same period in 2010.
Colmesneil:	\$20,258.30, down 14.2 percent from the same period in 2010.
Chester:	\$8,916.97, up 30.9 percent from the same period in 2010.

12 months ending in August 2011

- Statewide payments based on sales activity in the 12 months ending in August 2011: \$6.08 billion, up 8.0 percent from the previous 12-month period.
- Payments to all cities in Tyler County based on sales activity in the 12 months ending in August 2011: \$1.07 million, up 3.9 percent from the previous 12-month period.
- Payments based on sales activity in the 12 months ending in August 2011 to the city of:

Woodville:	\$1.02 million, up 3.0 percent from the previous 12-month period.
Colmesneil:	\$43,099.26, up 25.1 percent from the previous 12-month period.
Chester:	\$12,639.23, up 17.8 percent from the previous 12-month period.

■ **City Calendar Year-To-Date (RJ 2011)**

- Payment to the cities from January 2011 through October 2011:

Woodville:	\$846,599.81, up 5.3 percent from the same period in 2010.
Colmesneil:	\$26,140.63, down 10.6 percent from the same period in 2010.
Chester:	\$10,838.82, up 20.8 percent from the same period in 2010.

Annual (2010)

- Statewide payments based on sales activity months in 2010: \$5.77 billion, up 3.3 percent from 2009.
- Payments to all cities in Tyler County based on sales activity months in 2010: \$1.04 million, down 4.7 percent from 2009.
- Payment based on sales activity months in 2010 to the city of:

Woodville:	\$986,752.92, down 6.2 percent from 2009.
Colmesneil:	\$46,443.61, up 43.1 percent from 2009.
Chester:	\$10,532.06, down 4.0 percent from 2009.

Property Tax

- As of January 2009, property values in Tyler County: \$2.11 billion, up 5.1 percent from January 2008 values. The property tax base per person in Tyler County is \$102,578, above the statewide average of \$85,809. About 37.5 percent of the property tax base is derived from oil, gas and minerals.

State Expenditures

- Tyler County's ranking in state expenditures by county in fiscal year 2010: 126th. State expenditures in the county for FY2010: \$68.71 million, down 0.2 percent from FY2009.
- In Tyler County, 13 state agencies provide a total of 649 jobs and \$6.01 million in annualized wages (as of 1st quarter 2011).
- Major state agencies in the county (as of first quarter 2011):
 - Department of Criminal Justice
 - Attorney General
 - University of Texas Medical Branch
 - Department of Transportation

Higher Education

- Community colleges in Tyler County fall 2010 enrollment:
- Tyler County is in the service area of the following:
 - Angelina College with a fall 2010 enrollment of 5,904 . Counties in the service area include:
 - Angelina County
 - Cherokee County
 - Houston County
 - Jasper County
 - Nacogdoches County
 - Newton County
 - Polk County
 - Sabine County
 - San Augustine County
 - San Jacinto County
 - Trinity County
 - Tyler County
 - Walker County
- Institutions of higher education in Tyler County fall 2010 enrollment:

School Districts

- Tyler County had 5 school districts with 15 schools and 3,550 students in the 2009-10 school year. (Statewide, the average teacher salary in school year 2009-10 was \$48,263. The percentage of students, statewide, meeting the 2010 TAKS passing standard for all 2009-10 TAKS tests was 77 percent.)
 - Chester ISD had 183 students in the 2009-10 school year. The average teacher salary was \$41,723. The percentage of students meeting the 2010 TAKS passing standard for all tests was 66 percent.
 - Colmesneil ISD had 486 students in the 2009-10 school year. The average teacher salary was \$40,791. The percentage of students meeting the 2010 TAKS passing standard for all tests was 80 percent.
 - Spurger ISD had 359 students in the 2009-10 school year. The average teacher salary was \$39,220. The percentage of students meeting the 2010 TAKS passing standard for all tests was 70 percent.
 - Warren ISD had 1,219 students in the 2009-10 school year. The average teacher salary was \$42,632. The percentage of students meeting the 2010 TAKS passing standard for all tests was 82 percent.
 - Woodville ISD had 1,303 students in the 2009-10 school year. The average teacher salary was \$44,493. The percentage of students meeting the 2010 TAKS passing standard for all tests was 75 percent.