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ATTORNEYS AND COUNSELORS AT LAW

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KEVIN O'HANLON
CERTIFIED, CIVIL APPELLATE
CERTIFIED, CIVIL TRIAL

LESLIE MCCOLLOM
CERTIFIED, CIVIL APPELLATE
CERTIFIED, LABOR AND EMPLOYMENT
TEXAS BOARD OF LEGAL SPECIALIZATION

JUSTIN DEMERATH

June 3, 2013

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

RE: Application to the Gregory-Portland Independent School District from voestalpine
Texas LLC

To the Local Government Assistance & Economic Analysis Division:

By copy of this letter transmitting the application for review to the Comptroller's Office, the Gregory-Portland Independent School District is notifying the Applicant voestalpine Texas, LLC of its intent to consider the application for appraised value limitation on qualified property. The Applicant submitted the Application to the school district on May 20, 2013. The Board voted to accept the application on May 21, 2013. The application has been determined complete as of May 30, 2013. This Application has a first qualifying year of **2014**.

Please note, the authorized business representative has signed the application before a notary; however, the form of the international verification is slightly different.

The Applicant has confirmed that there have been no improvements or expenditures related to the project prior to the date the application was submitted to the school district. No improvements will start until after a final determination of a completed application by the Office of the Comptroller.

The school district has determined that the wage information included in the application represents the most recent wage data available at the time of the application. The wage the Applicant has committed to paying on this project is well above the required statutory minimums.

Letter to Local Government Assistance & Economic Analysis Division

June 3, 2013

Page 2 of 2

An electronic and paper copy of the application will be hand delivered to your office today. In accordance with 34 Tex. Admin Code §9.1054, a copy of the application will be submitted to the San Patricio County Appraisal District.

Please feel free to contact me with questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin O'Hanlon", with a stylized flourish at the end.

Kevin O'Hanlon
School District Consultant

Cc: voestalpine Texas, LLC VIA EMAIL

San Patricio County Appraisal District, with enclosures
1301 E. Sinton Street-Suite B
Sinton, Texas 78387



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

5-20-13

First Name Dr. Paul		Last Name Clore	
Title Superintendent			
School District Name Gregory-Portland ISD			
Street Address 608 College Street			
Mailing Address 608 College Street			
City Portland	State TX	ZIP 78374	
Phone Number 361-777-1091	Fax Number 361-777-1093		
Mobile Number (optional)	E-mail Address pclore@g-pisd.org		

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 T.

Last Name

Casey

Title

Partner

Firm Name

Moak, Casey & Associates LLP

Street Address

400 W. 15th Street, Suite 1410

Mailing Address

400 W. 15th Street, Suite 1410

City

Austin

State

TX

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

Has the district determined this application complete? ☒ Yes ☒ No

If yes, date determined complete. 5-30-13

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

SCHOOL DISTRICT CHECKLIST AND REQUESTED ATTACHMENTS

Checklist	Page X of 16	Check Completed
1 Date application received by the ISD	1 of 16	✓
2 Certification page signed and dated by authorized school district representative	2 of 16	✓
3 Date application deemed complete by ISD	2 of 16	✓
4 Certification pages signed and dated by applicant or authorized business representative of applicant	4 of 16	✓
5 Completed company checklist	12 of 16	✓
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

**SCHOOL DISTRICT INFORMATION - CERTIFICATION OF APPLICATION (CONTINUED)****Authorized School District Consultant (If Applicable)**

First Name	Daniel T.	Last Name	Casey
Title	Partner		
Firm Name	Moak, Casey & Associates LLP		
Street Address	400 W. 15th Street, Suite 1410		
Mailing Address	400 W. 15th Street, Suite 1410		
City	Austin	State	TX
		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

Has the district determined this application complete? ☐ Yes ☒ No

If yes, date determined complete. _____

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

SCHOOL DISTRICT CHECKLIST AND REQUESTED ATTACHMENTS

	Checklist	Page X of 16	Check Completed
1	Date application received by the ISD	1 of 16	
2	Certification page signed and dated by authorized school district representative	2 of 16	
3	Date application deemed complete by ISD	2 of 16	
4	Certification pages signed and dated by applicant or authorized business representative of applicant	4 of 16	✓
5	Completed company checklist	12 of 16	✓
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	

**SCHOOL DISTRICT INFORMATION - CERTIFICATION OF APPLICATION (CONTINUED)****Authorized School District Consultant (If Applicable)**

First Name Daniel T.	Last Name Casey	
Title Partner		
Firm Name Moak, Casey & Associates LLP		
Street Address 400 W. 15th Street, Suite 1410		
Mailing Address 400 W. 15th Street, Suite 1410		
City Austin	State TX	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
---	------

Has the district determined this application complete? ☐ Yes ☒ No

If yes, date determined complete. _____

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

SCHOOL DISTRICT CHECKLIST AND REQUESTED ATTACHMENTS

	Checklist	Page X of 16	Check Completed
1	Date application received by the ISD	1 of 16	
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5	Completed company checklist	12 of 16	✓
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	



APPLICANT INFORMATION - CERTIFICATION OF APPLICATION

Authorized Business Representative (Applicant)

First Name	Bernhard		Last Name	Schlatti	
Title	Chief Executive Officer				
Organization	voestalpine Stahl GmbH				
Street Address					
Mailing Address	800 N. Shoreline Drive, Suite 1600 South Tower				
City	Corpus Christi	State	TX	ZIP	78401
Phone Number	+43 6646156022		Fax Number	+43 50304 55 4930	
Mobile Number (optional)			Business e-mail Address	Bernhard.Schlatti@voestalpine.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	Gottfried		Last Name	Simhofer	
Title	Treasurer				
Organization	voestalpine Stahl GmbH				
Street Address					
Mailing Address	800 N. Shoreline Drive, Suite 1600 South Tower				
City	Corpus Christi	State	TX	ZIP	78401
Phone Number	+43 6648360883		Fax Number	43 50304 55 4930	
Mobile Number (optional)			E-mail Address	Gottfried.Simhofer@voestalpine.com	

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

Will consultant be primary contact? ☒ Yes ☐ No

Mr. Schattl and Mr. Simhofer are both Authorized Business Representatives of voestalpine Texas, LLC per internal policy of the company.



Form 50-296

Application for Appraised Value Limitation on Qualified Property

APPLICANT INFORMATION - CERTIFICATION OF APPLICATION (CONTINUED)

Authorized Company Consultant (If Applicable)

First Name

D. Dale

Last Name

Cummings

Title

Partner

Firm Name

Cummings Westlake LLC

Street Address

12837 Louetta Road, Suite 201

Mailing Address

12837 Louetta Road, Suite 201

City

Cypress

State

TX

ZIP

77429

Phone Number

713-266-4456

Fax Number

713-266-2333

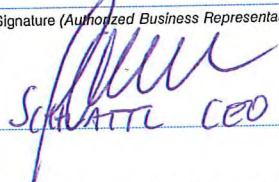
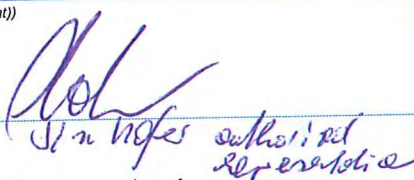
Business email Address

dcummings@cwlp.net

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))


Scott H. CEO
I am hereby authorized representative

Date

Linz, am 13.05.201

GIVEN under my hand and seal of office this _____ day of _____, _____

Notary Public, State of _____

(Notary Seal)

My commission expires _____

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.

Gebühr von € 14,30 entrichtet.
Dr. Jürgen Hohla, öff. Notar, 4020 Linz

Beurkundungsregisterzahl: 2315/2013

Die Echtheit der Unterschriften des Herrn Bernhard **Schlattl**, geboren am 20.07.1978 (zwanzigsten Juli neunzehnhundertachtundsiebzig), voestalpine-Straße 3, 4020 Linz, und der Unterschriften des Herrn Gottfried **Simhofer**, geboren am 15.05.1958 (fünfzehnten Mai neunzehnhundertachtundfünfzig), voestalpine-Straße 3, 4020 Linz, wird bestätigt. -----
Linz, am 13.05.2013 (dreizehnten Mai zweitausenddreizehn). -----

notarisation register-no 2315/2013-----

I herewith certify that the signatures of Mister Bernhard **Schlattl**, born on 20th (twentieth) of July 1978 (nineteenhundredseventyeight), voestalpine-Straße 3, 4020 Linz, and the signatures of Mister Gottfried **Simhofer**, born on 15^h (fifteenth) of May 1958 (nineteenhundredfiftyeight), voestalpine-Straße 3, 4020 Linz, are authentic. -----
L i n z , May 13th (thirteenth) 2013 (twothousandthirteen).-----




Mag. Katharina HUBNER
als bestellte Substitutin des öffentlichen Notars
Dr. Jürgen Hohla in Linz



**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

voestalpine Texas LLC

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

32050641839

NAICS code

331110

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.

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.)

Limited Liability 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.)

**ELIGIBILITY 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 4

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

See Attachment 4A

PROJECT CHARACTERISTICS (CHECK ALL THAT APPLY)

- | | | | |
|---|--|--|---|
| <input checked="" type="checkbox"/> New Jobs | <input checked="" type="checkbox"/> Construct New Facility | <input checked="" type="checkbox"/> New Business / Start-up | <input type="checkbox"/> Expand Existing Facility |
| <input type="checkbox"/> Relocation from Out-of-State | <input type="checkbox"/> Expansion | <input checked="" type="checkbox"/> Purchase Machinery & Equipment | |
| <input type="checkbox"/> Consolidation | <input type="checkbox"/> Relocation within Texas | | |

PROJECTED TIMELINE

Begin Construction April 2014 Begin Hiring New Employees 2015

Construction Complete Q1 2016 Fully Operational Q1 2016

Purchase Machinery & Equipment 2014 - 2016

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? Q1 2016

**ECONOMIC INCENTIVES**

Identify state programs the project will apply for:

State Source

Amount

Texas Enterprise Zone

To Be Determined

Texas Skills Development Fund

To Be Determined

Total

To Be Determined

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.)

A Chapter 312 tax abatement has been requested from San Patricio County Drainage District. The tax abatement agreement has not been executed at the time this application is submitted. A Chapter 381 agreement has been signed with San Patricio County and a Chapter 380 agreement has been signed with the City of Corpus Christi.

THE PROPERTYIdentify county or counties in which the proposed project will be located San PatricioCentral Appraisal District (CAD) that will be responsible for appraising the property San PatricioWill 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: San Patricio (100%)

(Name and percent of project)

City: City of Corpus Christi ETJ (100%)

(Name and percent of project)

Hospital District: n/a

(Name and percent of project)

Water District: n/a

(Name and percent of project)

Other (describe): San Patricio County Drainage District (100%)

(Name and percent of project)

Other (describe): _____

(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.

The Project includes dock facilities that are integral to the operation of the plant. The dock facilities are in Corpus Christi ISD and a separate Application for Appraised Value Limitation on Qualified Property may be filed with Corpus Christi ISD. The investment and estimated market value of the dock facilities in Corpus Christi ISD are not included in this application.

**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? \$30,000,000

What is the amount of appraised value limitation for which you are applying? \$30,000,000

What is your total estimated *qualified* investment? \$630,000,000

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? August 1, 2013

What is the anticipated date of the beginning of the qualifying time period? August 1, 2013

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? \$630,000,000

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? July 1, 2013

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. None
(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)? None

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

☒ First Quarter ☐ Second Quarter ☐ Third Quarter ☐ Fourth Quarter of 2013
(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?

None

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. _____

Not applicable

Total number of new jobs that will have been created when fully operational 85

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? 68 in 2017

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 \$890

110% of the county average weekly wage for manufacturing jobs in the county is \$1,469

110% of the county average weekly wage for manufacturing jobs in the region is \$983

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? \$51,138

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? \$51,138

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 15

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.

PROPERTY INVESTMENT AMOUNTS

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

ISD Name	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 after filing complete application with district, but before final board approval of application (eligible to become qualified property)	2013-2014	2013	-	-	-	-	0
				-	-	-	-	0
				-	-	-	-	0
				-	-	-	-	0
Tax Credit Period (with 50% cap on credit)	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)	2013-2014	2013	-	-	-	-	0
				-	-	-	-	0
				-	-	-	-	0
				-	-	-	-	0
				-	-	-	-	0
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				-	-	-	-	0
				-	-	-	-	0
Credit Settle-Up Period	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)	2013-2014	2013	-	-	-	-	0
				-	-	-	-	0
				-	-	-	-	0
				-	-	-	-	0
				-	-	-	-	0
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				-	-	-	-	0
				-	-	-	-	0
Qualifying Time Period usually begins with the final board approval of the application and extends generally for the following two complete tax years.	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)	2013-2014	2013	-	-	-	-	0
				-	-	-	-	0
				-	-	-	-	0
				-	-	-	-	0
				-	-	-	-	0
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				-	-	-	-	0

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.

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 §313.021(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 "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.

Linz, am 13. MAI 2013

DATE

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

Signature

Schedule C- Application: Employment Information

Applicant Name
voestalpine Texas, LLC
ISD Name
Gregory-Portland ISD

Form 50-296

Construction					New Jobs		Qualifying Jobs		
		Tax Year (Fill in actual tax year) YYYY	School Year (YYYY-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 meeting all criteria of Sec. 313.021(3) (cumulative)	Column F: Average annual wage of qualifying jobs
	Year		2013-2014	100 FTEs	\$74,000	0	\$0	0	\$0
	pre- year 1		2013-2014	100 FTEs	\$74,000	0	\$0	0	\$0
	1	Complete tax years of qualifying time period	2014-2015	300 FTEs	\$74,000	0	\$0	0	\$0
	2		2015-2016	500 FTEs	\$74,000	0	\$0	0	\$0
	3		2016-2017	300 FTEs	\$74,000	50	\$51,138	40	\$51,138
	4		2017-2018			85	\$51,138	68	\$51,138
	5		2018-2019			85	\$51,138	68	\$51,138
	6		2019-2020			85	\$51,138	68	\$51,138
	7		2020-2021			85	\$51,138	68	\$51,138
	8		2021-2022			85	\$51,138	68	\$51,138
	9		2022-2023			85	\$51,138	68	\$51,138
	10		2023-2024			85	\$51,138	68	\$51,138
	11		2024-2025			85	\$51,138	68	\$51,138
	12		2025-2026			85	\$51,138	68	\$51,138
	13		2026-2027			85	\$51,138	68	\$51,138
	14		2027-2028			85	\$51,138	68	\$51,138
	15		2028-2029			85	\$51,138	68	\$51,138
Tax Credit Period (with 50% cap on credit)		Value Limitation Period							
Credit Settle-Up Period		Continue to Maintain Viable Presence							
	Post- Settle-Up Period								
	Post- Settle-Up Period								

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.

Linz, am 13. MAI 2013

DATE

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

[Signature]
authorized representative

Sales Tax Information					Other Property Tax Abatements Sought				
Sales Taxable Expenditures					Franchise Tax	County	City	Hospital	Other (Drainage District)
	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
The year preceding the first complete tax year of the qualifying time period (assuming no deferrals)		2013-2014	2013				-	-	-
					0				
	Complete tax years of qualifying time period	1	2014-2015	2014	50,400,000	201,600,000	0	n/a	n/a
		2	2015-2016	2015	75,600,000	302,400,000	0	n/a	n/a
Tax Credit Period (with 50% cap on credit)	Value Limitation Period	3	2016-2017	2016	9,000,000	600,000,000	100,000	n/a	n/a
		4	2017-2018	2017	9,000,000	600,000,000	100,000	n/a	n/a
		5	2018-2019	2018	9,000,000	600,000,000	100,000	n/a	n/a
		6	2019-2020	2019	9,000,000	600,000,000	100,000	n/a	n/a
		7	2020-2021	2020	9,000,000	600,000,000	100,000	n/a	n/a
		8	2021-2022	2021	9,000,000	600,000,000	100,000	n/a	n/a
		9	2022-2023	2022	9,000,000	600,000,000	100,000	n/a	n/a
		10	2023-2004	2023	9,000,000	600,000,000	100,000	n/a	n/a
		11	2024-2025	2024	9,000,000	600,000,000	100,000	n/a	n/a
		12	2025-2026	2025	9,000,000	600,000,000	100,000	n/a	n/a
Credit Settle-Up Period	Continue to Maintain Viable Presence	13	2026-2027	2026	9,000,000	600,000,000	100,000	n/a	n/a
		14	2027-2028	2027	9,000,000	600,000,000	100,000	n/a	n/a
		15	2028-2029	2028	9,000,000	600,000,000	100,000	n/a	n/a
Post-Settle-Up Period									
Post-Settle-Up Period									

*For planning, construction and operation of the facility.

Linz, am 13. MAI 2013

DATE

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

Signature
author: 2013 representative

ATTACHMENT 1

See application

ATTACHMENT 2

Copy of wire transfer confirmation attached.

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)*

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VOESTALPINE STAHL GMBH
VOEST-ALPINE-STRASSE 3
A-4020 LINZ
:57A:SBOSUS33
:59:/10238236
LONE STAR INVESTMENT POOL
CORPORATE OVERNIGHT PLUS FUND
:70:ZIG IM NAMEN VOESTALPINE TEXAS LLC
GREGORY-PORTLAND ISD
PARTICIPANT NUMBER 205902
ACCOUNT NAME: GENERAL FUND
:71A:SHA

ATTACHMENT 3

voestalpine Texas, LLC is not part of a combined group membership.



Susan Combs Texas Comptroller of Public Accounts

Taxable Entity Search Results

Franchise Tax Certification of Account Status

This Certification Not Sufficient for Filings with Secretary of State

Obtain a certification for filings with the Secretary of State.

It takes up to two weeks for this search to update when payment is made through the mail or at a taxpayer service office. This agency may manually issue a Certificate of Account Status (good standing) when an entity makes a payment to bring its account current. The paper certificate issued by our office is valid and represents the entity's status with our office as of the date of the certificate.

Certification of Account Status	Officers And Directors Information
Entity Information:	VOESTALPINE TEXAS LLC 350 N SAINT PAUL ST STE 2900 DALLAS, TX 75201-4234
Status:	IN GOOD STANDING NOT FOR DISSOLUTION OR WITHDRAWAL through May 15, 2014
Registered Agent:	CT CORPORATION SYSTEM 350 NORTH ST PAUL STREET SUITE 2900 DALLAS, TX 75201
Registered Agent Resignation Date:	
State of Formation:	DE
File Number:	0801762408
SOS Registration Date:	April 5, 2013
Taxpayer Number:	32050641839

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ATTACHMENT 4

voestalpine plans to construct iron and steel processing and production facilities in multiple phases. The first phase will be a direct reduced iron (“DRI”) plant for the production of hot briquetted iron (“HBI”) with an estimated annual production of 2,000,000 metric tons. Capital investment for this project is estimated to be \$630,000,000. Included in the capital investment is an estimated \$55,000,000 in pollution control property. **This Application for Appraised Value Limitation on Qualified Property is for Phase 1 only.**

The DRI/HBI plant covers an area of approximately 82 acres out of the 475.52 acre proposed reinvestment zone. The anticipated location of the DRI/HBI plant is shown in Attachment 7. Approximately 14,000 metric tons of structural steel, 10,000 metric tons of mechanical equipment, 1.6 million ft³ of reinforced concrete and 540,000 ft² of road surface will be constructed and installed. The reduction of the iron ore takes place in a 400 foot high DRI-tower, which holds an 800 metric ton reactor vessel. Depending on the chosen technology, a 300 foot long and 30 foot wide natural gas reformer is required. Further, an estimated 31 buildings with a total floor space of approximately 400,000 ft² will be constructed. Handling the in-bound and out-bound materials requires the construction of a 1,030 foot long and 100 foot wide high-performance dock with two unloading cranes and one ship loader (the dock and cranes, which are integral to the manufacturing process, are primarily located in Corpus Christi ISD and are not a part of this application). The equipment is designed to handle 3.0 million metric tons of iron ore pellets and 2.0 million tonnes of HBI annually.

DRI is produced from direct reduction of iron pellets (approximately 3,000,000 metric tons p.a. brought in per ship) by a reducing gas produced from natural gas. The high iron content and other favorable metallurgical properties make DRI an excellent high quality feedstock for electric arc furnaces and other steelmaking processes. For easing transportation and handling, the pellet-sized DRI is briquetted/compacted into palm-sized HBI.

A part of the plant’s production output will be transported to Europe per ship as a feedstock for voestalpine’s blast and blast oxygen furnaces. This allows voestalpine to (1) boost crude steel production, (2) substitute coke, scrap and other raw materials, and (3) lower voestalpine’s carbon footprint due to the use of natural gas instead of coke. The remaining capacity will be made available to the market, preferably to long-term customers.

Qualified property includes, but is not limited to, the following:

Oxide Unloading Wharf	Oxide Transfer Towers
Oxide Distribution System	Oxide Storage
Oxide Discharging System	Oxide Screening Station
Dedusting Oxide Screening	Oxide Fines Handling
Oxides Coating Plant	Vapor Removal Fan & Stack
Reduction Furnace	Top Gas Scrubber
Process Gas Compressor	Main & Auxiliary Blower

Heat Recovery System	Reformer
Briquette Cooling Conveyors	HBI Emergency Storage Yard
Production Transfer Towers	HBI Stacker
HBI Storage Yard	HBI Reclaimer
Product Screening Stations	Product Fines Storage
Space for Fines Briquetting	HBI Loading
Natural Gas Measuring and Reduction Station	Flare
Air Compressor Station Building	Diesel Generator Building
Transformer	Main Substation and Control Building
Substation Material Handling Buildings	Substation Seaport Building
Seawater Supply	Raw Water Treatment
Fire Water Reservoir	Waste Water Treatment
Clarifier	Cooling Tower
Pump Area	Settling Ponds
Process Classifier	Chemical Agent Storage Facility Building
Gate House Building	Administration Building
First Aid Station	Building For Technological Staff
Equipment Storage Warehouse Building	Refractory Storage
Oil And Lubricant Storage	Energetic Storage
Hydraulic And Mechanical Service Shop	Analyzer Building
Mobile Equipment Filling & Service Station Building	Space For Waste Heat Recovery
Seal Gas Compressor	Inert Gas Generator
Briquetter And BSG Dedusting	Flue Gas Hot Fan
Natural Gas Distribution	Purge Gas Tanks
Blower Area Sump	Seal Gas Sump
Process Gas Mist Eliminator	Purge Gas Compressor Building
Laboratory	CO2 Removal
CO2 Compressor Station	HBI - Railway Loading Station
Process gas heater	Humidifier
Direct reduction shaft	External reduction cooler for CDRI production
Ejector stack	Intraplant piping, tanks, conveyors, and vessels
Control room building	Sewage system
Pollution control equipment to the extent it is not specifically listed in this table	Dock Improvements to the extent they are within GPISD

ATTACHMENT 4A

The voestalpine Group is a steelmaking, processing, and technology group that operates worldwide and manufactures, processes, and develops high-quality steel products. With 500 production and sales companies in more than 50 countries on five continents, the Group has been listed on the Vienna Stock Exchange since 1995. With its top-quality flat steel products, the Group is one of the leading partners to the automotive and domestic-appliance industries in Europe and to the oil and gas industries worldwide. The voestalpine Group is also the world market leader in railway switch technology, special rails, tool steel, and special sections. It staffs roughly 46,500 employees worldwide.

The voestalpine Group has the ability to locate investments in many locations around the world.

ATTACHMENT 5

The Project, for purposes of this application, is located in the following taxing jurisdictions:

- San Patricio County (100%)
- Gregory-Portland ISD (100%)
- San Patricio County Drainage District (100%)
- City of Corpus Christi ETJ (100%)

ATTACHMENT 6

voestalpine plans to construct iron and steel processing and production facilities in multiple phases. The first phase will be a direct reduced iron (“DRI”) plant for the production of hot briquetted iron (“HBI”) with an estimated annual production of 2,000,000 metric tons. Capital investment for this project is estimated to be \$630,000,000. Included in the capital investment is an estimated \$55,000,000 in pollution control property. **This Application for Appraised Value Limitation on Qualified Property is for Phase 1 only.**

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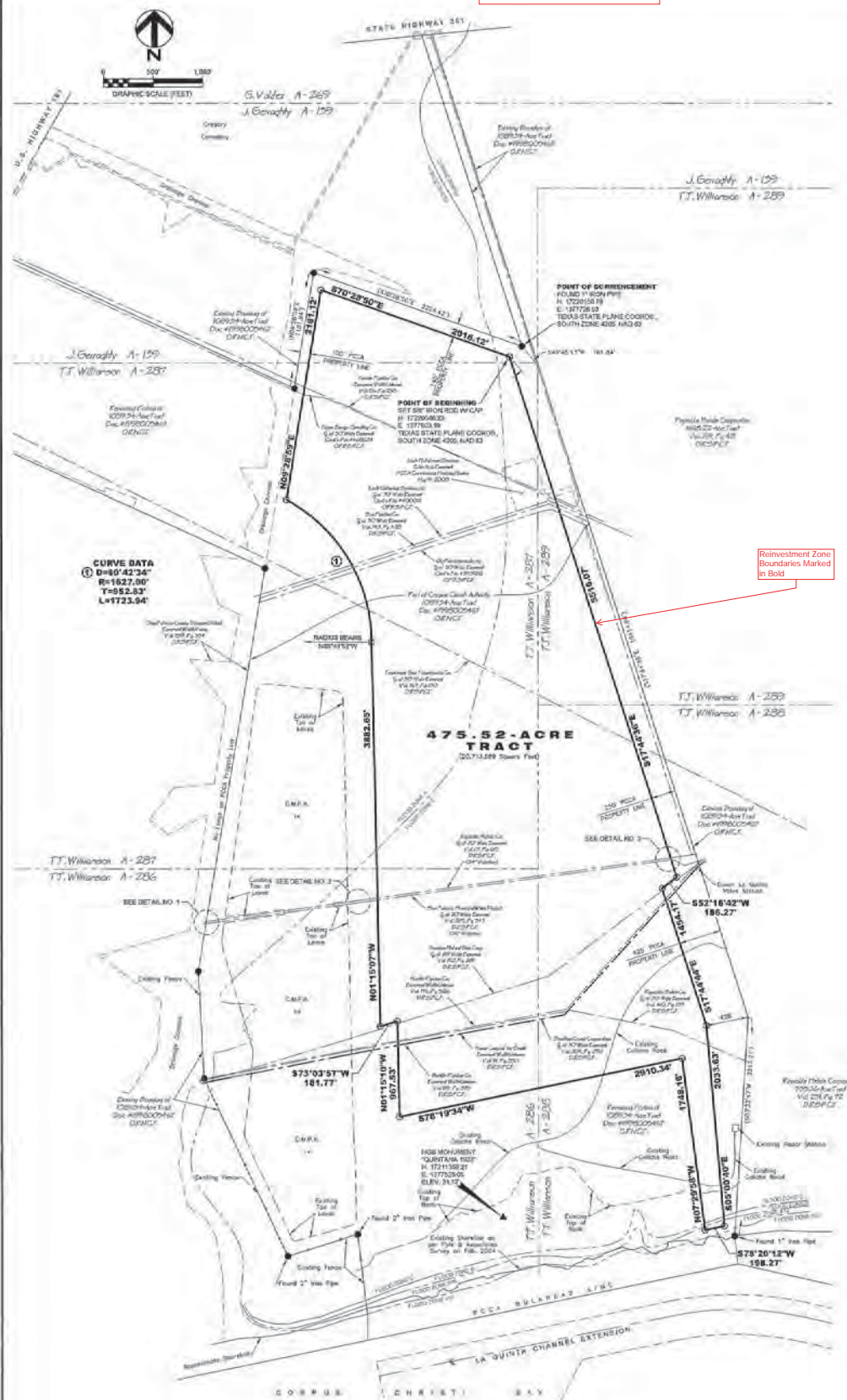
Qualified property includes, but is not limited to, the following:

Oxide Unloading Wharf	Oxide Transfer Towers
Oxide Distribution System	Oxide Storage
Oxide Discharging System	Oxide Screening Station
Dedusting Oxide Screening	Oxide Fines Handling
Oxides Coating Plant	Vapor Removal Fan & Stack
Reduction Furnace	Top Gas Scrubber

Process Gas Compressor	Main & Auxiliary Blower
Heat Recovery System	Reformer
Briquette Cooling Conveyors	HBI Emergency Storage Yard
Production Transfer Towers	HBI Stacker
HBI Storage Yard	HBI Reclaimer
Product Screening Stations	Product Fines Storage
Space for Fines Briquetting	HBI Loading
Natural Gas Measuring and Reduction Station	Flare
Air Compressor Station Building	Diesel Generator Building
Transformer	Main Substation and Control Building
Substation Material Handling Buildings	Substation Seaport Building
Seawater Supply	Raw Water Treatment
Fire Water Reservoir	Waste Water Treatment
Clarifier	Cooling Tower
Pump Area	Settling Ponds
Process Classifier	Chemical Agent Storage Facility Building
Gate House Building	Administration Building
First Aid Station	Building For Technological Staff
Equipment Storage Warehouse Building	Refractory Storage
Oil And Lubricant Storage	Energetic Storage
Hydraulic And Mechanical Service Shop	Analyzer Building
Mobile Equipment Filling & Service Station Building	Space For Waste Heat Recovery
Seal Gas Compressor	Inert Gas Generator
Briquetter And BSG Dedusting	Flue Gas Hot Fan
Natural Gas Distribution	Purge Gas Tanks
Blower Area Sump	Seal Gas Sump
Process Gas Mist Eliminator	Purge Gas Compressor Building
Laboratory	CO2 Removal
CO2 Compressor Station	HBI - Railway Loading Station
Process gas heater	Humidifier
Direct reduction shaft	External reduction cooler for CDRI production
Ejector stack	Intraplant piping, tanks, conveyors, and vessels
Control room building	Sewage system
Pollution control equipment to the extent it is not specifically listed in this table	Dock Improvements to the extent they are within GPISD

ATTACHMENT 7

Please see attached maps. The survey map shown is for the property in GPISD and is the subject of this application. There are docks and cranes adjacent to the surveyed property that are primarily in Corpus Christi ISD. The docks and cranes, to the extent they are not in GPISD, may be the subject of a separate Application for Appraised Value Limitation on Qualified Property filed with Corpus Christi ISD at a future date.

[illegible][illegible]

I, MICHAEL D. STRODE, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND, UNDER MY DIRECTION AND THAT IT SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 1 SURVEY, AS PUBLISHED IN THE MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS.

11-9-2012 *Michael D. Strode*
 DATE MICHAEL D. STRODE



HydroEx

TEMPLS REG. NO: 10100804
 682 N. Navigation Blvd., Suite 102
 Corpus Christi, TX 78409
 P: (361)452-1375 F: (361)452-1376
 Survey Date: October 19, 2012
 Plot Prepared: November 9, 2012
 HOK Job No: H12-0141
 © COPYRIGHT 2012 ALL RIGHTS RESERVED
 SHEET 5 OF 5

**SURVEY PLAT OF A
475.52-ACRE TRACT**

SHOWING THE BOUNDARY OF A 175.55-ACRE TRACT OF LAND OUT OF A CALLED 300.29-ACRE TRACT KNOWN AS TRACT 3 IN "UNIT 1" A, SAID 392.6-ACRE TRACT BEING A PORTION OF A CALLED 100.19-ACRE TRACT DESCRIBED IN A DEED TO THE PORT OF CORPUS CHRISTI AUTHORITY OF THE COUNTY, TEXAS, DATED 12-11-1980, RECORDED IN VOLUME 118-605, PAGE 100, AND BEING OUT OF A CALLED 246.61-ACRE TRACT AS RECORDED IN VOLUME 458, PAGE 404, DEED RECORDS, SAN PATRICK COUNTY, TEXAS, ALSO BEING OUT OF PORTIONS OF THE T.T. WILLIAMS BUREY, ABSTRACT 236, ABSTRACT 237, ABSTRACT 284, AND ABSTRACT 284, AND THE CERRADITY SURVEY, ABSTRACT 130, ALL BEING IN SAN PATRICK COUNTY, TEXAS.

[illegible]PORT **CORPUS CHRISTI**

PORT OF CORPUS CHRISTI AUTHORITY

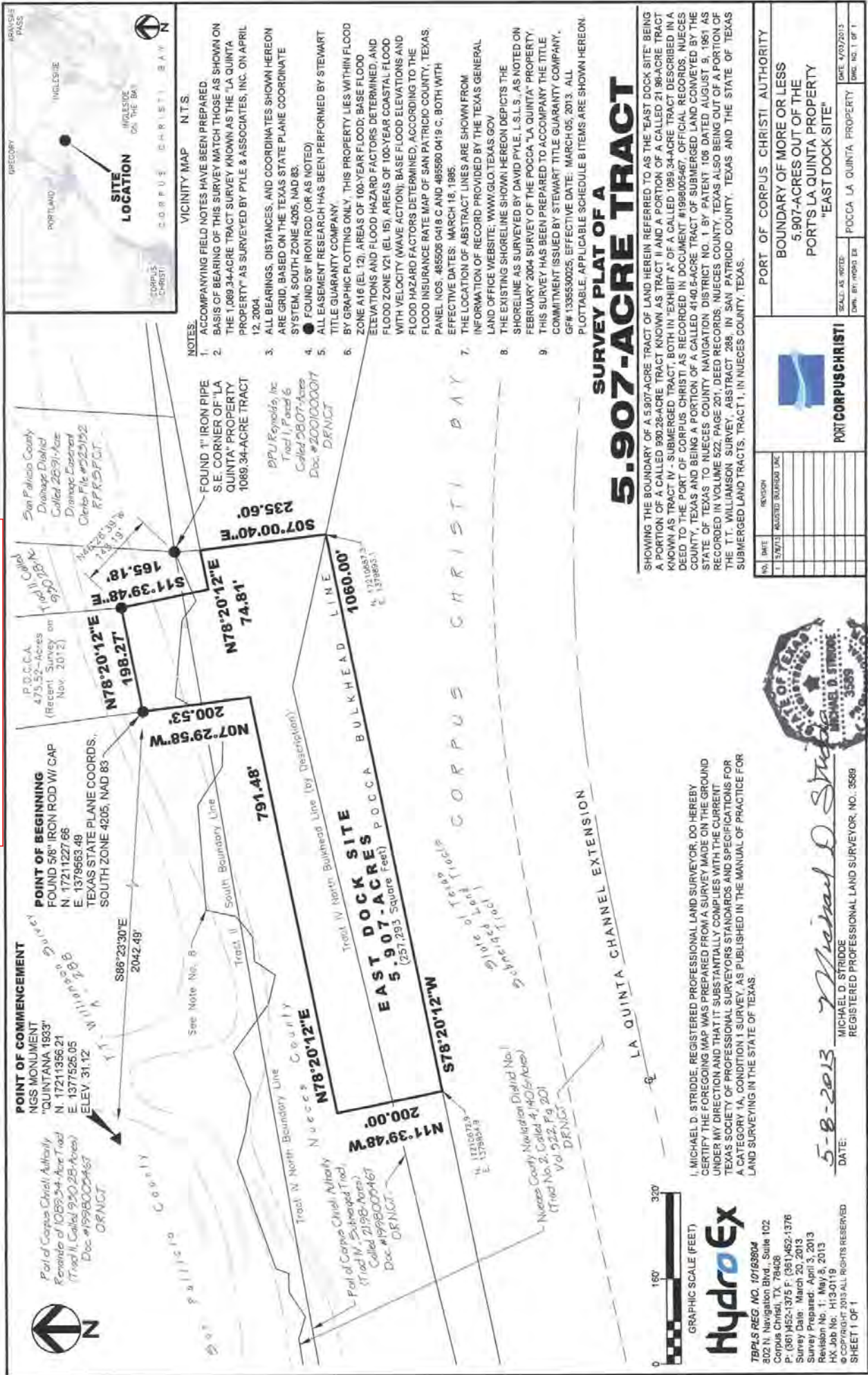
BOUNDARY OF MORE OR LESS
475.52-ACRES OUT OF THE
PORT'S LA QUINTA PROPERTY
TRACT "1"

SCALE: AS NOTED

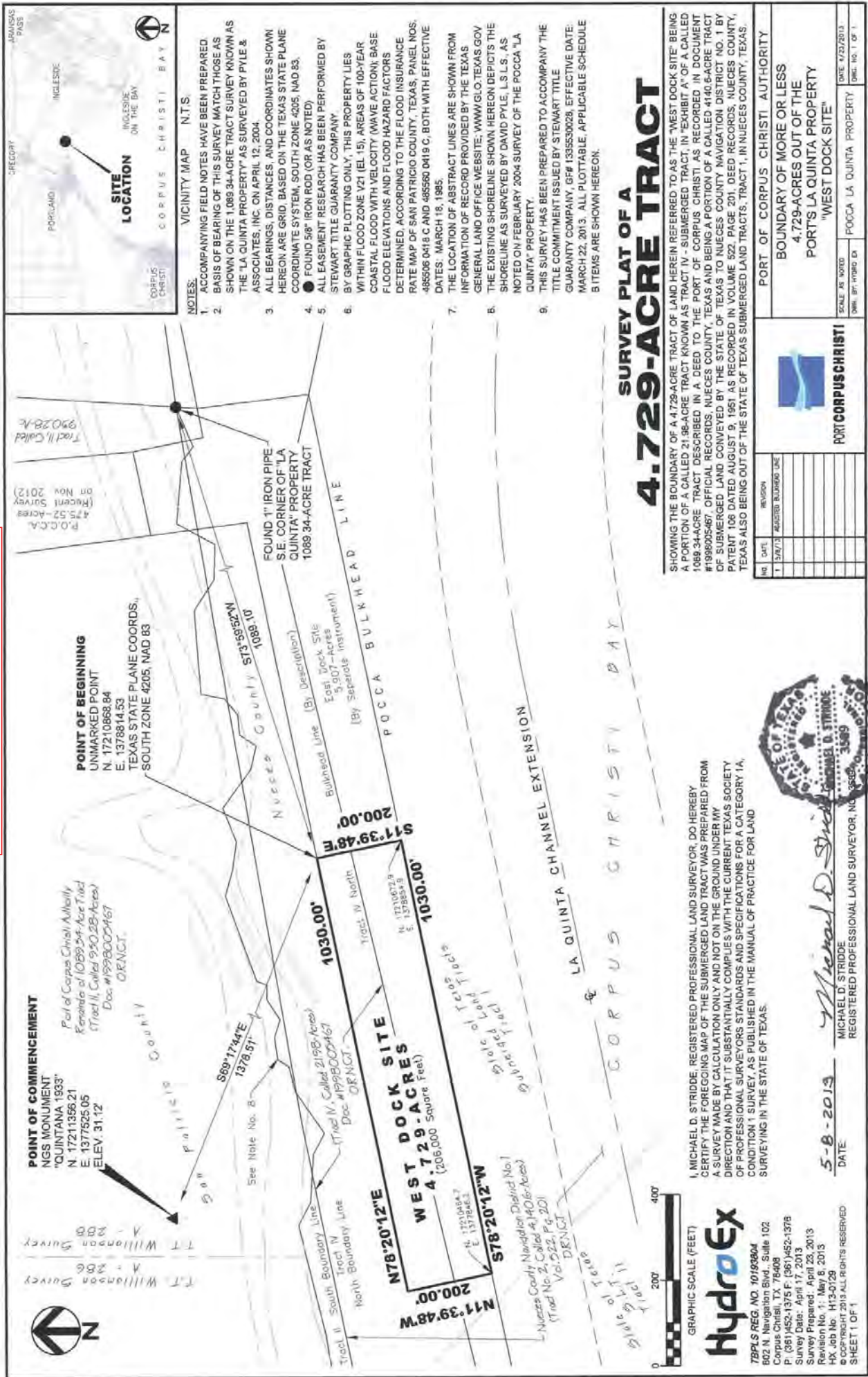
POCCA LA QUINTA PROPERTY

DATE: _____

REINVESTMENT ZONE MAP 2



REINVESTMENT ZONE MAP 3



Project Site Layout

DRI-PLANT 1 (34,0ha)

- 1. Reduction Unit
- 2. Gas Treatment Unit
- 3. Reformer Unit
- 4. CO₂ Removal Unit
- 5.
- 6. Water Supply and Treatment Unit
- 7. Auxiliaries Unit
- 8. Buildings
- 9. Material Handling
- 10. Dock

DISCRIPTION:

- 1 OXIDE UNLOADING WHARF
- 2 OXIDE TRANSFER TOWER 1
- 3 OXIDE TRANSFER TOWER 2
- 4 OXIDE DISTRIBUTION SYSTEM
- 5 OXIDE STORAGE
- 6 OXIDE DISCHARGING SYSTEM
- 7 OXIDE TRANSFER TOWER 3
- 8 OXIDE SCREENING STATION
- 9 DEDUSTING OXIDE SCREENING
- 10 OXIDE FINES HANDLING
- 11 OXIDE TRANSFER TOWER 4
- 12 OXIDE COATING PLANT
- 13 VAPOR REMOVAL FAN & STACK
- 14 REDUCTION FURNACE
- 15 TOP GAS SCRUBBER
- 16 PROCESS GAS COMPRESSORS
- 17 MAIN AND AUXILIARY BLOWER
- 18 HEAT RECOVERY SYSTEM
- 19 REFORMER
- 20 BRIQUETTE COOLING CONVEYORS
- 21 HBI EMERGENCY STORAGE YARD
- 22 PRODUCT TRANSFER TOWER 1
- 23 HBI STACKER
- 24 HBI STORAGE YARD
- 25 HBI RECLAIMER
- 26 PRODUCT SCREENING STATION 1
- 27 PRODUCT TRANSFER TOWER 2
- 28 PRODUCT FINES STORAGE
- 29 SPACE FOR FINES BRIQUETTING
- 30 PRODUCT TRANSFER TOWER 3
- 31 HBI LOADING
- 32 NATURAL GAS MEASURING AND REDUCTION STATION
- 33 FLARE
- 34 AIR COMPRESSOR STATION BUILDING
- 35 DIESEL GENERATOR BUILDING
- 36 TRANSFORMER
- 37 MAIN SUBSTATION AND CONTROL BUILDING
- 38 SUBSTATION MATERIAL HANDLING BUILDING
- 39 SUBSTATION SEAPORT BUILDING
- 40 SEAWATER SUPPLY
- 41 RAW WATER TREATMENT
- 42 FIRE WATER RESERVOIR
- 43 WASTE WATER TREATMENT
- 44 CLARIFIER
- 45 COOLING TOWER
- 46 PUMP AREA
- 47 SETTLING PONDS
- 48 PROCESS CLASSIFIER
- 49 CHEMICAL AGENT STORAGE FACILITY BUILDING
- 50 GATE HOUSE BUILDING
- 51 ADMINISTRATION BUILDING, FIRST AID STATION, BUILDING FOR TECHNOLOGICAL STAFF
- 52 EQUIPMENT STORAGE WAREHOUSE BUILDING, REFRACTORY STORAGE, OIL AND LUBRICANT STORAGE, ENERGETIC WORKSHOP, HYDRAULIC AND MECHANICAL SERVICE SHOP
- 53 MOBILE EQUIPMENT FILLING & SERVICE STATION BUILDING
- 54 ANALYZER BUILDING
- 55 SPACE FOR WASTE HEAT RECOVERY
- 56 SEAL GAS COMPRESSOR
- 57 INERT GAS GENERATOR
- 58 BRIQUETTER AND BSG DEDUSTING
- 59 FLUE GAS HOT FAN
- 60 NATURAL GAS DISTRIBUTION
- 61 PURGE GAS TANKS
- 62 BLOWER AREA SUMP
- 63 SEAL GAS SUMP
- 64 PROCESS GAS MIST ELIMINATOR
- 65 PURGE GAS COMPRESSOR BUILDING
- 66 LABORATORY
- 67 CO₂ REMOVAL (OPTION)
- 68 SPACE FOR CO₂-COMPRESSOR STATION
- 69 HBI - RAILWAY LOADING STATION

Site plan for improvements. All improvements will be wholly inside the boundaries of the reinvestment zone.

N. 17212371.9939
E. 1376485.1063

N. 17211180.06
E. 1376961.75

Dock (Future)

Dock

LA QUINTA CHANNEL EXTENSION

Corpus Christi Bay



M 1:10000 (A3)

gowest

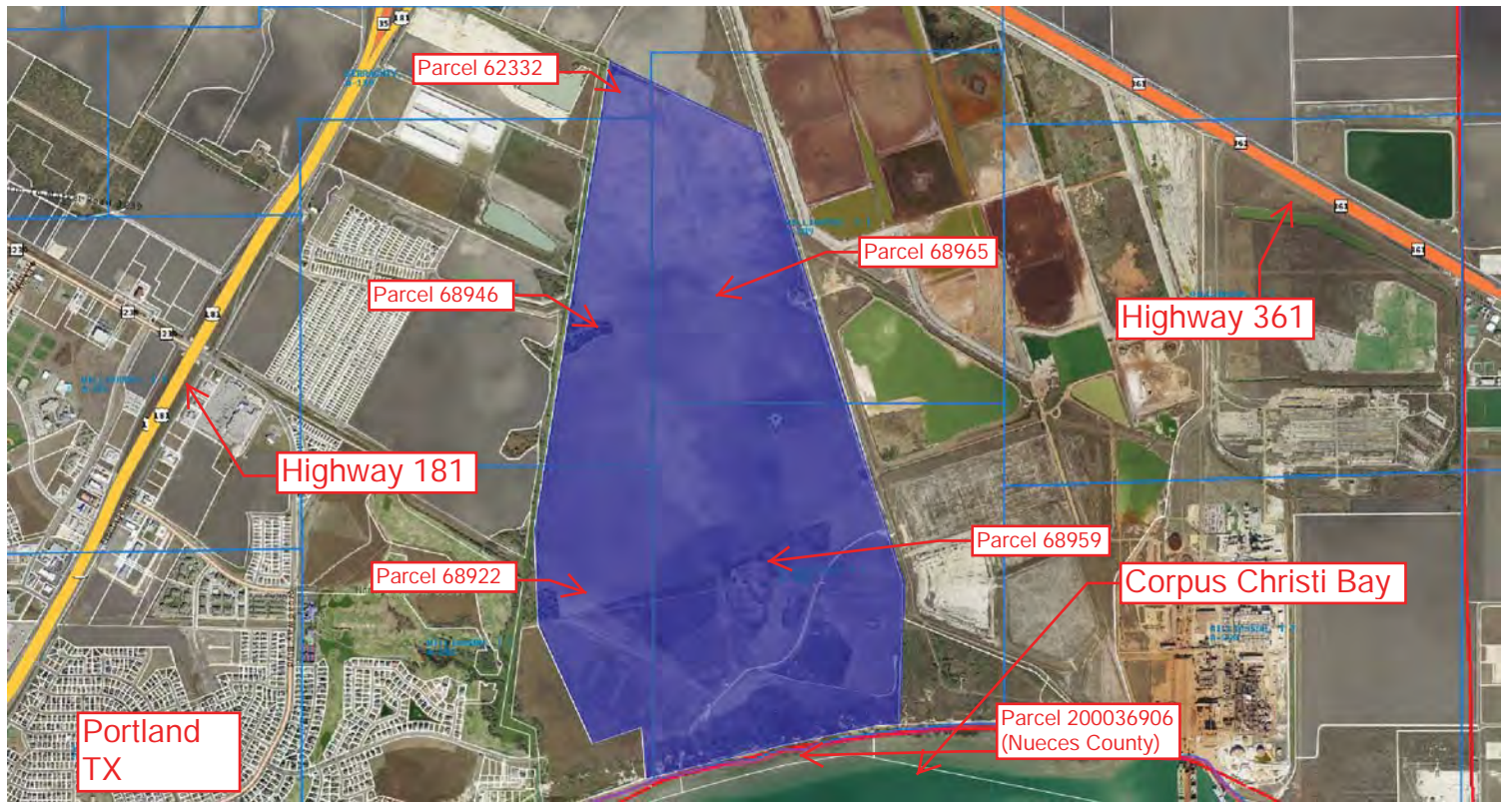
DRI/HBI - Plant 1

Durstberger Robert / TSI
10.04.2013

Gregory-Portland ISD Map



Project Area



Vicinity Map



ATTACHMENT 8

voestalpine plans to construct iron and steel processing and production facilities in multiple phases. The first phase will be a direct reduced iron (“DRI”) plant for the production of hot briquetted iron (“HBI”) with an estimated annual production of 2,000,000 metric tons. Capital investment for this project is estimated to be \$630,000,000. Included in the capital investment is an estimated \$55,000,000 in pollution control property. **This Application for Appraised Value Limitation on Qualified Property is for Phase 1 only.**

The DRI/HBI plant covers an area of approximately 82 acres out of the 475.52 acre proposed reinvestment zone. The anticipated location of the DRI/HBI plant is shown in Attachment 7. Approximately 14,000 metric tons of structural steel, 10,000 metric tons of mechanical equipment, 1.6 million ft³ of reinforced concrete and 540,000 ft² of road surface will be constructed and installed. The reduction of the iron ore takes place in a 400 foot high DRI-tower, which holds an 800 metric ton reactor vessel. Depending on the chosen technology, a 300 foot long and 30 foot wide natural gas reformer is required. Further, an estimated 31 buildings with a total floor space of approximately 400,000 ft² will be constructed. Handling the in-bound and out-bound materials requires the construction of a 1,030 foot long and 100 foot wide high-performance dock with two unloading cranes and one ship loader (the dock and cranes, which are integral to the manufacturing process, are primarily located in Corpus Christi ISD and are not a part of this application). The equipment is designed to handle 3.0 million metric tons of iron ore pellets and 2.0 million tonnes of HBI annually.

DRI is produced from direct reduction of iron pellets (approximately 3,000,000 metric tons p.a. brought in per ship) by a reducing gas produced from natural gas. The high iron content and other favorable metallurgical properties make DRI an excellent high quality feedstock for electric arc furnaces and other steelmaking processes. For easing transportation and handling, the pellet-sized DRI is briquetted/compacted into palm-sized HBI.

A part of the plant’s production output will be transported to Europe per ship as a feedstock for voestalpine’s blast and blast oxygen furnaces. This allows voestalpine to (1) boost crude steel production, (2) substitute coke, scrap and other raw materials, and (3) lower voestalpine’s carbon footprint due to the use of natural gas instead of coke. The remaining capacity will be made available to the market, preferably to long-term customers.

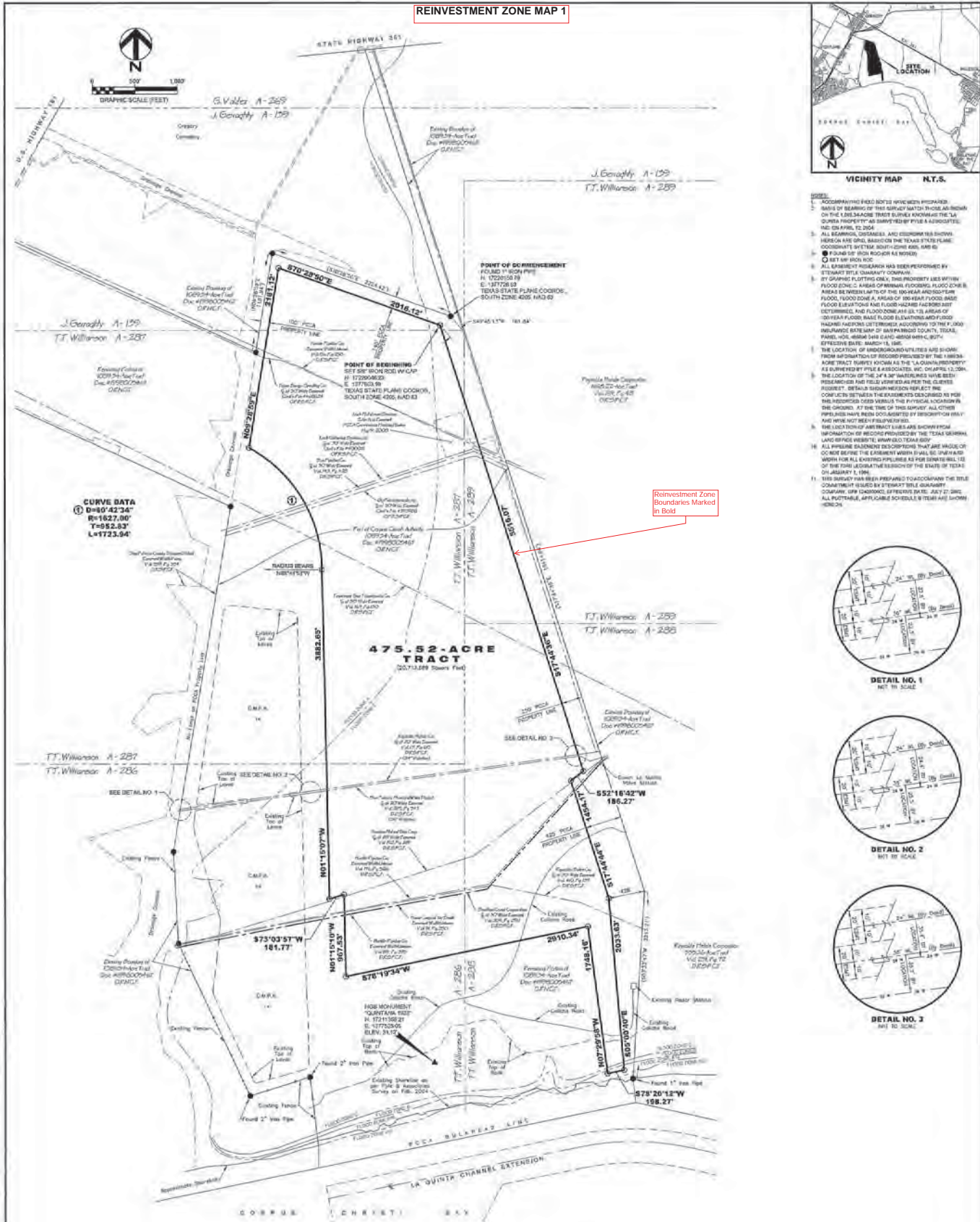
Qualified property includes, but is not limited to, the following:

Oxide Unloading Wharf	Oxide Transfer Towers
Oxide Distribution System	Oxide Storage
Oxide Discharging System	Oxide Screening Station
Dedusting Oxide Screening	Oxide Fines Handling

Oxides Coating Plant	Vapor Removal Fan & Stack
Reduction Furnace	Top Gas Scrubber
Process Gas Compressor	Main & Auxiliary Blower
Heat Recovery System	Reformer
Briquette Cooling Conveyors	HBI Emergency Storage Yard
Production Transfer Towers	HBI Stacker
HBI Storage Yard	HBI Reclaimer
Product Screening Stations	Product Fines Storage
Space for Fines Briquetting	HBI Loading
Natural Gas Measuring and Reduction Station	Flare
Air Compressor Station Building	Diesel Generator Building
Transformer	Main Substation and Control Building
Substation Material Handling Buildings	Substation Seaport Building
Seawater Supply	Raw Water Treatment
Fire Water Reservoir	Waste Water Treatment
Clarifier	Cooling Tower
Pump Area	Settling Ponds
Process Classifier	Chemical Agent Storage Facility Building
Gate House Building	Administration Building
First Aid Station	Building For Technological Staff
Equipment Storage Warehouse Building	Refractory Storage
Oil And Lubricant Storage	Energetic Storage
Hydraulic And Mechanical Service Shop	Analyzer Building
Mobile Equipment Filling & Service Station Building	Space For Waste Heat Recovery
Seal Gas Compressor	Inert Gas Generator
Briquetter And BSG Dedusting	Flue Gas Hot Fan
Natural Gas Distribution	Purge Gas Tanks
Blower Area Sump	Seal Gas Sump
Process Gas Mist Eliminator	Purge Gas Compressor Building
Laboratory	CO2 Removal
CO2 Compressor Station	HBI - Railway Loading Station
Process gas heater	Humidifier
Direct reduction shaft	External reduction cooler for CDRI production
Ejector stack	Intraplant piping, tanks, conveyors, and vessels
Control room building	Sewage system
Pollution control equipment to the extent it is not specifically listed in this table	Dock Improvements to the extent they are within GPISD

ATTACHMENT 9

Please see attached maps. The survey map shown is for the property in GPISD and is the subject of this application. There are docks and cranes adjacent to the surveyed property that are primarily in Corpus Christi ISD. The docks and cranes, to the extent they are not in GPISD, may be the subject of a separate Application for Appraised Value Limitation on Qualified Property filed with Corpus Christi ISD at a future date.



I, MICHAEL D. STRIDE, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND THAT IT SUBSTANTIALLY COMPLETES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 1 SURVEY, AS PUBLISHED IN THE MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS.

11-9-2012 *Michael D. Stride*
DATE SURVEYOR
MICHAEL D. STRIDE
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 12345



HydroEx

2515 FRED. RD. #1010000
480 N. Navigation Blvd., Suite 100
Corpus Christi, TX 78401
P: (361) 452-8273 F: (361) 452-1370
Survey Date: October 15, 2012
Plot Prepared: November 9, 2012
HC 2010-101: 11/24/14
© COPYRIGHT 2012 ALL RIGHTS RESERVED
SHEET 1 OF 1

**SURVEY PLAT OF A
475.52-ACRE TRACT**

SHOWING THE BOUNDARY OF A 475.52-ACRE TRACT OF LAND OUT OF A CALLED 925.26-ACRE TRACT KNOWN AS TRACT 1 IN VOLUME 1, SAID 925.26-ACRE TRACT BEING A PORTION OF A CALLED 1098.34-ACRE TRACT DESCRIBED IN A DEED TO THE PORT OF CORPUS CHRISTI AUTHORITY OF NUECES COUNTY, TEXAS AS RECORDED IN DOCUMENT #1980801, OFFICIAL RECORD, HARRIS COUNTY, TEXAS AND BEING OUT OF A CALLED 2495.61-ACRE TRACT AS RECORDED IN VOLUME 488, PAGE 184, DEED RECORDS, SAN PATRICK COUNTY, TEXAS ALSO BEING OUT OF PORTIONS OF THE T.T. WILLIAMSON SURVEY, ABSTRACT 286, ABSTRACT 287, ABSTRACT 288, AND ABSTRACT 289, AND THE J. GERSHAGY SURVEY, ABSTRACT 130, ALL BEING IN SAN PATRICK COUNTY, TEXAS.

S-0100

NO.	DATE	REVISION



PORT CORPUS CHRISTI

PORT OF CORPUS CHRISTI AUTHORITY

BOUNDARY OF MORE OR LESS
475.52-ACRES OUT OF THE
PORT'S LA QUINTA PROPERTY
TRACT "1"

SCALE: AS NOTED

DRAWN BY: HYDRO EX

POCCA LA QUINTA PROPERTY

DATE: 11/09/2012

Project Site Layout

DRI-PLANT 1 (34,0ha)

- 1. Reduction Unit
- 2. Gas Treatment Unit
- 3. Reformer Unit
- 4. CO₂ Removal Unit
- 5.
- 6. Water Supply and Treatment Unit
- 7. Auxiliaries Unit
- 8. Buildings
- 9. Material Handling
- 10. Dock

DISCRPTION:

- 1 OXIDE UNLOADING WHARF
- 2 OXIDE TRANSFER TOWER 1
- 3 OXIDE TRANSFER TOWER 2
- 4 OXIDE DISTRIBUTION SYSTEM
- 5 OXIDE STORAGE
- 6 OXIDE DISCHARGING SYSTEM
- 7 OXIDE TRANSFER TOWER 3
- 8 OXIDE SCREENING STATION
- 9 DEDUSTING OXIDE SCREENING
- 10 OXIDE FINES HANDLING
- 11 OXIDE TRANSFER TOWER 4
- 12 OXIDE COATING PLANT
- 13 VAPOR REMOVAL FAN & STACK
- 14 REDUCTION FURNACE
- 15 TOP GAS SCRUBBER
- 16 PROCESS GAS COMPRESSORS
- 17 MAIN AND AUXILIARY BLOWER
- 18 HEAT RECOVERY SYSTEM
- 19 REFORMER
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- 22 PRODUCT TRANSFER TOWER 1
- 23 HBI STACKER
- 24 HBI STORAGE YARD
- 25 HBI RECLAIMER
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- 36 TRANSFORMER
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- 43 WASTE WATER TREATMENT
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- 46 PUMP AREA
- 47 SETTLING PONDS
- 48 PROCESS CLASSIFIER
- 49 CHEMICAL AGENT STORAGE FACILITY BUILDING
- 50 GATE HOUSE BUILDING
- 51 ADMINISTRATION BUILDING, FIRST AID STATION, BUILDING FOR TECHNOLOGICAL STAFF
- 52 EQUIPMENT STORAGE WAREHOUSE BUILDING, REFRACTORY STORAGE, OIL AND LUBRICANT STORAGE, ENERGETIC WORKSHOP, HYDRAULIC AND MECHANICAL SERVICE SHOP
- 53 MOBILE EQUIPMENT FILLING & SERVICE STATION BUILDING
- 54 ANALYZER BUILDING
- 55 SPACE FOR WASTE HEAT RECOVERY
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- 65 PURGE GAS COMPRESSOR BUILDING
- 66 LABORATORY
- 67 CO₂ REMOVAL (OPTION)
- 68 SPACE FOR CO₂-COMPRESSOR STATION
- 69 HBI - RAILWAY LOADING STATION

Site plan for improvements. All improvements will be wholly inside the boundaries of the reinvestment zone.

N. 17212371.9939
E. 1376485.1063

N. 17211180.06
E. 1376961.75

Dock (Future)

Dock

LA QUINTA CHANNEL EXTENSION

Corpus Christi Bay



M 1:10000 (A3)

gowest

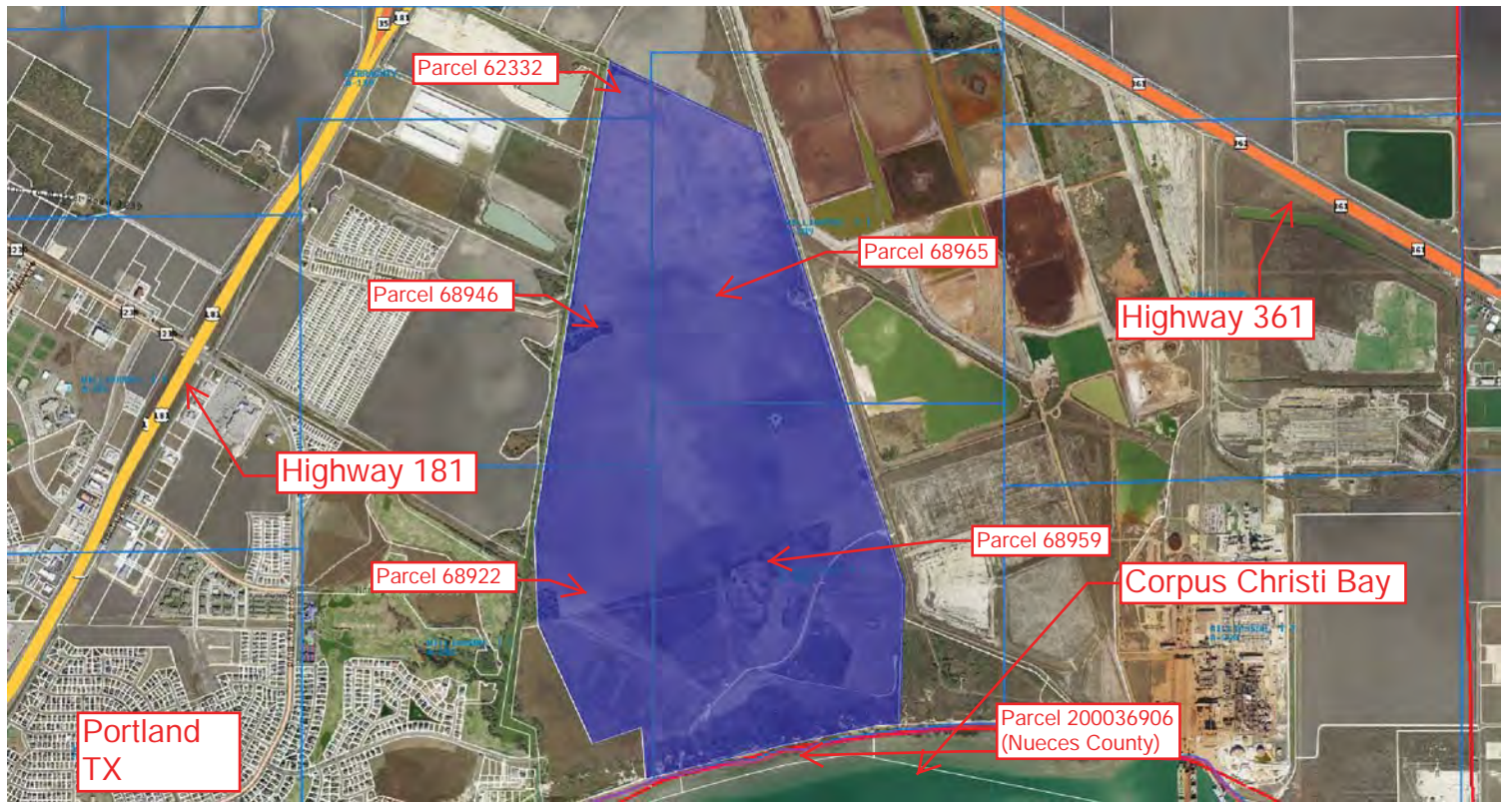
DRI/HBI - Plant 1

Durstberger Robert / TSI
10.04.2013

Gregory-Portland ISD Map



Project Area



Vicinity Map



ATTACHMENT 10

The legal description of the land in Gregory-Portland ISD is attached. All of the land will be leased under a long-term lease from the Port of Corpus Christi Authority.

The legal descriptions of the land associated with the East and West Dock Site improvements have also been attached. Some portions of the docks may be within the boundaries of Gregory-Portland ISD.

Legal Description of the 475.52-Acre Plant Site

475.52 -Acre Tract

FIELD NOTES to describe the boundary of a 475.52-acre tract of land out of a called 930.28-acre tract known as Tract II in "Exhibit A", said 930.28-acre tract being a portion of a called 1089.34-acre tract described in a deed to the Port of Corpus Christi Authority of Nueces County, Texas as recorded in Document No. 1998005467, Official Records, Nueces County, Texas and being out of a called 2496.66-acre tract as recorded in Volume 458, Page 469, Deed Records, San Patricio County, Texas also being out of portions of the T.T. Williamson Surveys, Abstract 286, Abstract 287, Abstract 288, and Abstract 289, and the J. Gerraghty Survey, Abstract 139, all being in San Patricio County, Texas, said 475.52-acre tract being more particularly described by metes and bounds as follows;

COMMENCING at a 1" iron pipe found on the north line of said 930.28-acre tract for the southwest corner of Tract III in "Exhibit A" of said 1089.34-acre tract and for an interior corner of said 1089.34-acre tract, said 1" iron pipe having Texas State Plane Coordinates of X= 1377726.63 and Y= 17220150.79, thence South 49°45'13" West a distance of 161.84 feet to a 5/8" iron rod with red plastic cap stamped "HYDRO EX SURVEYING" set for the **POINT OF BEGINNING**;

THENCE South 17°44'36" East, being 250 feet west and parallel to the east line of said 1089.34-acre tract, a distance of 5,516.07 feet to a 5/8" iron rod with said red plastic cap set for an exterior corner of the herein described tract;

THENCE South 52°16'42" West, a distance of 186.27 feet to a 5/8" iron rod with said red plastic cap set for an interior corner of the herein described tract;

THENCE South 17°44'44" East, being 425 feet west and parallel to the east line of said 1089.34-acre tract, a distance of 1,454.17 feet to a 5/8" iron rod with said red plastic cap set for an exterior corner of the herein described tract;

THENCE South 05°00'40" East, a distance of 2,033.63 feet to a 5/8" iron rod with said red plastic cap set for the southeast corner of the herein described tract;

THENCE South 78°20'12" West, a distance of 198.27 feet to a 5/8" iron rod with said red plastic cap set for an exterior corner of the herein described tract;

THENCE North 07°29'58" West, a distance of 1,748.16 feet to a 5/8" iron rod with said red plastic cap set for an interior corner of the herein described tract;

THENCE South 78°19'34" West, a distance of 2,910.34 feet to a 5/8" iron rod with said red plastic cap set for the southwest corner of the herein described tract;

THENCE North $01^{\circ}15'10''$ West, being approximately 470 feet east and parallel to the east toe of levee recognized as D.M.P.A. No. 14, a distance of 967.53 feet to a $5/8''$ iron rod with said red plastic cap set for an interior corner of the herein described tract;

THENCE South $73^{\circ}03'57''$ West, a distance of 181.77 feet to a $5/8''$ iron rod with said red plastic cap set for an exterior corner of the herein described tract;

THENCE North $01^{\circ}15'07''$ West, being approximately 295 feet east and parallel to the east toe of levee recognized as D.M.P.A. No. 14, a distance of 3,882.65 feet to a $5/8''$ iron rod with said red plastic cap set for a corner, the P.C. of curve for an interior corner of the herein described tract;

THENCE in a Northwesterly direction, with the arc of said circular curve to the left, whose Central Angle is $60^{\circ}42'34''$, whose Radius is 1,627.00 feet, and Arc Distance of 1,723.94 feet to a $5/8''$ iron rod with said red plastic cap set for a corner, the P.T. of said curve, for an exterior corner of the tract herein described;

THENCE North $09^{\circ}28'59''$ East, being 100 feet east and parallel to the west line of said 930.28-acre tract, a distance of 2,181.12 feet to a $5/8''$ iron rod with said red plastic cap set for the northwest corner of the herein described tract;

THENCE South $70^{\circ}28'50''$ East, being 140' south and parallel to the north line of said 930.28-acre tract, a distance of 2,016.12 feet to a $5/8''$ iron rod with said red plastic cap set for the northeast corner of the herein described tract and the **POINT OF BEGINNING**,

CONTAINING within these metes and bounds 475.52 acres (20,713,669 square feet) of land, more or less.



Surveying & Hydro Excavation Services

802 N. Navigation Blvd., Suite 102
Corpus Christi, Texas 78408

5.907-Acre Tract "EAST DOCK SITE"

FIELD NOTES to describe the boundary of a 5.907-acre tract of land herein referred to as the "East Dock Site" being a portion of a called 930.28-acre tract known as Tract II and a portion of a called 21.98-acre tract known as Tract IV – Submerged Tract, both in "Exhibit A" of a called 1089.34-acre tract described in a deed to the Port of Corpus Christi Authority of Nueces County, Texas as recorded in Document No. 1998005467, Official Records, Nueces County, Texas and being a portion of a called 4140.6-acre tract of submerged land conveyed by the State of Texas to Nueces County Navigation District No. 1 by Patent 106 dated August 9, 1951 as recorded in Volume 522, Page 201, Deed Records, Nueces County, Texas also being out of a portion of the T.T. Williamson Survey, Abstract 288, in San Patricio County, Texas and the State of Texas Submerged Land Tracts, Tract 1, in Nueces County, Texas, said 5.907-acre tract being more particularly described by metes and bounds as follows;

COMMENCING at a brass disk set in concrete known as a United States National Geodetic Survey monument marked "Quintana 1933", said monument having Texas State Plane Coordinates of X= 1377525.05 and Y= 17211356.21, thence South 86°23'30" East a distance of 2,042.49 feet to a 5/8" iron rod with red plastic cap stamped "HYDRO EX SURVEYING" found for an exterior corner of a 475.52-acre tract of land recently surveyed and monumented in November 2012 within the limits of said 1089.34-acre tract for an exterior corner of the 5.907-acre tract herein described for the **POINT OF BEGINNING**;

THENCE North 78°20'12" East, along the south line of said 475.52-acre tract, a distance of 198.27 feet to a 5/8" iron rod with same red plastic cap found for an exterior corner of said 475.52-acre tract and for an exterior corner of the herein described tract;

THENCE South 11°39'48" East, a distance of 165.18 feet to a point for an interior corner of the herein described tract;

THENCE North 78°20'12" East, a distance of 74.81 feet to a point for the west line of a called 58.07-acre tract of submerged lands known as Tract 1, Parcel 6 described in a deed to BPU Reynolds, Inc. as recorded in Document No. 2001000017, Deed Records, Nueces County, Texas for the northeast corner of the herein described tract;

THENCE South 07°00'40" East, along the west line of said 58.07-acre tract, a distance of 235.60 feet to a point for the southwest corner of said 58.07-acre tract, for a bend point in the P.O.C.C.A. North Bulkhead Line, and for the southeast corner of the herein described tract;

THENCE South 78°20'12" West, along said north bulkhead line, a distance of 1060.00 feet to a point for the southwest corner of the herein described tract;

THENCE North 11°39'48" West, a distance of 200.00 feet to a point for the northwest corner of the herein described tract;

THENCE North 78°20'12" East, a distance of 791.48 feet to a point for an interior corner of the herein described tract;

THENCE North 07°29'58" West, a distance of 200.53 feet to a 5/8" iron rod with same red plastic cap found for an exterior corner of said 475.52-acre tract and for an exterior corner of the herein described tract and the **POINT OF BEGINNING, CONTAINING** within these metes and bounds 5.907 acres (257,293 square feet) of land, more or less.

A record drawing of even date herewith accompanies this legal description.

These field notes represent a survey made on the ground under my direction and are true and correct to the best of my knowledge. The information of record noted herein was provided by the Port of Corpus Christi Authority.

5-8-2013
Date



Michael D. Stridde
Michael D. Stridde R.P.L.S. #3589



Surveying & Hydro Excavation Services

802 N. Navigation Blvd., Suite 102
Corpus Christi, Texas 78408

4.729-Acre Tract "WEST DOCK SITE"

FIELD NOTES to describe the boundary of a 4.729-acre tract of submerged lands herein referred to as the "West Dock Site" being a portion of a called 21.98-acre tract known as Tract IV – Submerged Tract, in "Exhibit A" of a called 1089.34-acre tract described in a deed to the Port of Corpus Christi Authority of Nueces County, Texas as recorded in Document No. 1998005467, Official Records, Nueces County, Texas and being a portion of a called 4140.6-acre tract of submerged land conveyed by the State of Texas to Nueces County Navigation District No. 1 by Patent 106 dated August 9, 1951 as recorded in Volume 522, Page 201, Deed Records, Nueces County, Texas also being out of the State of Texas Submerged Land Tracts, Tract 1, in Nueces County, Texas, said 4.729-acre tract being more particularly described by metes and bounds as follows;

COMMENCING at a brass disk set in concrete known as a United States National Geodetic Survey monument marked "Quintana 1933", said monument having Texas State Plane Coordinates of X= 1377525.05 and Y= 17211356.21, thence South 69°17'44" East a distance of 1,378.51 feet to an unmarked point for the northwest corner of a called 5.907-acre tract referred to as the "East Dock Site", by separate instrument, and for the northeast corner of the herein described tract for the **POINT OF BEGINNING**;

THENCE South 11°39'48" East, along the west line of said 5.907-acre tract, a distance of 200.00 feet to a point on the P.O.C.C.A. North Bulkhead Line for the southwest corner of said 5.907-acre tract and for the southeast corner of the herein described tract;

THENCE South 78°20'12" West, along said north bulkhead line, a distance of 1030.00 feet to a point for the southwest corner of the herein described tract;

THENCE North 11°39'48" West, being 1030 feet west and parallel to the west line of said 5.907-acre tract, a distance of 200.00 feet to a point for the northwest corner of the herein described tract;

THENCE North 78°20'12" East, being 200 feet north and parallel to the north bulkhead line, a distance of 1030.00 feet to a point for the northwest corner of said 5.907-acre tract and for the northeast corner of the herein described tract and the **POINT OF BEGINNING, CONTAINING** within these metes and bounds 4.729 acres (206,000 square feet) of land, by calculation.

A record drawing of even date herewith accompanies this legal description.

These field notes of a submerged land tract represent a survey made by calculation only and not on the ground under my direction and are true and correct to the best of my knowledge. The information of record noted herein was provided by the Port of Corpus Christi Authority.

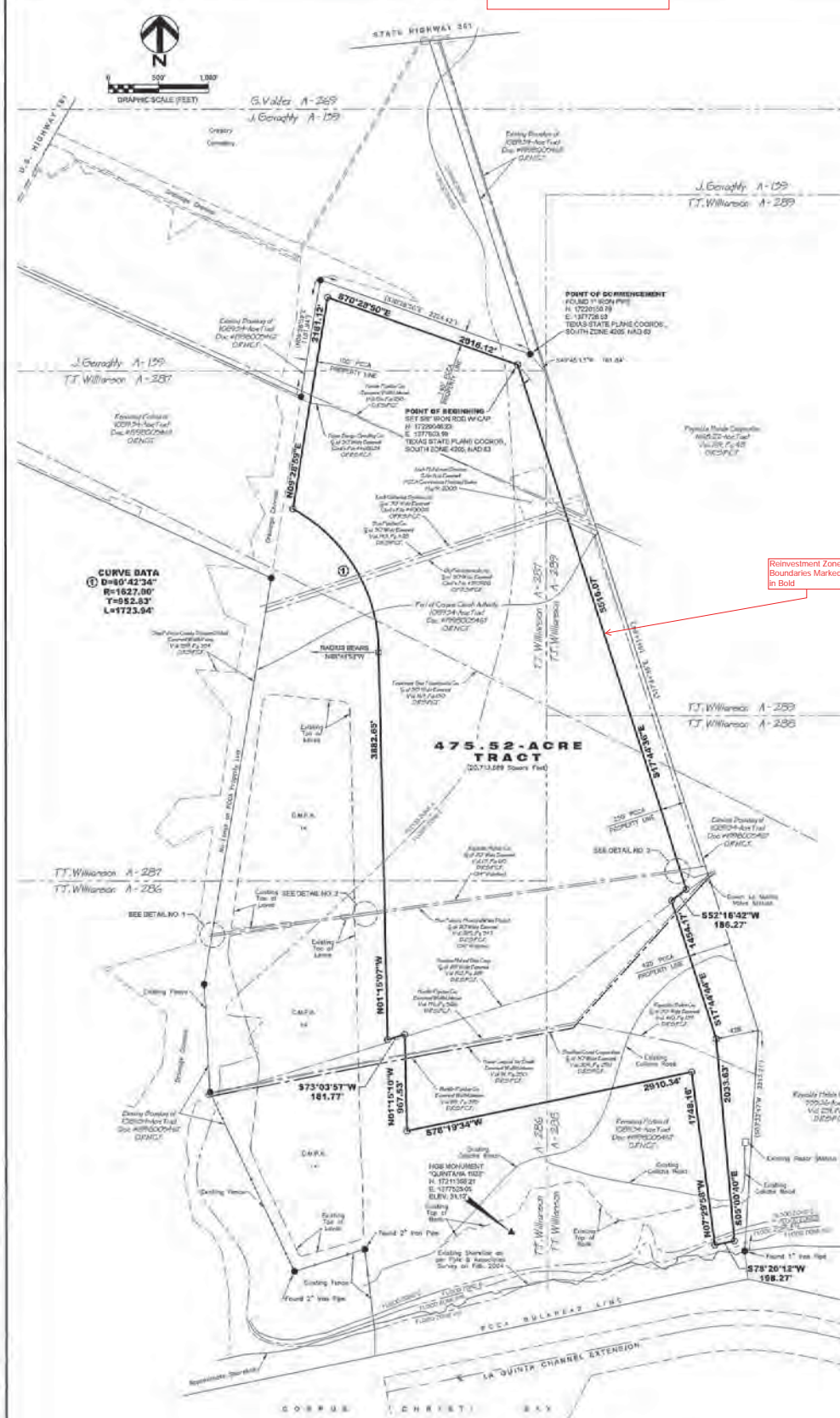
5-8-2013
Date



Michael D. Stridde
Michael D. Stridde R.P.L.S. #3589

ATTACHMENT 11

Please see attached maps. The survey map shown is for the property in GPISD and is the subject of this application. There are docks and cranes adjacent to the surveyed property that are primarily in Corpus Christi ISD. The docks and cranes, to the extent they are not in GPISD, may be the subject of a separate Application for Appraised Value Limitation on Qualified Property filed with Corpus Christi ISD at a future date.

[illegible]

11-9-2012 Michael D. Strid
DATE MICHAEL D. STRID
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 1001



Hydro Ex

23PRL REG. NO. 10719804
 682 N. Navigation Blvd., Suite 102
 Corpus Christi, TX 78408
 P: (361)452-1375 F: (361)452-1370
 Survey Date: October 19, 2012
 Plat Prepared: November 9, 2012
 HCC Job No: H12-0141
 © COPYRIGHT 2012 ALL RIGHTS RESERVED
 SHEET 1 OF 1

SHOWING THE BOUNDARIES OF A 576.56-ACRE TRACT OF LAND OUT OF A CALLED 30.28-ACRE TRACT KNOWN AS TRACT 1, SAID 576.56-ACRE TRACT BEING A PORTION OF A CALLED 1008.34-ACRE TRACT DESCRIBED IN A DEED TO THE PORT OF CORPUS CHRISTI AUTHORITY OF HUESA COUNTY, TEXAS AS RECORDED IN DOCUMENT #1980055467, OFFICIAL RECORDS, HUESA COUNTY, TEXAS AND BEING OUT OF A CALLED 3469.49-ACRE TRACT AS RECORDED IN VOLUME 458 PAGE 409, DEED RECORDS, SAN PATRICK COUNTY, TEXAS ALSO BEING OUT OF PORTIONS OF THE T.T. WILLIAMSON SURVEYS, ABSTRACT 266, ABSTRACT 337, ABSTRACT 283, AND ABSTRACT 285, AND THE CEMERARY SURVEY, ABSTRACT 330, ALL BEING IN SAN PATRICK COUNTY, TEXAS.

[illegible]PORT **CORPUS CHRISTI**

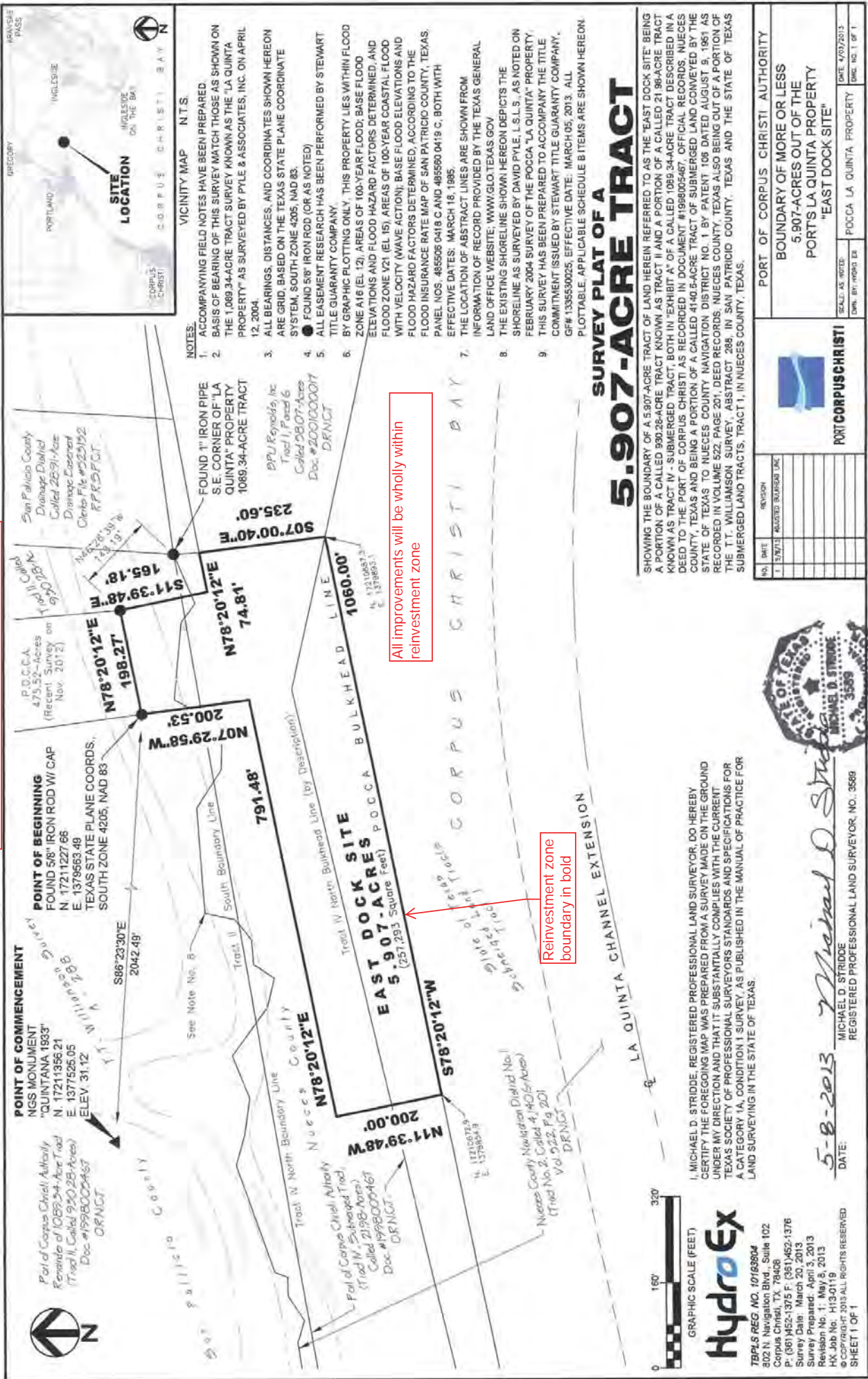
BOUNDARY OF MORE OR LESS
475.52-ACRES OUT OF THE
PORT'S LA QUINTA PROPERTY
TRACT "1"

SCALE: AS NOTED

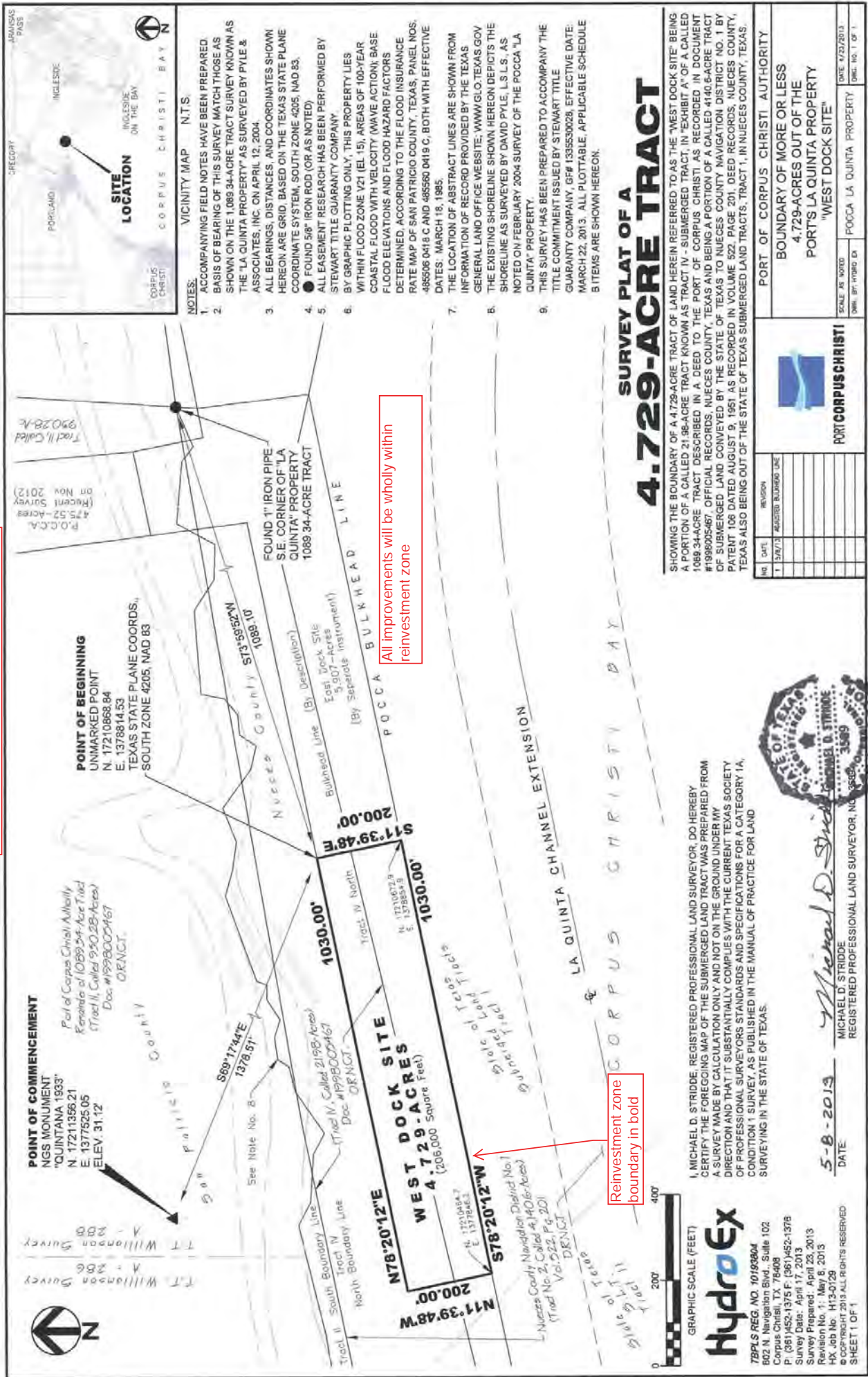
POCCA LA QUINTA PROPERTY

DATE: 11/09/2012

REINVESTMENT ZONE MAP 2



REINVESTMENT ZONE MAP 3



Project Site Layout

DRI-PLANT 1 (34.0ha)

- 1. Reduction Unit
- 2. Gas Treatment Unit
- 3. Reformer Unit
- 4. CO₂ Removal Unit
- 5.
- 6. Water Supply and Treatment Unit
- 7. Auxiliaries Unit
- 8. Buildings
- 9. Material Handling
- 10. Dock

DISCRPTION:

- 1 OXIDE UNLOADING WHARF
- 2 OXIDE TRANSFER TOWER 1
- 3 OXIDE TRANSFER TOWER 2
- 4 OXIDE DISTRIBUTION SYSTEM
- 5 OXIDE STORAGE
- 6 OXIDE DISCHARGING SYSTEM
- 7 OXIDE TRANSFER TOWER 3
- 8 OXIDE SCREENING STATION
- 9 DEDUSTING OXIDE SCREENING
- 10 OXIDE FINES HANDLING
- 11 OXIDE TRANSFER TOWER 4
- 12 OXIDE COATING PLANT
- 13 VAPOR REMOVAL FAN & STACK
- 14 REDUCTION FURNACE
- 15 TOP GAS SCRUBBER
- 16 PROCESS GAS COMPRESSORS
- 17 MAIN AND AUXILIARY BLOWER
- 18 HEAT RECOVERY SYSTEM
- 19 REFORMER
- 20 BRIQUETTE COOLING CONVEYORS
- 21 HBI EMERGENCY STORAGE YARD
- 22 PRODUCT TRANSFER TOWER 1
- 23 HBI STACKER
- 24 HBI STORAGE YARD
- 25 HBI RECLAIMER
- 26 PRODUCT SCREENING STATION 1
- 27 PRODUCT TRANSFER TOWER 2
- 28 PRODUCT FINES STORAGE
- 29 SPACE FOR FINES BRIQUETTING
- 30 PRODUCT TRANSFER TOWER 3
- 31 HBI LOADING
- 32 NATURAL GAS MEASURING AND REDUCTION STATION
- 33 FLARE
- 34 AIR COMPRESSOR STATION BUILDING
- 35 DIESEL GENERATOR BUILDING
- 36 TRANSFORMER
- 37 MAIN SUBSTATION AND CONTROL BUILDING
- 38 SUBSTATION MATERIAL HANDLING BUILDING
- 39 SUBSTATION SEAPORT BUILDING
- 40 SEAWATER SUPPLY
- 41 RAW WATER TREATMENT
- 42 FIRE WATER RESERVOIR
- 43 WASTE WATER TREATMENT
- 44 CLARIFIER
- 45 COOLING TOWER
- 46 PUMP AREA
- 47 SETTLING PONDS
- 48 PROCESS CLASSIFIER
- 49 CHEMICAL AGENT STORAGE FACILITY BUILDING
- 50 GATE HOUSE BUILDING
- 51 ADMINISTRATION BUILDING, FIRST AID STATION, BUILDING FOR TECHNOLOGICAL STAFF
- 52 EQUIPMENT STORAGE WAREHOUSE BUILDING, REFRACTORY STORAGE, OIL AND LUBRICANT STORAGE, ENERGETIC WORKSHOP, HYDRAULIC AND MECHANICAL SERVICE SHOP
- 53 MOBILE EQUIPMENT FILLING & SERVICE STATION BUILDING
- 54 ANALYZER BUILDING
- 55 SPACE FOR WASTE HEAT RECOVERY
- 56 SEAL GAS COMPRESSOR
- 57 INERT GAS GENERATOR
- 58 BRIQUETTER AND BSG DEDUSTING
- 59 FLUE GAS HOT FAN
- 60 NATURAL GAS DISTRIBUTION
- 61 PURGE GAS TANKS
- 62 BLOWER AREA SUMP
- 63 SEAL GAS SUMP
- 64 PROCESS GAS MIST ELIMINATOR
- 65 PURGE GAS COMPRESSOR BUILDING
- 66 LABORATORY
- 67 CO₂ REMOVAL (OPTION)
- 68 SPACE FOR CO₂-COMPRESSOR STATION
- 69 HBI - RAILWAY LOADING STATION

Site plan for improvements. All improvements will be wholly inside the boundaries of the reinvestment zone.

N. 17212371.9939
E. 1376485.1063

N. 17211180.06
E. 1376961.75

Dock (Future)

Dock

LA QUINTA CHANNEL EXTENSION

Corpus Christi Bay



gowest

DRI/HBI - Plant 1

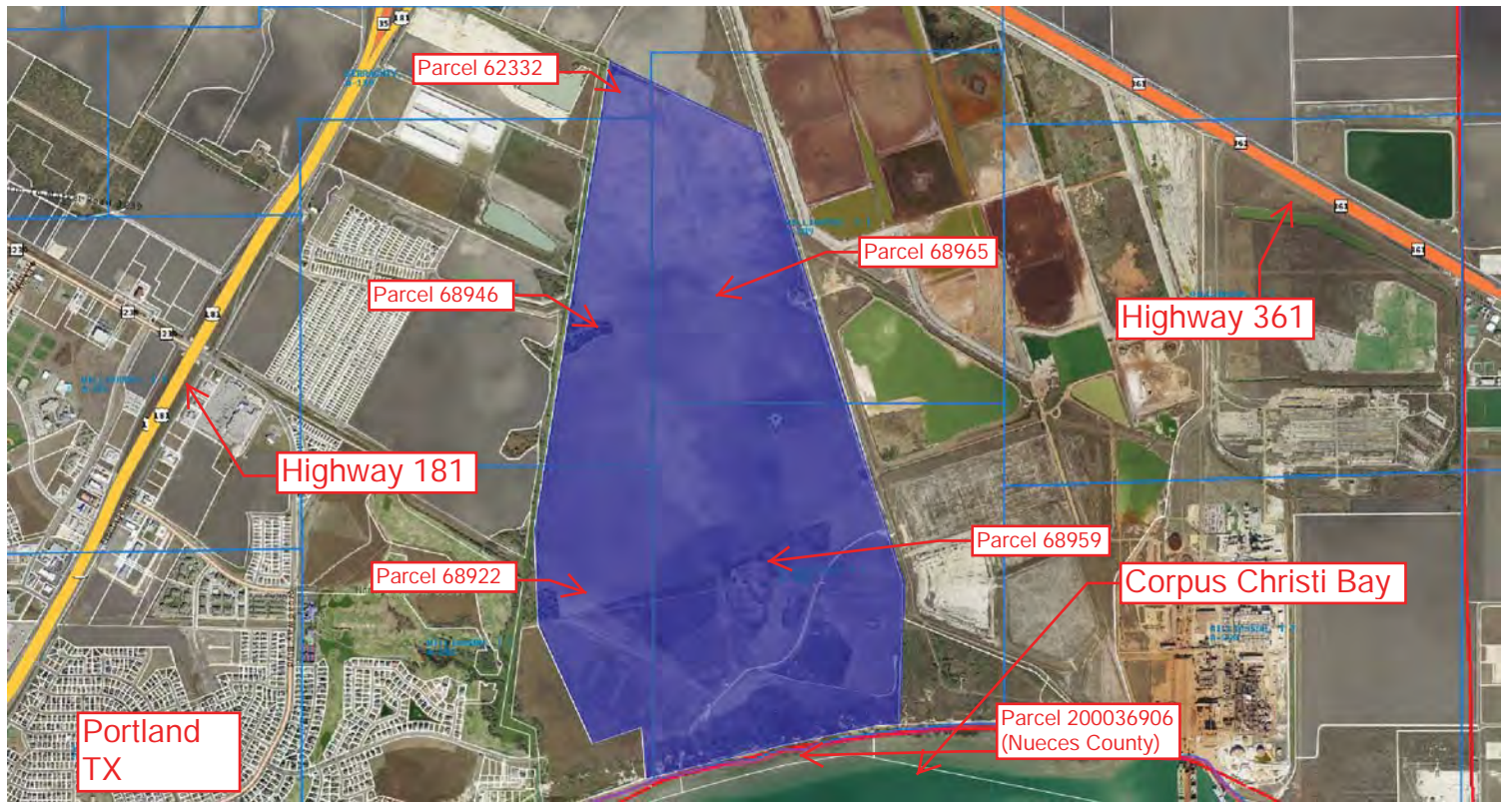
M 1:10000 (A3)

Durstberger Robert / TSI
10.04.2013

Gregory-Portland ISD Map



Project Area



Vicinity Map



ATTACHMENT 12

There are no existing improvements at the site as of January 1, 2013.

The reinvestment zone, which will be created by the City of Corpus Christi at a later date, will include the following parcels of land that Voestalpine Texas, LLC is leasing from the Port of Corpus Christi.

Main site – 475.52 acres

East Dock Site – 5.907 acres

West Dock Site – 4.729 acres

Total acres - 486.311 acres

The 475.52 acres for the onshore site of the DRI/HBI plant is located, wholly or partially, in the five San Patricio County appraisal district parcels listed below. The East and West dock sites are located, wholly or partially, in the Nueces County Appraisal District parcel listed below.

The most recent San Patricio Appraisal District and Nueces County property values are attached.

SPCAD Parcel #	Description	Acres	Land Value	Improvement Value
62332	PT AB 139 J. GERAGHTY SUR	19.58	\$372,020	\$0
68946	PT AB 287 J T WILLIAMSON SUR	155.59	\$2,956,210	\$0
68965	AB 289 T T WILLIAMSON 200	200.87	\$13,498,464	\$0
68922	PT AB 286 T T WILLIAMSON SUR	171.82	\$1,632,290	\$0
68959	PT AB 288 T T WILLIAMSON SUR	382.42	\$25,698,624	\$0
200036906 (Nueces County)	SUBMERGED LAND, 21.99 ACRES IN CC BAY STATE TRACTS 1 & 11	21.99	\$0	\$0



Parcel Map

Printed: May 03, 2013

city_streets	abstracts	clubs
state_hwy	lots	airports
us_hwy	blocks	parks
railroads	subdivisions	city_boundaries
isd_boundaries	parcels	
	flood	



Property ID: 62332

Owner: PORT OF CORPUS CHRISTI

Property ID:
62332

Property Legal Description:
PT AB 139 J GERAGHTY SUR

19.58 ACRES

Property Location:
04832 HWY 181
GREGORY TX 78359

Survey / Sub Division Abstract:
ABST 139 JOHN GERRAG

Owner Information:
PORT OF CORPUS CHRISTI
AUTHORITY OF NUECES COUNTY
PO BOX 1541

CORPUS CHRISTI, TX 78403

Previous Owner:

Account Number:
2139-0139-0002-003

Deed Information:

Volume:	
Page:	
File Number:	
Deed Date:	

Block:

Section / Lot:

Property Detail:

Property Exempt:	X
Category / SPTB Code:	X
Total Acres:	19.580
Total Living Sqft:	See Detail
Owner Interest:	1.000000
Homestead Exemption:	
Homestead Cap Value:	0
Land Ag / Timber Value:	0
Land Market Value:	372,020
Improvement Value:	0
Property Market Value:	372,020

Jur Code	Jur Name	Total Market	Homestead	Total Exemption	Taxable
CAD	San Patricio CAD	372,020		372,020	0
DCS	County Special	372,020		372,020	0
GSP	San Patricio County	372,020		372,020	0
SGP	Gregory-Portland CISD	372,020		372,020	0
MUD	San Patricio Co Drain Dist.	372,020		372,020	0

Property ID: 68946

Owner: PORT OF CORPUS CHRISTI

Property ID:

68946

Property Legal Description:

PT AB 287 J T WILLIAMSON SUR

155.59 ACRES

Property Location:

04832 HWY 181

GREGORY TX 78359

Survey / Sub Division Abstract:

ABST 287 T T WILLIAM

Account Number:

2139-0287-0000-004

Deed Information:

Volume:

Page:

File Number:

Deed Date:

Block:

Section / Lot:

Owner Information:

PORT OF CORPUS CHRISTI

AUTHORITY OF NUECES COUNTY

PO BOX 1541

CORPUS CHRISTI, TX 78403

Previous Owner:

Property Detail:

Property Exempt:	X
Category / SPTB Code:	X
Total Acres:	155.590
Total Living Sqft:	See Detail
Owner Interest:	1.000000
Homestead Exemption:	
Homestead Cap Value:	0
Land Ag / Timber Value:	0
Land Market Value:	2,956,210
Improvement Value:	0
Property Market Value:	2,956,210

Jur Code	Jur Name	Total Market	Homestead	Total Exemption	Taxable
CAD	San Patricio CAD	2,956,210		2,956,210	0
DCS	County Special	2,956,210		2,956,210	0
GSP	San Patricio County	2,956,210		2,956,210	0
SGP	Gregory-Portland CISD	2,956,210		2,956,210	0
MUD	San Patricio Co Drain Dist.	2,956,210		2,956,210	0

Property ID: 68965

Owner: PORT OF CORPUS CHRISTI

Property ID:

68965

Account Number:

2139-0289-0000-001

Property Legal Description:

AB 289 T T WILLIAMSON SUR 200

.87 ACRES

Deed Information:

Volume:

Page:

File Number:

Deed Date:

Property Location:

LA QUINTA

Block:

Survey / Sub Division Abstract:

ABST 289 T T WILLIAM

Section / Lot:

Owner Information:

PORT OF CORPUS CHRISTI

AUTHORITY OF NUECES COUNTY

PO BOX 1541

CORPUS CHRISTI, TX 78403

Previous Owner:

Property Detail:

Property Exempt:

X

Category / SPTB Code:

X

Total Acres:

200.870

Total Living Sqft:

See Detail

Owner Interest:

1.000000

Homestead Exemption:

Homestead Cap Value:

0

Land Ag / Timber Value:

0

Land Market Value:

13,498,464

Improvement Value:

0

Property Market Value:

13,498,464

Jur Code	Jur Name	Total Market	Homestead	Total Exemption	Taxable
CAD	San Patricio CAD	13,498,464		13,498,464	0
DCS	County Special	13,498,464		13,498,464	0
GSP	San Patricio County	13,498,464		13,498,464	0
SGP	Gregory-Portland CISD	13,498,464		13,498,464	0
MUD	San Patricio Co Drain Dist.	13,498,464		13,498,464	0

Property ID: 68922

Owner: PORT OF CORPUS CHRISTI

Property ID: 68922	Account Number: 2139-0286-0000-003
Property Legal Description: PT AB 286 T T WILLIAMSON SUR 171.82 ACRES	Deed Information: Volume: Page: File Number: Deed Date:
Property Location: HWY 181/GREEN LAKE	Block:
Survey / Sub Division Abstract: ABST 286 T T WILLIAM	Section / Lot:
Owner Information: PORT OF CORPUS CHRISTI AUTHORITY OF NUECES COUNTY PO BOX 1541 CORPUS CHRISTI, TX 78403	Property Detail: Property Exempt: X Category / SPTB Code: X Total Acres: 171.820 Total Living Sqft: See Detail Owner Interest: 1.000000 Homestead Exemption: Homestead Cap Value: 0 Land Ag / Timber Value: 0 Land Market Value: 1,632,290 Improvement Value: 0 Property Market Value: 1,632,290
Previous Owner:	

Jur Code	Jur Name	Total Market	Homestead	Total Exemption	Taxable
CAD	San Patricio CAD	1,632,290		1,632,290	0
DCS	County Special	1,632,290		1,632,290	0
GSP	San Patricio County	1,632,290		1,632,290	0
SGP	Gregory-Portland CISD	1,632,290		1,632,290	0
MUD	San Patricio Co Drain Dist.	1,632,290		1,632,290	0

Property ID: 68959

Owner: PORT OF CORPUS CHRISTI

Property ID: 68959	Account Number: 2139-0288-0000-000
Property Legal Description: PT AB 288 T T WILLIAMSON SUR 382.42 ACRES	Deed Information:
	Volume:
	Page:
	File Number:
	Deed Date:
Property Location: LA QUINTA	Block:
Survey / Sub Division Abstract: ABST 288 T T WILLIAM	Section / Lot:
Owner Information: PORT OF CORPUS CHRISTI AUTHORITY OF NUECES COUNTY PO BOX 1541 CORPUS CHRISTI, TX 78403	Property Detail:
Previous Owner:	Property Exempt: X
	Category / SPTB Code: X
	Total Acres: 382.420
	Total Living Sqft: See Detail
	Owner Interest: 1.000000
	Homestead Exemption:
	Homestead Cap Value: 0
	Land Ag / Timber Value: 0
	Land Market Value: 25,698,624
	Improvement Value: 0
	Property Market Value: 25,698,624

Jur Code	Jur Name	Total Market	Homestead	Total Exemption	Taxable
CAD	San Patricio CAD	25,698,624		25,698,624	0
DCS	County Special	25,698,624		25,698,624	0
GSP	San Patricio County	25,698,624		25,698,624	0
SGP	Gregory-Portland CISD	25,698,624		25,698,624	0
MUD	San Patricio Co Drain Dist.	25,698,624		25,698,624	0

Nueces CAD

Property Search Results > 200036906 PORT OF CORPUS CHRISTI AUTH for Year 2012

Property

Account

Property ID: 200036906 Legal Description: SUBMERGED LAND 21.99 ACS IN CC BAY STATE TRACTS 1 & 11
 Geographic ID: 8483-0000-0055 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: SUBMERGED LAND CC BAY,, TX Mapsco:
 Neighborhood: SUBMERGED LAND Map ID: R-121K1
 Neighborhood CD: S8483

Owner

Name: PORT OF CORPUS CHRISTI AUTH Owner ID: 209052
 Mailing Address: P O BOX 1541 % Ownership: 100.000000000000%
 CORPUS CHRISTI, TX 78403
 Exemptions: EX

Values

(+) Improvement Homesite Value: + \$0
 (+) Improvement Non-Homesite Value: + \$0
 (+) Land Homesite Value: + \$0
 (+) Land Non-Homesite Value: + \$0 Ag / Timber Use Value
 (+) Agricultural Market Valuation: + \$0 \$0
 (+) Timber Market Valuation: + \$0 \$0

 (=) Market Value: = \$0
 (-) Ag or Timber Use Value Reduction: - \$0

 (=) Appraised Value: = \$0
 (-) HS Cap: - \$0

 (=) Assessed Value: = \$0

Taxing Jurisdiction

Owner: PORT OF CORPUS CHRISTI AUTH
 % Ownership: 100.000000000000%
 Total Value: \$0

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
C03	CITY OF CC	0.570557	\$0	\$0	\$0.00
CAD	APPRAISAL DISTRICT	0.000000	\$0	\$0	\$0.00
GNU	NUECES COUNTY	0.350999	\$0	\$0	\$0.00
HOSP	HOSPITAL DISTRICT	0.162428	\$0	\$0	\$0.00
JRC	DEL MAR JR COLL	0.258003	\$0	\$0	\$0.00
RFM	FARM TO MKT ROAD	0.004260	\$0	\$0	\$0.00
SE	CCISD	1.237350	\$0	\$0	\$0.00
Total Tax Rate:		2.583597			
Taxes w/Current Exemptions:					\$0.00
Taxes w/o Exemptions:					\$0.00

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	UL	UNDEVELOPED LAND	21.9900	957884.40	0.00	0.00	\$0	\$0

ATTACHMENT 13

No waiver of the job creation requirement is requested.

ATTACHMENT 14

The calculation of the three possible wage requirements with TWC documentation is attached. voestalpine Texas, LLC has chosen to use \$51,138 as the wage rate for permanent jobs. This amount equals 110% of the current regional wage rate of \$46,489 ($\$46,489 \times 110\% = \$51,138$).

VOESTALPINE TEXAS LLC
ATTACHMENT TO CHAPTER 313 APPLICATION

CHAPTER 313 WAGE CALCULATION - ALL JOBS - ALL INDUSTRIES

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FIRST	2012	\$ 829	\$ 43,108
SECOND	2012	\$ 790	\$ 41,080
THIRD	2012	\$ 824	\$ 42,848
FOURTH	2012	\$ 813	\$ 42,276
AVERAGE		\$ 809	\$ 42,328
X		110%	110%
		\$ 890	\$ 46,561

CHAPTER 313 WAGE CALCULATION - MANUFACTURING JOBS

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FIRST	2012	\$ 1,442	\$ 74,984
SECOND	2012	\$ 1,267	\$ 65,884
THIRD	2012	\$ 1,344	\$ 69,888
FOURTH	2012	\$ 1,394	\$ 72,488
AVERAGE		\$ 1,335	\$ 70,811
X		110%	110%
		\$ 1,469	\$ 77,892

CHAPTER 313 WAGE CALCULATION - REGIONAL WAGE RATE

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
	2011	\$ 894	\$ 46,489
X		110%	110%
		\$ 983	\$ 51,138

* SEE ATTACHED TWC DOCUMENTATION

2011 Manufacturing Wages by Council of Government Region

Wages for All Occupations

COG	Wages	
	Hourly	Annual
Texas	\$22.89	\$47,610
1. Panhandle Regional Planning Commission	\$19.32	\$40,196
2. South Plains Association of Governments	\$16.45	\$34,210
3. NORTEX Regional Planning Commission	\$18.14	\$37,733
4. North Central Texas Council of Governments	\$24.03	\$49,986
5. Ark-Tex Council of Governments	\$16.52	\$34,366
6. East Texas Council of Governments	\$18.27	\$37,995
7. West Central Texas Council of Governments	\$17.76	\$36,949
8. Rio Grande Council of Governments	\$15.69	\$32,635
9. Permian Basin Regional Planning Commission	\$21.32	\$44,349
10. Concho Valley Council of Governments	\$15.92	\$33,123
11. Heart of Texas Council of Governments	\$18.82	\$39,150
12. Capital Area Council of Governments	\$26.46	\$55,047
13. Brazos Valley Council of Governments	\$15.71	\$33,718
14. Deep East Texas Council of Governments	\$15.48	\$32,207
15. South East Texas Regional Planning Commission	\$28.23	\$58,724
16. Houston-Galveston Area Council	\$25.82	\$53,711
17. Golden Crescent Regional Planning Commission	\$20.38	\$42,391
18. Alamo Area Council of Governments	\$18.00	\$37,439
19. South Texas Development Council	\$13.85	\$28,806
20. Coastal Bend Council of Governments	\$22.35	\$46,489
21. Lower Rio Grande Valley Development Council	\$15.08	\$31,365
22. Texoma Council of Governments	\$20.76	\$43,190
23. Central Texas Council of Governments	\$16.17	\$33,642
24. Middle Rio Grande Development Council	\$13.65	\$28,382

110% x \$46,489 =
\$51,138

Source: Texas Occupational Employment and Wages

Data published: July 2012

Data published annually, next update will be summer 2013

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.

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
2012	1st Qtr	San Patricio County	Total All	31	2	31-33	Manufacturing	\$1,442
2012	2nd Qtr	San Patricio County	Total All	31	2	31-33	Manufacturing	\$1,267
2012	3rd Qtr	San Patricio County	Total All	31	2	31-33	Manufacturing	\$1,344
2012	4th Qtr	San Patricio County	Total All	31	2	31-33	Manufacturing	\$1,394

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
2012	1st Qtr	San Patricio County	Total All	00	0	10	Total, All Industries	\$829
2012	2nd Qtr	San Patricio County	Total All	00	0	10	Total, All Industries	\$790
2012	3rd Qtr	San Patricio County	Total All	00	0	10	Total, All Industries	\$824
2012	4th Qtr	San Patricio County	Total All	00	0	10	Total, All Industries	\$813

ATTACHMENT 15

Voestalpine Texas, LLC plans to provide its employees with attractive benefit plans that may include, but are not limited to, the following:

- Medical Coverage (company pays 80% of employee only health insurance premiums)
- Dental Plan
- Paid Holidays
- Paid Vacation
- 401(k) Retirement Savings Plan

ATTACHMENT 16

The economic impact study will be performed by the Comptroller at a future date.

ATTACHMENT 17

Please see attached Schedule A

Applicant Name
ISD Name
voestalpine Texas, LLC
Gregory-Portland ISD

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)	.		2013-2014	2013	-	-		0	0
	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)								-
	Complete tax years of qualifying time period	1		2014	236,000,000	16,000,000	252,000,000	0	252,000,000
		2	2015-2016	2015	354,000,000	24,000,000	378,000,000	0	378,000,000
		3	2016-2017	2016	0	0		0	0
		4	2017-2018	2017	0	0		0	0
		5	2018-2019	2018	0	0		0	0
Tax Credit Period (with 50% cap on credit)	Value Limitation Period	6	2019-2020	2019	0	0		0	0
		7	2020-2021	2020	0	0		0	0
		8	2021-2022	2021	0	0		0	0
		9	2022-2023	2022	0	0		0	0
		10	2023-2024	2023	0	0		0	0
Credit Settle-Up Period	Continue to Maintain Viable Presence	11	2024-2025	2024	0	0		0	0
		12	2025-2026	2025	0	0		0	0
		13	2026-2027	2026	0	0		0	0
	Post- Settle-Up Period	14	2027-2028	2027	0	0		0	0
	Post- Settle-Up Period	15	2028-2029	2028	0	0		0	0

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.

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 §313.021(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.

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.

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

DATE

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 after filing complete application with district, but before final board approval of application (eligible to become qualified property)	2013-2014	2013	-	-	-	-	0
	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)			-	-	-	-	0
	Complete tax years of qualifying time period			-	-	-	-	-
Tax Credit Period (with 50% cap on credit)	Value Limitation Period	1	2014-2015	236,000,000	16,000,000	252,000,000	0	252,000,000
		2	2015-2016	354,000,000	24,000,000	378,000,000	0	378,000,000
		3	2016-2017	0	0	0	0	0
		4	2017-2018	0	0	0	0	0
		5	2018-2019	0	0	0	0	0
		6	2019-2020	0	0	0	0	0
		7	2020-2021	0	0	0	0	0
		8	2021-2022	0	0	0	0	0
		9	2022-2023	0	0	0	0	0
		10	2023-2024	0	0	0	0	0
Credit Settle-Up Period	Continue to Maintain Viable Presence	11	2024-2025	0	0	0	0	0
		12	2025-2026	0	0	0	0	0
		13	2026-2027	0	0	0	0	0
	Post-Settle-Up Period	14	2027-2028	0	0	0	0	0
		15	2028-2029	0	0	0	0	0

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.

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 §313.021(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 "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.

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE
[Signature]
DATE

Linz, am 13. MAI 2013

ATTACHMENT 18

Please see attached Schedule B

Schedule B (Rev. January 2013): Estimated Market And Taxable Value

Applicant Name
ISD Name Gregory-Portland USD Form 50-296

voestalpine Texas, LLC

					Qualified Property			Reductions from Market Value	Estimated Taxable Value		
				Tax Year (Fill in actual tax year) YYYY	Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new building or "in or on the new improvement"				
		Year	School Year (YYYY-YYYY)	2013-2014	2013	\$ -	\$ -	\$ -	\$ -	\$ -	
		1	2014-2015	2014	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Complete tax years of qualifying time period	2	2015-2016	2015	\$ -	\$8,000,000	\$118,000,000	\$14,000,000	\$112,000,000	\$112,000,000	
	Tax Credit Period (with 50% cap on credit)	3	2016-2017	2016	\$ -	\$40,000,000	\$590,000,000	\$70,000,000	\$560,000,000	\$30,000,000	
		4	2017-2018	2017	\$ -	\$40,000,000	\$590,000,000	\$70,000,000	\$560,000,000	\$30,000,000	
		5	2018-2019	2018	\$ -	\$38,800,000	\$560,500,000	\$66,500,000	\$532,800,000	\$30,000,000	
		6	2019-2020	2019	\$ -	\$37,636,000	\$532,475,000	\$63,175,000	\$506,936,000	\$30,000,000	
		7	2020-2021	2020	\$ -	\$36,507,000	\$505,851,000	\$60,016,000	\$482,342,000	\$30,000,000	
		8	2021-2022	2021	\$ -	\$35,412,000	\$480,558,000	\$57,015,000	\$458,955,000	\$30,000,000	
		9	2022-2023	2022	\$ -	\$34,350,000	\$456,530,000	\$54,164,000	\$436,716,000	\$30,000,000	
		10	2023-2024	2023	\$ -	\$33,320,000	\$433,704,000	\$51,456,000	\$415,568,000	\$30,000,000	
		Credit Settle-Up Period	11	2024-2025	2024	\$ -	\$32,320,000	\$412,019,000	\$48,883,000	\$395,456,000	\$395,456,000
			12	2025-2026	2025	\$ -	\$31,350,000	\$391,418,000	\$46,439,000	\$376,329,000	\$376,329,000
	13		2026-2027	2026	\$ -	\$30,410,000	\$371,847,000	\$44,117,000	\$358,140,000	\$358,140,000	
	Post- Settle-Up Period	14	2027-2028	2027	\$ -	\$29,498,000	\$353,255,000	\$41,911,000	\$340,842,000	\$340,842,000	
	Post- Settle-Up Period	15	2028-2029	2028	\$ -	\$28,613,000	\$335,592,000	\$39,815,000	\$324,390,000	\$324,390,000	

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 OF AUTHORIZED COMPANY REPRESENTATIVE

DATE

ISD Name

							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 tangible personal property in the new building or in or on the new improvement*			
							Tax Year (Fill in actual tax year) YYYY	School Year (YYYY-YYYY)	Year			
							2013	2013-2014	pre-year 1	\$ -	\$ -	\$ -
							2014	2014-2015	1	\$ -	\$ -	\$ -
							2015	2015-2016	2	\$ -	\$ -	\$ -
							2016	2016-2017	3	\$ -	\$ 8,000,000	\$ 118,000,000
							2017	2017-2018	4	\$ -	\$ 40,000,000	\$ 590,000,000
							2018	2018-2019	5	\$ -	\$ 40,000,000	\$ 590,000,000
							2019	2019-2020	6	\$ -	\$ 38,800,000	\$ 560,500,000
							2020	2020-2021	7	\$ -	\$ 37,636,000	\$ 532,475,000
							2021	2021-2022	8	\$ -	\$ 36,507,000	\$ 505,851,000
							2022	2022-2023	9	\$ -	\$ 35,412,000	\$ 480,558,000
							2023	2023-2024	10	\$ -	\$ 34,350,000	\$ 456,530,000
							2024	2024-2025	11	\$ -	\$ 33,320,000	\$ 433,704,000
							2025	2025-2026	12	\$ -	\$ 32,320,000	\$ 412,019,000
							2026	2026-2027	13	\$ -	\$ 31,350,000	\$ 391,418,000
							2027	2027-2028	14	\$ -	\$ 30,410,000	\$ 371,847,000
							2028	2028-2029	15	\$ -	\$ 29,498,000	\$ 353,255,000
										\$ -	\$ 28,613,000	\$ 335,592,000

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.

Linz, am 13. MAI 2013

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

DATE

[Signature]
Authorized representative

ATTACHMENT 19

Please see attached Schedule C

Schedule C- Application: Employment Information

Applicant Name voestaline Texas, LLC
ISD Name Gregory-Portland ISD

Form 50-296

		Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Construction		New Jobs		Qualifying Jobs	
					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	2013-2014	2013	100 FTEs	\$74,000	0	\$0	0	\$0
	Complete tax years of qualifying time period	1	2014-2015	2014	300 FTEs	\$74,000	0	\$0	0	\$0
		2	2015-2016	2015	500 FTEs	\$74,000	0	\$0	0	\$0
		3	2016-2017	2016	300 FTEs	\$74,000	50	\$51,138	40	\$51,138
		4	2017-2018	2017			85	\$51,138	68	\$51,138
		5	2018-2019	2018			85	\$51,138	68	\$51,138
		6	2019-2020	2019			85	\$51,138	68	\$51,138
		7	2020-2021	2020			85	\$51,138	68	\$51,138
		8	2021-2022	2021			85	\$51,138	68	\$51,138
		9	2022-2023	2022			85	\$51,138	68	\$51,138
		10	2023-2024	2023			85	\$51,138	68	\$51,138
		11	2024-2025	2024			85	\$51,138	68	\$51,138
		12	2025-2026	2025			85	\$51,138	68	\$51,138
		13	2026-2027	2026			85	\$51,138	68	\$51,138
		14	2027-2028	2027			85	\$51,138	68	\$51,138
		15	2028-2029	2028			85	\$51,138	68	\$51,138
Tax Credit Period (with 50% cap on credit)	Value Limitation Period									
Credit Settle-Up Period	Continue to Maintain Viable Presence									
Post- Settle-Up Period	Post- Settle-Up Period									

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.

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE _____

DATE _____

Schedule C- Application: Employment Information

Applicant Name
voestalpine Texas, LLC
ISD Name
Gregory-Portland ISD

Form 50-296

Construction					New Jobs		Qualifying Jobs		
		Tax Year (Fill in actual tax year) YYYY	School Year (YYYY-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 meeting all criteria of Sec. 313.021(3) (cumulative)	Column F: Average annual wage of qualifying jobs
	Year pre- year 1	2013	2013-2014	100 FTEs	\$74,000	0	\$0	0	\$0
	Complete tax years of qualifying time period	1	2014-2015	300 FTEs	\$74,000	0	\$0	0	\$0
		2	2015-2016	500 FTEs	\$74,000	0	\$0	0	\$0
		3	2016-2017	300 FTEs	\$74,000	50	\$51,138	40	\$51,138
		4	2017-2018			85	\$51,138	68	\$51,138
		5	2018-2019			85	\$51,138	68	\$51,138
		6	2019-2020			85	\$51,138	68	\$51,138
		7	2020-2021			85	\$51,138	68	\$51,138
		8	2021-2022			85	\$51,138	68	\$51,138
		9	2022-2023			85	\$51,138	68	\$51,138
		10	2023-2024			85	\$51,138	68	\$51,138
		11	2024-2025			85	\$51,138	68	\$51,138
		12	2025-2026			85	\$51,138	68	\$51,138
		13	2026-2027			85	\$51,138	68	\$51,138
		14	2027-2028			85	\$51,138	68	\$51,138
		15	2028-2029			85	\$51,138	68	\$51,138
Tax Credit Period (with 50% cap on credit)	Value Limitation Period								
	Continue to Maintain Viable Presence								
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(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.

Linz, am 13. MAI 2013

DATE

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

[Signature]
authorized representative

ATTACHMENT 20

Please see attached Schedule D

Schedule D: (Rev. January 2013): Other Tax Information

Applicant Name		voestalpine Texas, LLC		ISD Name		Gregory-Portland ISD		Form 50-296		
				Sales Tax Information		Other Property Tax Abatements Sought				
				Sales Taxable Expenditures		Franchise Tax	County	City	Hospital	Other (Drainage District)
	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	
The year preceding the first complete tax year of the qualifying time period (assuming no deferrals)		2013-2014	2013				-	-	-	
	1	2014-2015	2014	50,400,000	201,600,000	0	n/a	n/a	n/a	
	2	2015-2016	2015	75,600,000	302,400,000	0	n/a	n/a	100%	
	3	2016-2017	2016	9,000,000	600,000,000	100,000	n/a	n/a	100%	
	4	2017-2018	2017	9,000,000	600,000,000	100,000	n/a	n/a	100%	
	5	2018-2019	2018	9,000,000	600,000,000	100,000	n/a	n/a	100%	
	6	2019-2020	2019	9,000,000	600,000,000	100,000	n/a	n/a	100%	
	7	2020-2021	2020	9,000,000	600,000,000	100,000	n/a	n/a	85%	
	8	2021-2022	2021	9,000,000	600,000,000	100,000	n/a	n/a	70%	
	9	2022-2023	2022	9,000,000	600,000,000	100,000	n/a	n/a	55%	
	10	2023-2024	2023	9,000,000	600,000,000	100,000	n/a	n/a	40%	
	11	2024-2025	2024	9,000,000	600,000,000	100,000	n/a	n/a	25%	
	12	2025-2026	2025	9,000,000	600,000,000	100,000	n/a	n/a	-	
	13	2026-2027	2026	9,000,000	600,000,000	100,000	n/a	n/a	-	
	14	2027-2028	2027	9,000,000	600,000,000	100,000	n/a	n/a	-	
	15	2028-2029	2028	9,000,000	600,000,000	100,000	n/a	n/a	-	

*For planning, construction and operation of the facility.

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

DATE

Sales Tax Information					Other Property Tax Abatements Sought				
Sales Taxable Expenditures					Franchise Tax	County	City	Hospital	Other (Drainage District)
	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
The year preceding the first complete tax year of the qualifying time period (assuming no deferrals)		2013-2014	2013						
Tax Credit Period (with 50% cap on credit)	Complete tax years of qualifying time period	1	2014-2015	50,400,000	201,600,000	0	n/a	n/a	n/a
		2	2015-2016	75,600,000	302,400,000	0	n/a	n/a	100%
	Value Limitation Period	3	2016-2017	9,000,000	600,000,000	100,000	n/a	n/a	100%
		4	2017-2018	9,000,000	600,000,000	100,000	n/a	n/a	100%
		5	2018-2019	9,000,000	600,000,000	100,000	n/a	n/a	100%
		6	2019-2020	9,000,000	600,000,000	100,000	n/a	n/a	100%
		7	2020-2021	9,000,000	600,000,000	100,000	n/a	n/a	100%
		8	2021-2022	9,000,000	600,000,000	100,000	n/a	n/a	85%
		9	2022-2023	9,000,000	600,000,000	100,000	n/a	n/a	70%
		10	2023-2024	9,000,000	600,000,000	100,000	n/a	n/a	55%
		11	2024-2025	9,000,000	600,000,000	100,000	n/a	n/a	40%
		12	2025-2026	9,000,000	600,000,000	100,000	n/a	n/a	25%
		13	2026-2027	9,000,000	600,000,000	100,000	n/a	n/a	-
		14	2027-2028	9,000,000	600,000,000	100,000	n/a	n/a	-
		15	2028-2029	9,000,000	600,000,000	100,000	n/a	n/a	-
Credit Settle-Up Period	Continue to Maintain Viable Presence								
Post-Settle-Up Period									
Post-Settle-Up Period									

*For planning, construction and operation of the facility.

Linz, am 13. MAI 2013

DATE

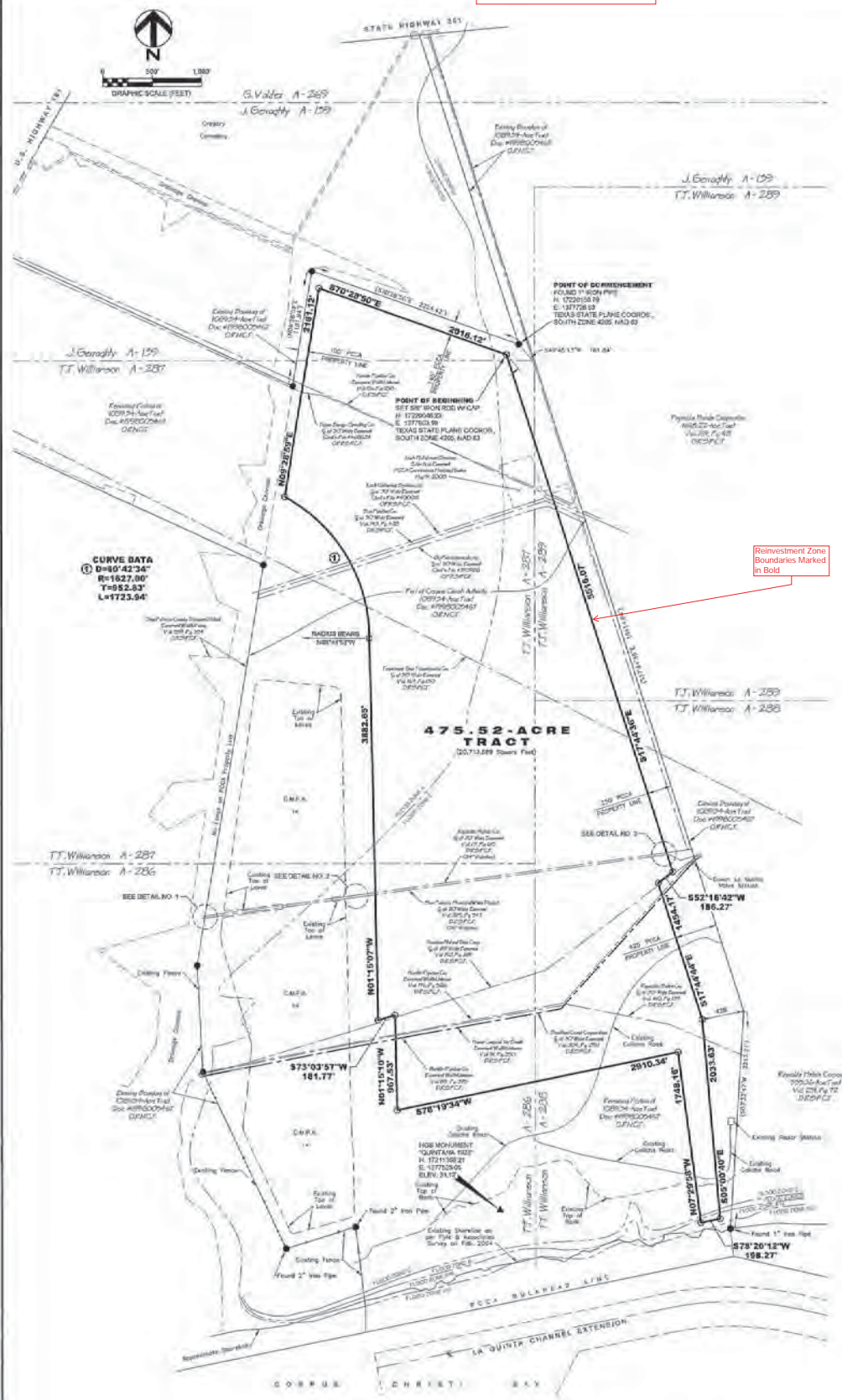
SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

[Signature]
author: 2013 representatives

ATTACHMENT 21

Please see attached maps. The survey map shown is for the property in GPISD and is the subject of this application. There are docks and cranes adjacent to the surveyed property that are primarily in Corpus Christi ISD. The docks and cranes, to the extent they are not in GPISD, may be the subject of a separate Application for Appraised Value Limitation on Qualified Property filed with Corpus Christi ISD at a future date.

A map showing the study area's location. It features the Saginaw River flowing into Lake Huron. A black-shaded area labeled "SITE LOCATION" is situated along the riverbank. Other labels include "SAGINAW RIVER", "LAKE HURON", "GEORGIAN BAY", and "MICHIGAN". A north arrow is present in the bottom left corner.

[illegible]

I, MICHAEL D. STRIDDE, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND THAT IT SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 1 SURVEY, AS PUBLISHED IN THE MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS.

HydroEx

TSP/LS REG. NO. 10100804
 680 N. Navigation Blvd., Suite 100
 Corpus Christi, TX 78409
 P: (361)452-1375 F: (361)452-1370
 Survey Date: October 19, 2012
 Plot Prepared: November 9, 2012
 HOC Job No: H12-0141
 © COPYRIGHT 2012 ALL RIGHTS RESERVED
 SHEET 1 OF 1

**SURVEY PLAT OF A
475.52-ACRE TRACT**

SHOWING THE BOUNDARY OF A 0.7553-ACRE TRACT OF LAND OUT OF A CALLED 92.20-ACRE TRACT WHICH WAS TRACT 35 IN "SUBMIT A", SAID 92.20-ACRE TRACT BEING A PORTION OF A CALLED 109.20-34-ACRE TRACT DESCRIBED IN A DEED TO THE BOARD OF PUBLIC CHURCH AUTHORITY OF HUEBES COUNTY, TEXAS AS RECORDED IN DOCUMENT #198005467, OFFICIAL RECORDS, HUEBES COUNTY, TEXAS AND BEING OUT OF A CALLED 3495.9-ACRE TRACT AS RECORDED IN VOLUME 458, PAGE 499, DEED RECORDS, SAN PATRICK COUNTY, TEXAS ALSO BEING OUT OF PORTIONS OF THE T.2, N.14, E.4, GUYTON SURVEY, ABSTRACT 286, ABSTRACT 137, ABSTRACT 285, AND ABSTRACT 282, AND THE J. GERRITY SURVEY, ABSTRACT 130, ALL BEING IN SAN PATRICK COUNTY, TEXAS.

[illegible]PORT **CORPUS CHRISTI**

PORT OF CORPUS CHRISTI AUTHORITY
BOUNDARY OF MORE OR LESS
475.52-ACRES OUT OF THE
PORT'S LA QUINTA PROPERTY
TRACT "1"

SCALE: AS NOTED	POCCA LA QUINTA PROPERTY
OWN. BY: HYDRO EX	

DATE: 11/09/2012

POINT OF COMMENCEMENT
NGS MONUMENT
"QUINTANA 1963"
N 17211386.21
E 1377525.05
ELEV. 31.12
Doc #1998000467
ORNGCT

POINT OF BEGINNING
FOUND 58" IRON ROD W/ CAP
N 17211227.66
E 1379553.48
TEXAS STATE PLANE COORDS.,
SOUTH ZONE 4205, NAD 83

EAST DOCK SITE
5.907 ACRES
(251,293 Square Feet)

LA QUINTA CHANNEL EXTENSION

NOTES:

1. ACCOMPANYING FIELD NOTES HAVE BEEN PREPARED.
2. BASIS OF BEARING OF THIS SURVEY MATCH THOSE AS SHOWN ON THE 1,089.34-ACRE TRACT SURVEY KNOWN AS THE "LA QUINTA PROPERTY" AS SURVEYED BY PYLE & ASSOCIATES, INC. ON APRIL 12, 2004.
3. ALL BEARINGS, DISTANCES, AND COORDINATES SHOWN HEREON ARE GRID, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 4205, NAD 83.
4. FOUND 58" IRON ROD (OR AS NOTED)
5. ALL EASEMENT RESEARCH HAS BEEN PERFORMED BY STEWART TITLE GUARANTY COMPANY.
6. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE A16 (EL. 12), AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED, AND FLOOD ZONE V21 (EL. 15), AREAS OF 100-YEAR COASTAL FLOOD WITH VELOCITY (WAVE ACTION); BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED, ACCORDING TO THE FLOOD INSURANCE RATE MAP OF SAN PATRICIO COUNTY, TEXAS, PANEL NOS. 485508 0418 C AND 485560 0419 C, BOTH WITH EFFECTIVE DATES: MARCH 18, 1985.
7. THE LOCATION OF ABSTRACT LINES ARE SHOWN FROM INFORMATION OF RECORD PROVIDED BY THE TEXAS GENERAL LAND OFFICE WEBSITE: WWW.GLO.TEXAS.GOV
8. THE EXISTING SHORELINE SHOWN HEREON DEPICTS THE SHORELINE AS SURVEYED BY DAVID PYLE, L.S.L.S., AS NOTED ON FEBRUARY 2004 SURVEY OF THE POCCA "LA QUINTA" PROPERTY. THIS SURVEY HAS BEEN PREPARED TO ACCOMPANY THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY.
9. COMMITMENT ISSUED DATE: MARCH 05, 2013. ALL PLOTTABLE, APPLICABLE SCHEDULE B ITEMS ARE SHOWN HEREON.

GRAPHIC SCALE (FEET)
0 150 300

HydroEx

TABLE OF NOTES:

NO.	DATE	REVISION
1	5/8/13	ADDED SURFACED LAC

PORT OF CORPUS CHRISTI AUTHORITY
BOUNDARY OF MORE OR LESS
5.907-ACRES OUT OF THE
PORT'S LA QUINTA PROPERTY
"EAST DOCK SITE"

PORT OF CORPUS CHRISTI

5-8-2013
DATE: *Michael D. Stridde*
MICHAEL D. STRIDDE
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 3589

5.907-ACRE TRACT

SHOWING THE BOUNDARY OF A 5.907-ACRE TRACT OF LAND HEREIN REFERRED TO AS THE "EAST DOCK SITE" BEING A PORTION OF A CALLED 990.28-ACRE TRACT KNOWN AS TRACT I AND A PORTION OF A CALLED 21.96-ACRE TRACT KNOWN AS TRACT IV - SUBMERGED TRACT, BOTH IN EXHIBIT A OF A CALLED 1089.34-ACRE TRACT DESCRIBED IN A DEED TO THE PORT OF CORPUS CHRISTI AS RECORDED IN DOCUMENT #1998000467, OFFICIAL RECORDS, NUECES COUNTY, TEXAS AND BEING A PORTION OF A CALLED 4140.5-ACRE TRACT OF SUBMERGED LAND CONVEYED BY THE STATE OF TEXAS TO NUECES COUNTY NAVIGATION DISTRICT NO. 1 BY PATENT 108 DATED AUGUST 5, 1861 AS RECORDED IN VOLUME 522 PAGE 207, DEED RECORDS, NUECES COUNTY, TEXAS ALSO BEING OUT OF A PORTION OF THE T.T. WILLAMSON SURVEY, ABSTRACT 288, IN SAN PATRICIO COUNTY, TEXAS AND THE STATE OF TEXAS SUBMERGED LAND TRACTS, TRACT 1, IN NUECES COUNTY, TEXAS.

POINT OF BEGINNING
FOUND 58" IRON ROD W/ CAP
N 17211227.66
E 1379553.48
TEXAS STATE PLANE COORDS.,
SOUTH ZONE 4205, NAD 83

LA QUINTA CHANNEL EXTENSION

EAST DOCK SITE
5.907 ACRES
(251,293 Square Feet)

LA QUINTA CHANNEL EXTENSION

NOTES:

1. ACCOMPANYING FIELD NOTES HAVE BEEN PREPARED.
2. BASIS OF BEARING OF THIS SURVEY MATCH THOSE AS SHOWN ON THE 1,089.34-ACRE TRACT SURVEY KNOWN AS THE "LA QUINTA PROPERTY" AS SURVEYED BY PYLE & ASSOCIATES, INC. ON APRIL 12, 2004.
3. ALL BEARINGS, DISTANCES, AND COORDINATES SHOWN HEREON ARE GRID, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 4205, NAD 83.
4. FOUND 58" IRON ROD (OR AS NOTED)
5. ALL EASEMENT RESEARCH HAS BEEN PERFORMED BY STEWART TITLE GUARANTY COMPANY.
6. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE A16 (EL. 12), AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED, AND FLOOD ZONE V21 (EL. 15), AREAS OF 100-YEAR COASTAL FLOOD WITH VELOCITY (WAVE ACTION); BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED, ACCORDING TO THE FLOOD INSURANCE RATE MAP OF SAN PATRICIO COUNTY, TEXAS, PANEL NOS. 485508 0418 C AND 485560 0419 C, BOTH WITH EFFECTIVE DATES: MARCH 18, 1985.
7. THE LOCATION OF ABSTRACT LINES ARE SHOWN FROM INFORMATION OF RECORD PROVIDED BY THE TEXAS GENERAL LAND OFFICE WEBSITE: WWW.GLO.TEXAS.GOV
8. THE EXISTING SHORELINE SHOWN HEREON DEPICTS THE SHORELINE AS SURVEYED BY DAVID PYLE, L.S.L.S., AS NOTED ON FEBRUARY 2004 SURVEY OF THE POCCA "LA QUINTA" PROPERTY. THIS SURVEY HAS BEEN PREPARED TO ACCOMPANY THE TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY.
9. COMMITMENT ISSUED DATE: MARCH 05, 2013. ALL PLOTTABLE, APPLICABLE SCHEDULE B ITEMS ARE SHOWN HEREON.

GRAPHIC SCALE (FEET)
0 150 300

HydroEx

TABLE OF NOTES:

NO.	DATE	REVISION
1	5/8/13	ADDED SURFACED LAC

PORT OF CORPUS CHRISTI AUTHORITY
BOUNDARY OF MORE OR LESS
5.907-ACRES OUT OF THE
PORT'S LA QUINTA PROPERTY
"EAST DOCK SITE"

PORT OF CORPUS CHRISTI

5-8-2013
DATE: *Michael D. Stridde*
MICHAEL D. STRIDDE
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 3589

SHOWING THE BOUNDARY OF A 5.907-ACRE TRACT OF LAND HEREIN REFERRED TO AS THE "EAST DOCK SITE" BEING A PORTION OF A CALLED 930.28-ACRE TRACT KNOWN AS TRACT II AND A PORTION OF A CALLED 21.96-ACRE TRACT KNOWN AS TRACT IV - SUBMERGED LAND TRACTS, BOTH IN "EXHIBIT A" OF A CALLED 1085.34-ACRE TRACT DESCRIBED IN A DEED TO THE PORT OF CORPUS CHRISTI AS RECORDED IN DOCUMENT #1989005467, OFFICIAL RECORDS, NUECES COUNTY, TEXAS AND BEING A PORTION OF A CALLED 4140.5-ACRE TRACT OF SUBMERGED LAND CONVEYED BY THE STATE OF TEXAS TO NUECES COUNTY NAVIGATION DISTRICT NO. 1 BY PATENT 108 DATED AUGUST 9, 1961 AS RECORDED IN VOLUME 522, PAGE 201, DEED RECORDS, NUECES COUNTY, TEXAS ALSO BEING OUT OF A PORTION OF THE T.T. WILLIAMSON SURVEY, ABSTRACT 288, IN SAN PATRICK COUNTY, TEXAS AND THE STATE OF TEXAS SUBMERGED LAND TRACTS, TRACT I, IN NUECES COUNTY, TEXAS.

I, MICHAEL D. STRIDDE, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND THAT IT SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 1 SURVEY, AS PUBLISHED IN THE MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS.

TBPLS REG. NO. 10163804
 402 N. Navigation Blvd., Suite 102
 Corpus Christi, TX 78426
 P: (361) 452-1375 F: (361) 452-1376
 Survey Date: March 20, 2013
 Survey Prepared: April 3, 2013
 Revision No. 1: May 8, 2013
 HX Job No: H13-0119
 © COPYRIGHT 2013 ALL RIGHTS RESERVED
 SHEET 1 OF 1

MICHAEL D. STRIDDE
REGISTERED PROFESSIONAL LAND SURVEYOR, NO., 3589

DATE:

HX Job No: H13-0119
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 SHEET 1 OF 1

5-8-2013

MICHAEL D. STRIDDE

HX Job No: H13-0119
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 SHEET 1 OF 1

[illegible]

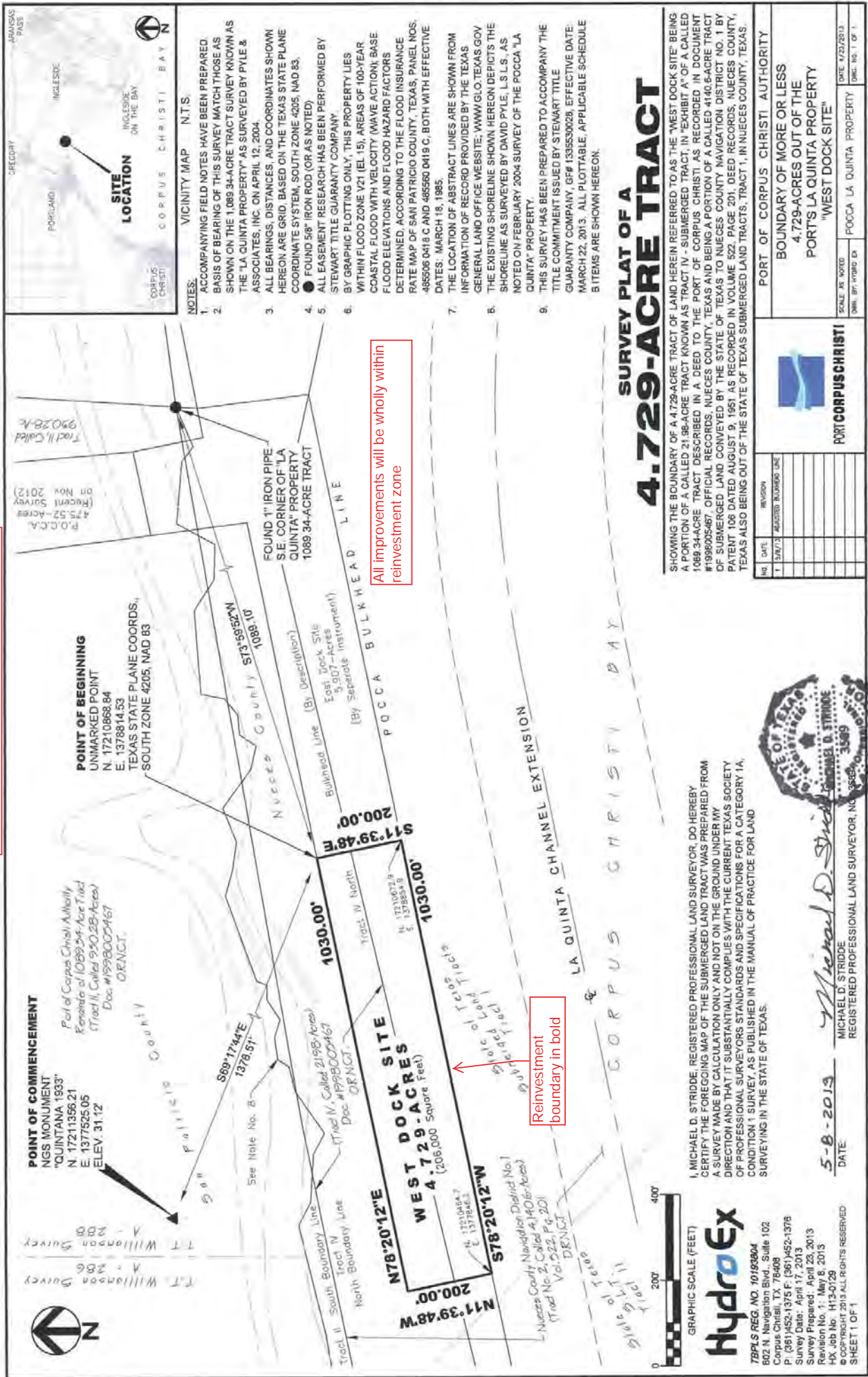
REPORT OF CORPUS CHRISTI AUTHORITY

BOUNDARY OF MORE OR LESS
5.907-ACRES OUT OF THE
PORT'S LA QUINTA PROPERTY
"FAST DOCK SITE"

PORT CORPUS CHRISTI

SCALE: AS NOTED	DATE: 4/03/2013
DWGN: BT; MYOARD EE	DWG. NO.: 1 OF 1

REINVESTMENT ZONE MAP 3



Project Site Layout

DRI-PLANT 1 (34,0ha)

- 1. Reduction Unit
- 2. Gas Treatment Unit
- 3. Reformer Unit
- 4. CO₂ Removal Unit
- 5.
- 6. Water Supply and Treatment Unit
- 7. Auxiliaries Unit
- 8. Buildings
- 9. Material Handling
- 10. Dock

DISCRIPTION:

- 1 OXIDE UNLOADING WHARF
- 2 OXIDE TRANSFER TOWER 1
- 3 OXIDE TRANSFER TOWER 2
- 4 OXIDE DISTRIBUTION SYSTEM
- 5 OXIDE STORAGE
- 6 OXIDE DISCHARGING SYSTEM
- 7 OXIDE TRANSFER TOWER 3
- 8 OXIDE SCREENING STATION
- 9 DEDUSTING OXIDE SCREENING
- 10 OXIDE FINES HANDLING
- 11 OXIDE TRANSFER TOWER 4
- 12 OXIDE COATING PLANT
- 13 VAPOR REMOVAL FAN & STACK
- 14 REDUCTION FURNACE
- 15 TOP GAS SCRUBBER
- 16 PROCESS GAS COMPRESSORS
- 17 MAIN AND AUXILIARY BLOWER
- 18 HEAT RECOVERY SYSTEM
- 19 REFORMER
- 20 BRIQUETTE COOLING CONVEYORS
- 21 HBI EMERGENCY STORAGE YARD
- 22 PRODUCT TRANSFER TOWER 1
- 23 HBI STACKER
- 24 HBI STORAGE YARD
- 25 HBI RECLAIMER
- 26 PRODUCT SCREENING STATION 1
- 27 PRODUCT TRANSFER TOWER 2
- 28 PRODUCT FINES STORAGE
- 29 SPACE FOR FINES BRIQUETTING
- 30 PRODUCT TRANSFER TOWER 3
- 31 HBI LOADING
- 32 NATURAL GAS MEASURING AND REDUCTION STATION
- 33 FLARE
- 34 AIR COMPRESSOR STATION BUILDING
- 35 DIESEL GENERATOR BUILDING
- 36 TRANSFORMER
- 37 MAIN SUBSTATION AND CONTROL BUILDING
- 38 SUBSTATION MATERIAL HANDLING BUILDING
- 39 SUBSTATION SEAPORT BUILDING
- 40 SEAWATER SUPPLY
- 41 RAW WATER TREATMENT
- 42 FIRE WATER RESERVOIR
- 43 WASTE WATER TREATMENT
- 44 CLARIFIER
- 45 COOLING TOWER
- 46 PUMP AREA
- 47 SETTLING PONDS
- 48 PROCESS CLASSIFIER
- 49 CHEMICAL AGENT STORAGE FACILITY BUILDING
- 50 GATE HOUSE BUILDING
- 51 ADMINISTRATION BUILDING, FIRST AID STATION, BUILDING FOR TECHNOLOGICAL STAFF
- 52 EQUIPMENT STORAGE WAREHOUSE BUILDING, REFRACTORY STORAGE, OIL AND LUBRICANT STORAGE, ENERGETIC WORKSHOP, HYDRAULIC AND MECHANICAL SERVICE SHOP
- 53 MOBILE EQUIPMENT FILLING & SERVICE STATION BUILDING
- 54 ANALYZER BUILDING
- 55 SPACE FOR WASTE HEAT RECOVERY
- 56 SEAL GAS COMPRESSOR
- 57 INERT GAS GENERATOR
- 58 BRIQUETTER AND BSG DEDUSTING
- 59 FLUE GAS HOT FAN
- 60 NATURAL GAS DISTRIBUTION
- 61 PURGE GAS TANKS
- 62 BLOWER AREA SUMP
- 63 SEAL GAS SUMP
- 64 PROCESS GAS MIST ELIMINATOR
- 65 PURGE GAS COMPRESSOR BUILDING
- 66 LABORATORY
- 67 CO₂ REMOVAL (OPTION)
- 68 SPACE FOR CO₂-COMPRESSOR STATION
- 69 HBI - RAILWAY LOADING STATION

Site plan for improvements. All improvements will be wholly inside the boundaries of the reinvestment zone.

N. 17212371.9939
E. 1376485.1063

N. 17211180.06
E. 1376961.75

Dock (Future)

Dock

LA QUINTA CHANNEL EXTENSION

Corpus Christi Bay



gowest

DRI/HBI - Plant 1

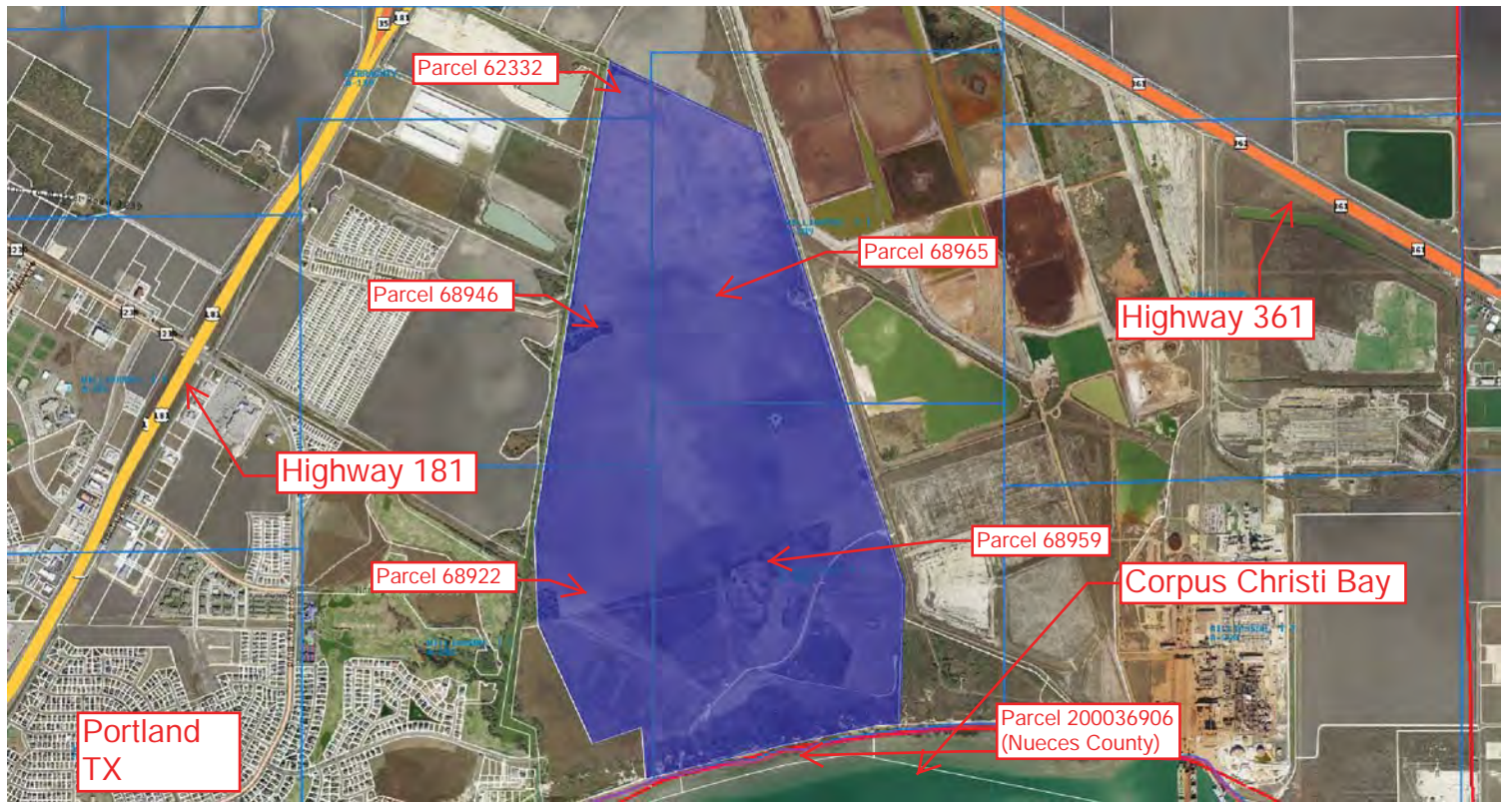
M 1:10000 (A3)

Durstberger Robert / TSI
10.04.2013

Gregory-Portland ISD Map



Project Area



Vicinity Map



ATTACHMENT 22

The resolution of the City Council of the City of Corpus Christi establishing the reinvestment zone will be provided at a later date.

ATTACHMENT 23

The legal description of the proposed reinvestment zone is attached.

Legal Description of the 475.52-Acre Plant Site

475.52 -Acre Tract

FIELD NOTES to describe the boundary of a 475.52-acre tract of land out of a called 930.28-acre tract known as Tract II in "Exhibit A", said 930.28-acre tract being a portion of a called 1089.34-acre tract described in a deed to the Port of Corpus Christi Authority of Nueces County, Texas as recorded in Document No. 1998005467, Official Records, Nueces County, Texas and being out of a called 2496.66-acre tract as recorded in Volume 458, Page 469, Deed Records, San Patricio County, Texas also being out of portions of the T.T. Williamson Surveys, Abstract 286, Abstract 287, Abstract 288, and Abstract 289, and the J. Gerraghty Survey, Abstract 139, all being in San Patricio County, Texas, said 475.52-acre tract being more particularly described by metes and bounds as follows;

COMMENCING at a 1" iron pipe found on the north line of said 930.28-acre tract for the southwest corner of Tract III in "Exhibit A" of said 1089.34-acre tract and for an interior corner of said 1089.34-acre tract, said 1" iron pipe having Texas State Plane Coordinates of X= 1377726.63 and Y= 17220150.79, thence South 49°45'13" West a distance of 161.84 feet to a 5/8" iron rod with red plastic cap stamped "HYDRO EX SURVEYING" set for the **POINT OF BEGINNING**;

THENCE South 17°44'36" East, being 250 feet west and parallel to the east line of said 1089.34-acre tract, a distance of 5,516.07 feet to a 5/8" iron rod with said red plastic cap set for an exterior corner of the herein described tract;

THENCE South 52°16'42" West, a distance of 186.27 feet to a 5/8" iron rod with said red plastic cap set for an interior corner of the herein described tract;

THENCE South 17°44'44" East, being 425 feet west and parallel to the east line of said 1089.34-acre tract, a distance of 1,454.17 feet to a 5/8" iron rod with said red plastic cap set for an exterior corner of the herein described tract;

THENCE South 05°00'40" East, a distance of 2,033.63 feet to a 5/8" iron rod with said red plastic cap set for the southeast corner of the herein described tract;

THENCE South 78°20'12" West, a distance of 198.27 feet to a 5/8" iron rod with said red plastic cap set for an exterior corner of the herein described tract;

THENCE North 07°29'58" West, a distance of 1,748.16 feet to a 5/8" iron rod with said red plastic cap set for an interior corner of the herein described tract;

THENCE South 78°19'34" West, a distance of 2,910.34 feet to a 5/8" iron rod with said red plastic cap set for the southwest corner of the herein described tract;

THENCE North $01^{\circ}15'10''$ West, being approximately 470 feet east and parallel to the east toe of levee recognized as D.M.P.A. No. 14, a distance of 967.53 feet to a $5/8''$ iron rod with said red plastic cap set for an interior corner of the herein described tract;

THENCE South $73^{\circ}03'57''$ West, a distance of 181.77 feet to a $5/8''$ iron rod with said red plastic cap set for an exterior corner of the herein described tract;

THENCE North $01^{\circ}15'07''$ West, being approximately 295 feet east and parallel to the east toe of levee recognized as D.M.P.A. No. 14, a distance of 3,882.65 feet to a $5/8''$ iron rod with said red plastic cap set for a corner, the P.C. of curve for an interior corner of the herein described tract;

THENCE in a Northwesterly direction, with the arc of said circular curve to the left, whose Central Angle is $60^{\circ}42'34''$, whose Radius is 1,627.00 feet, and Arc Distance of 1,723.94 feet to a $5/8''$ iron rod with said red plastic cap set for a corner, the P.T. of said curve, for an exterior corner of the tract herein described;

THENCE North $09^{\circ}28'59''$ East, being 100 feet east and parallel to the west line of said 930.28-acre tract, a distance of 2,181.12 feet to a $5/8''$ iron rod with said red plastic cap set for the northwest corner of the herein described tract;

THENCE South $70^{\circ}28'50''$ East, being 140' south and parallel to the north line of said 930.28-acre tract, a distance of 2,016.12 feet to a $5/8''$ iron rod with said red plastic cap set for the northeast corner of the herein described tract and the **POINT OF BEGINNING**,

CONTAINING within these metes and bounds 475.52 acres (20,713,669 square feet) of land, more or less.



Surveying & Hydro Excavation Services

802 N. Navigation Blvd., Suite 102
Corpus Christi, Texas 78408

4.729-Acre Tract "WEST DOCK SITE"

FIELD NOTES to describe the boundary of a 4.729-acre tract of submerged lands herein referred to as the "West Dock Site" being a portion of a called 21.98-acre tract known as Tract IV – Submerged Tract, in "Exhibit A" of a called 1089.34-acre tract described in a deed to the Port of Corpus Christi Authority of Nueces County, Texas as recorded in Document No. 1998005467, Official Records, Nueces County, Texas and being a portion of a called 4140.6-acre tract of submerged land conveyed by the State of Texas to Nueces County Navigation District No. 1 by Patent 106 dated August 9, 1951 as recorded in Volume 522, Page 201, Deed Records, Nueces County, Texas also being out of the State of Texas Submerged Land Tracts, Tract 1, in Nueces County, Texas, said 4.729-acre tract being more particularly described by metes and bounds as follows;

COMMENCING at a brass disk set in concrete known as a United States National Geodetic Survey monument marked "Quintana 1933", said monument having Texas State Plane Coordinates of X= 1377525.05 and Y= 17211356.21, thence South 69°17'44" East a distance of 1,378.51 feet to an unmarked point for the northwest corner of a called 5.907-acre tract referred to as the "East Dock Site", by separate instrument, and for the northeast corner of the herein described tract for the **POINT OF BEGINNING**;

THENCE South 11°39'48" East, along the west line of said 5.907-acre tract, a distance of 200.00 feet to a point on the P.O.C.C.A. North Bulkhead Line for the southwest corner of said 5.907-acre tract and for the southeast corner of the herein described tract;

THENCE South 78°20'12" West, along said north bulkhead line, a distance of 1030.00 feet to a point for the southwest corner of the herein described tract;

THENCE North 11°39'48" West, being 1030 feet west and parallel to the west line of said 5.907-acre tract, a distance of 200.00 feet to a point for the northwest corner of the herein described tract;

THENCE North 78°20'12" East, being 200 feet north and parallel to the north bulkhead line, a distance of 1030.00 feet to a point for the northwest corner of said 5.907-acre tract and for the northeast corner of the herein described tract and the **POINT OF BEGINNING, CONTAINING** within these metes and bounds 4.729 acres (206,000 square feet) of land, by calculation.

A record drawing of even date herewith accompanies this legal description.

These field notes of a submerged land tract represent a survey made by calculation only and not on the ground under my direction and are true and correct to the best of my knowledge. The information of record noted herein was provided by the Port of Corpus Christi Authority.

5-8-2013
Date



Michael D. Stridde
Michael D. Stridde R.P.L.S. #3589



Surveying & Hydro Excavation Services

802 N. Navigation Blvd., Suite 102
Corpus Christi, Texas 78408

5.907-Acre Tract "EAST DOCK SITE"

FIELD NOTES to describe the boundary of a 5.907-acre tract of land herein referred to as the "East Dock Site" being a portion of a called 930.28-acre tract known as Tract II and a portion of a called 21.98-acre tract known as Tract IV – Submerged Tract, both in "Exhibit A" of a called 1089.34-acre tract described in a deed to the Port of Corpus Christi Authority of Nueces County, Texas as recorded in Document No. 1998005467, Official Records, Nueces County, Texas and being a portion of a called 4140.6-acre tract of submerged land conveyed by the State of Texas to Nueces County Navigation District No. 1 by Patent 106 dated August 9, 1951 as recorded in Volume 522, Page 201, Deed Records, Nueces County, Texas also being out of a portion of the T.T. Williamson Survey, Abstract 288, in San Patricio County, Texas and the State of Texas Submerged Land Tracts, Tract 1, in Nueces County, Texas, said 5.907-acre tract being more particularly described by metes and bounds as follows;

COMMENCING at a brass disk set in concrete known as a United States National Geodetic Survey monument marked "Quintana 1933", said monument having Texas State Plane Coordinates of X= 1377525.05 and Y= 17211356.21, thence South 86°23'30" East a distance of 2,042.49 feet to a 5/8" iron rod with red plastic cap stamped "HYDRO EX SURVEYING" found for an exterior corner of a 475.52-acre tract of land recently surveyed and monumented in November 2012 within the limits of said 1089.34-acre tract for an exterior corner of the 5.907-acre tract herein described for the **POINT OF BEGINNING**;

THENCE North 78°20'12" East, along the south line of said 475.52-acre tract, a distance of 198.27 feet to a 5/8" iron rod with same red plastic cap found for an exterior corner of said 475.52-acre tract and for an exterior corner of the herein described tract;

THENCE South 11°39'48" East, a distance of 165.18 feet to a point for an interior corner of the herein described tract;

THENCE North 78°20'12" East, a distance of 74.81 feet to a point for the west line of a called 58.07-acre tract of submerged lands known as Tract 1, Parcel 6 described in a deed to BPU Reynolds, Inc. as recorded in Document No. 2001000017, Deed Records, Nueces County, Texas for the northeast corner of the herein described tract;

THENCE South 07°00'40" East, along the west line of said 58.07-acre tract, a distance of 235.60 feet to a point for the southwest corner of said 58.07-acre tract, for a bend point in the P.O.C.C.A. North Bulkhead Line, and for the southeast corner of the herein described tract;

THENCE South 78°20'12" West, along said north bulkhead line, a distance of 1060.00 feet to a point for the southwest corner of the herein described tract;

THENCE North 11°39'48" West, a distance of 200.00 feet to a point for the northwest corner of the herein described tract;

THENCE North 78°20'12" East, a distance of 791.48 feet to a point for an interior corner of the herein described tract;

THENCE North 07°29'58" West, a distance of 200.53 feet to a 5/8" iron rod with same red plastic cap found for an exterior corner of said 475.52-acre tract and for an exterior corner of the herein described tract and the **POINT OF BEGINNING, CONTAINING** within these metes and bounds 5.907 acres (257,293 square feet) of land, more or less.

A record drawing of even date herewith accompanies this legal description.

These field notes represent a survey made on the ground under my direction and are true and correct to the best of my knowledge. The information of record noted herein was provided by the Port of Corpus Christi Authority.

5-8-2013
Date



Michael D. Stridde
Michael D. Stridde R.P.L.S. #3589

ATTACHMENT 24

Guidelines and criteria for the City of Corpus Christi are attached.

**CITY OF CORPUS CHRISTI
GUIDELINES AND CRITERIA
FOR GRANTING TAX ABATEMENT
December 6, 2011**

WHEREAS, the attraction of long-term Added Value and the establishment of new permanent full-time jobs in the area would enhance the economic base of area taxing entities;

WHEREAS, Corpus Christi must compete with other communities across the nation currently offering tax inducements to attract new plant and modernization projects, and studies have shown that a favorable local tax climate and start-up tax concessions rank second on the list of priorities for new plant installations or expansions;

WHEREAS, tax abatement is one of the principal means by which the public sector and the private sector can forge a partnership to promote real economic growth within a community;

WHEREAS, any tax incentives offered must be strictly limited in application to those new and existing industries that bring new wealth to the community in order to avoid reducing the needed tax revenues of area taxing entities;

WHEREAS, the Property Redevelopment and Tax Abatement Act ("Act"), Chapter 312 of the Texas Tax Code authorizes taxing units to provide property tax abatement for limited periods of time as an inducement for the development or redevelopment of a property;

WHEREAS, a Texas Enterprise Zone constitutes designation as a Reinvestment Zone without further hearing or other procedural requirements under Chapter 312, Texas Tax Code;

WHEREAS, the Act requires eligible taxing jurisdictions to establish Guidelines and Criteria ("Guidelines") as to eligibility for tax abatement agreements prior to granting any future tax abatement, the Guidelines may not be changed for a two-year period unless amended by a three-fourths vote;

WHEREAS, the City Council by Resolution 028424, on November 17, 2008, adopted the City of Corpus Christi Economic Development Policies, 2009-2011, which contain the City's Guidelines for tax abatement;

WHEREAS, there is a need to supplement those Guidelines with greater detail on the requirements for tax abatement agreements;

WHEREAS, in order to assure a common, coordinated effort to promote economic development in the area, these Guidelines have been circulated among Nueces County, Del Mar College, and other taxing entities for consideration as a common policy for all jurisdictions which choose to participate in tax abatement agreements; and

NOW, THEREFORE, BE IT RESOLVED by the City of Corpus Christi that these Guidelines for granting tax abatement be adopted:

Section 1. Definitions.

"Abatement" means the temporary, full or partial exemption from ad valorem taxes of certain added value to real and personal property in a zone designated for economic development purposes under the Act.

"Added Value" means the increase in the assessed value of an eligible property as a result of "expansion" or "modernization" of an existing facility or construction of a "new facility." It does not mean or include "deferred maintenance."

"Agreement" means a contractual agreement between an Owner and the City for the purposes of tax abatement.

"Base Year Value" means the assessed value of eligible property as of the January 1 preceding the execution of an Agreement, plus the agreed upon value of eligible property improvements made after January 1 but before the execution of the Agreement.

"Basic Manufacturing or Service Facility" means buildings and structures, including fixed machinery and equipment not elsewhere described, used or to be used for the production of products or services that derive a majority of revenue from points beyond a 50 mile radius of Nueces County.

"Catalyst Area" mean an area within a Texas Enterprise Zone, Downtown, Corpus Christi (North) Beach, Padre and Mustang Islands (other than areas within Tax Increment Reinvestment Zone Number Two, City of Corpus Christi), or other areas designed as catalyst areas by the City Council.

"City" means the City of Corpus Christi that levies ad valorem taxes upon and provides services to property located within a proposed or existing zone designated under the Act.

"Convention Center Hotel" means a hotel.

"Deferred Maintenance" means improvements necessary for continued operations that do not improve productivity or alter the process technology.

"Downtown Revitalization Housing Facility" means a Multi-family Housing Facility constructed or renovated in the area encompassed by the Downtown Management District; provided that a Multi-family Housing Facility, which is located near the boundaries of the Downtown Management District, may be considered if the Facility is determined by the City Council to assist in the revitalization of the downtown area and the Owner of the Facility enters into an agreement to contribute amounts to the Downtown Management District on the same basis as if it were part of the District for two times the life of the Agreement.

"Economic Life" means the number of years a property improvement is expected to be in service in a Facility.

"Enterprise Zone Residential Redevelopment Facility" means buildings and structures used or to be used primarily for residential purposes that is located within a Texas enterprise zone.

"Expansion" means the addition of buildings, structures, fixed machinery, or equipment for the purposes of increasing capacity.

"Facility" means property improvements completed or in the process of construction that together compromise an integral whole.

"Historic Structure" means any structure that has been designated by the Corpus Christi Landmark Commission as historically significant.

"Locally Owned" means a facility, manufacturer, supplier, contractor, and labor supplier whose owner resides in or maintains its principle office within a 50 mile radius of Nueces County.

"Mixed-use facility" means a facility having residential and commercial uses where the commercial use occupies more than 20% of the structure.

"Multi-family housing" means a facility designed, arranged, or used exclusively for the use and occupancy of three or more families living independently of each other. The dwelling structure may include a triplex, apartment, townhouse, condominium, cooperative, high-rise, etc.

"Modernization" means the replacement and upgrading of existing facilities that increases the productive input or output, updates the technology, or substantially lowers the unit cost of the operation, and extends the economic life of the facilities. Modernization may result from the construction, alteration, or installation of buildings, structures, fixed machinery, or equipment.

"Modernization" does include work done for the purpose of reconditioning, refurbishing, repairing, or completion of deferred maintenance to a structure.

"New Facility" means a property previously undeveloped, which is placed into service by means other than or in conjunction with an expansion or modernization.

"Owner" means the owner of a Facility subject to abatement. If the Facility is constructed on a leased property, the Owner is the party that owns the property subject to tax abatement. The other party to the lease must join in the execution of Agreement, but may not be obligated to assure performance of the party receiving abatement.

"Permanent full-time job" means a new employment position or full-time equivalent created by a business that provides a regular work schedule of at

least 32 hours per week or 1,664 hours of employment per year to a Corpus Christi Metropolitan Statistical Area resident and maintains the employment position during the term of the Agreement.

"Petrochemical Facility" means buildings and structures, including fixed machinery and equipment, the primary purpose of which is or will be the manufacture or processing of petrochemicals or fuels by physical or chemical change.

"Regional Distribution Center Facility" 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 a 50 mile radius of the City.

"Regional Telecommunications/Data Processing Center Facility" means buildings and structures used or to be used primarily for the provision of telecommunication or data processing services by the Facility operator where a majority of the services are provided to points beyond a 50 mile radius of the City.

"Regional Visitor/Amusement Facility" means buildings and structures used or to be used primarily as a stadium, arena, amusement park, or similar attraction or sports venue.

"Rehabilitation" means that the Added Value, as defined, of the project exceeds the base year of a development property by \$250,000.

"Texas Enterprise Zone" means any area designated as an enterprise zone under Chapter 2303, Texas Government Code.

Section 2. Abatement Authorized.

(a) *Authorized Facilities.* A Facility may be eligible for abatement if it is one of the following:

- (1) Basic Manufacturing Facility.
- (2) Basic Service Facility.
- (3) Regional Distribution Center Facility.
- (4) Regional Telecommunications/Data Processing Center Facility.
- (5) Regional Visitor/Amusement Facility.
- (6) Enterprise Zone Facility.

(7) Downtown Revitalization Housing Facility.

(8) Petrochemical Facility.

(9) Convention Center Hotel.

(10) Historically Significant Structure.

(b) *Abatement for New Facilities or Improvements to Existing Facilities.* Abatement may be granted for new facilities and improvements to existing facilities for the purpose of modernization or expansion.

(c) *Creation of New Value.* Abatement may only be granted for the additional value of eligible property improvements made subject to and listed in an Agreement between the City and the Owner, subject to the limitations as the City requires. The economic life of the improvements must exceed the term of the Agreement.

(d) *Eligible Property.* Abatement may be extended to the value of the improvements to real property, including buildings, structures, fixed machinery and equipment, and site improvements, plus that office space and related fixed improvements necessary to the operation and administration of the Facility. Abatement may also be extended for tangible personal property as defined by the Texas Tax Code.

(e) *Ineligible Property.* The following types of property are fully taxable and ineligible for abatement, unless specifically authorized by the City Council:

(1) Land.

(2) Inventories.

(3) Supplies.

(4) Tools.

(5) Furnishings and other forms of movable personal property.

(6) Vehicles.

(7) Vessels.

(8) Aircraft.

(9) Housing, other than an Enterprise Zone Residential Redevelopment Facility or Downtown Revitalization Housing Facility.

(10) Hotel accommodations, other than a convention center hotel.

(11) Deferred maintenance investments.

(12) Property to be rented or leased, except when the Owner is the lessee of the land, but is the Owner of the Facilities.

(13) Improvements for the generation or transmission of electrical energy not wholly consumed by a New Facility or expansion.

(14) Any improvements, including those to produce, store, or distribute natural gas, fluids, or gases that are not integral to the operation of the Facility.

(15) Improvements to real property that have an economic life of less than 15 years.

(16) Property owned or used by the State of Texas or its political subdivisions, or by any organization owned, operated, or directed by a political subdivision of the State of Texas.

(f) *Period of Abatement.*

(1) Abatement may be granted effective with the January 1 valuation date immediately following the date of execution of the Agreement. Abatement may be allowed for a period of up to ten years, including the period of construction. If the period of construction exceeds two years, the Facility is considered completed for purposes of abatement at the end of two years, and in no case may the total period of abatement, inclusive of the construction period, exceed ten years.

(2) Abatement for a Downtown Revitalization Housing Facility may be granted effective with the January 1 valuation date immediately following the date of execution of the Agreement. Abatement may be allowed for a period of seven years, including the period of construction. If the period of construction exceeds two years, the Facility is considered completed for purposes of abatement at the end of two years, and in no case may the total period of abatement, inclusive of the construction period, exceed seven years.

(g) *Completion of Construction.* The completion of construction is deemed to occur upon the earliest of the following events:

(1) When a certificate of occupancy is issued for the project (if it is located within a city).

(2) When commercial production of a product or provision of a service is achieved at the Facility.

(3) When the architect or engineer supervising construction issues a certificate of substantial completion, or some similar instrument.

(4) Two years after the date of the Agreement.

(h) *Determination of Completion of Construction.* The determination of the completion of construction is made by the City, in its sole and absolute discretion, based upon the above criteria and the other factors as the City deems relevant. The determination of the completion of construction is conclusive, and any judicial review of the determination must be governed by the substantial evidence rule.

(i) *Abatement Percentage.* Temporary property tax abatement may be authorized for the development of a New Facility, Expansion, or Modernization that meets either qualification criteria of capital investment or a qualification criteria based upon a combination of the number of new jobs created plus the average salary of all jobs at the facility.

(1) The capital investment qualification criteria is as follows:

Added Value from Capital Investment ¹	Abatement Level
\$2,000,000 to \$10,000,000	Level 1
\$10,000,001 to \$50,000,000	Level 2
\$50,000,001 to \$150,000,000	Level 3
\$150,000,001 to \$500,000,000	Level 4
Over \$500,000,000	Level 5

Note: ¹ The qualification for abatement by capital investment is based upon the added value of Eligible Property as reflected on the tax rolls of the applicable appraisal district.

(2) The combination of new jobs and salary criteria is as follows:

Number of New Jobs ¹	Average Salary Up to \$50,000	Average Salary \$50,001 to \$70,000	Average Salary Over \$70,000
20 to 99 New Jobs	Level 1	Level 2	Level 3
100 to 199 New Jobs	Level 2	Level 3	Level 4
200 or more New Jobs	Level 3	Level 4	Level 5

Note: ¹ Provided that, obtaining temporary tax abatement based solely on the creation of the new jobs must be further conditioned on the requirement for the improvement or repair of property in order to meet the minimum requirements of the Act.

(3) The level of any New Facility, Expansion, or Modernization that is located within a Catalyst Area or that is a Locally-Owned Facility is increased by one level above the standards set forth in Section 2(i)(1) and (2) above, with a minimum level of 3 for any the project. Further, if a Facility qualifies under both the capital investment qualification criteria and the new jobs and salary criteria, the Facility will be increased by one level above the highest criteria level achieved.

(4) A historically significant structure is a minimum of Tier 3.

(5) Any New Facility, Expansion, or Modernization that utilizes the Leadership in Energy and Environmental Design (LEED) Green Building Rating System may be increased at least one level above the qualifying level for abatement.

(6) Abatement for a small business facility providing Added Value of at least \$250,000 may be considered within a Catalyst Area or as a Locally-Owned Facility by the City Council on a case-by-case basis.

(7) Upon compliance with the above criteria, the percentage of tax abated may be under the following schedule, with 100% abatement in each case during the construction period of up to two years:

Year	Level 1	Level 2	Level 3	Level 4	Level 5
Year 1*	100%	100%	100%	100%	100%
Year 2*	100%	100%	100%	100%	100%
Year 3	100%	100%	100%	100%	100%
Year 4	75%	100%	100%	100%	100%
Year 5	50%	75%	100%	100%	100%
Year 6	25%	50%	75%	100%	100%
Year 7		25%	50%	75%	100%
Year 8			25%	50%	75%
Year 9				25%	50%
Year 10					25%

*Construction Period

(8) In the event the Added Value caused by the Project is less than \$2.0 million, no abatement may be granted unless the Facility is a Rehabilitation Project as described in Section 2(k) or historically significant as described in Section 2(l).

(9) In order to be counted as a permanent job under these Guidelines, the job must be a full-time position providing regular work schedules of at least 32 hours per week.

(10) For a Downtown Revitalization Housing Facility, the percentage of tax abated is under the following schedule:

Year	Percentage of Abatement
Year 1*	100%
Year 2*	100%
Year 3	100%
Year 4	100%
Year 5	100%

* Construction Period

(11) For compliance purposes, the date for determining a permanent full-time job will be six months from the date of completion. The business must maintain the same level of employment or increase employment during the term of the agreement.

(12) For an Enterprise Zone Facility, the jobs must be created within six months following the completion of construction. One new permanent full-time job must

be added per \$50,000 of Added Value to a property. The Owner must maintain the same level of employment or increase employment during the term of the Agreement. For example:

Company X is rehabilitating a building in a Texas Enterprise Zone for a commercial use. The current value of the building is \$250,000 and Company X estimates an added value of \$750,000. The job requirement will be to create and maintain a minimum of 15 permanent full-time positions during the term of the Agreement. ($\$750,000 / \$50,000 = 15$)

(13) For residential multi-family housing, the job creation requirement will be waived.

(14) For mixed-use facilities, the job requirement will be prorated. For example:

Company Y is constructing a mixed-use facility that is 30% non-residential and the Added Value is \$1,500,000. The job requirement will be to create and maintain a minimum of 9 permanent full-time jobs during the term of the Agreement. ($1,500,000 \times .30 = \$450,000 / \$50,000 = 9$)

(j) Living Wage Requirement. In order to count as a permanent full-time job under this tax abatement program, the job should provide a "living wage" for the employee. The target living wage under this abatement program is that annual amount equal or greater than poverty level for a family of three, established by the U.S. Department of Health and Human Services Poverty Guidelines, divided by 2,080 hours per year for that year. The City has the right to adjust the living wage target under these Guidelines and insert a specific target in each property Agreement to govern the abatement offered under that Agreement.

(k) Health Insurance. To qualify for this incentive, an employer shall certify that it has offered a health insurance program for its employees during the term of the Agreement

(l) Utilization of Local Contractors and Suppliers. Developer agrees to exercise reasonable efforts in utilizing local contractors and suppliers in the construction of the Project, except where not reasonably possible to do so without added expense, substantial inconvenience, or sacrifice in operating efficiency in the normal course of business, with a goal of 50% of the total dollar amount of all construction contracts and supply agreements for elements that are not owner-provided or owner affiliate-provided being paid to local contractors and suppliers. For the purposes of this section, the term "local" as used to describe manufacturers, suppliers, contractors, and labor includes firms, businesses, and persons who reside in or maintain an office within a 50 mile radius of Nueces County. The Developer agrees, during the construction of the Project and for four years after Completion, to maintain written records documenting the efforts of the Developer to comply with the Local Requirement.

(m) Utilization of Disadvantaged Business Enterprises. Developer agrees to exercise reasonable efforts in utilizing contractors and suppliers that are determined to be disadvantaged business enterprises, including minority business enterprises women-owned business enterprises and historically-underutilized business enterprises, in the construction of elements of the Project that are not owner-provided or owner affiliate-provided. In order to qualify as a business enterprise under this provision, the firm must be certified by the City, the Regional Transportation Authority or another governmental entity in the jurisdiction of the home office of

the business as complying with state or federal standards for qualification as such an enterprise. The Developer agrees to a goal of 30% of the total dollar amount of all construction contracts and supply agreements, for elements of the Project that are not owner-provided or owner affiliate-provided, being paid to disadvantaged business enterprises, with a priority made for disadvantaged business enterprises which are local. The Developer agrees, during the construction of the Project and for four years after Completion, to maintain written records documenting the efforts of the Developer to comply with the DBE Requirement. For the purposes of this section, the term "local" as used to describe contractors and suppliers that are determined to be disadvantaged business enterprises, including minority business enterprises women-owned business enterprises and historically-underutilized business enterprises includes firms, businesses, and persons who reside in or maintain an office within a 50 mile radius of Nueces County.

(n) *Rehabilitation Projects.* The \$2 million minimum Added Value requirement for abatement does not apply to rehabilitation projects that involve the adaptive reuse of an existing structure or building for a Facility.

(1) In order to qualify as a rehabilitation project under this provision, the project must involve a minimum Added Value, as defined, of \$250,000. Any rehabilitation project must involve the adaptive reuse of an existing structure or building currently on the property tax rolls so that the Base Year Value associated with the project will include both the value of the land and the existing improvements.

(2) For the rehabilitation projects, all Eligible Property in excess of the Base Year Value are subject to abatement, plus the value of personal property, such as furniture and movable equipment that would otherwise be considered Ineligible Property for any other type of abatement category.

(3) In no event, however, may the total value of personal property subject to abatement exceed \$1 million or the total amount of all property subject to abatement in a rehabilitation project exceed \$5 million.

(o) *Historical Significant Structures.* The \$2 million minimum Added Value requirement for abatement does not apply to historical projects.

(1) In order to qualify as an historical significant project under this provision, the project must be designated as historically significant by the CC Landmark Commission.

(2) For the historical projects, all Eligible Property in excess of the Base Year Value are subject to abatement, plus the value of personal property, such as furniture and movable equipment that would otherwise be considered Ineligible Property for any other type of abatement category.

Properties in Industrial Districts. For eligible property to be constructed in an area which is covered by an executed industrial district agreement with the City, the method of calculating payments in lieu of property taxes for the eligible property is set forth in the

industrial district agreement. As an alternative to an industrial district agreement, an eligible property may be covered by an Agreement.

(p) *Economic Qualification for Non-Residential Development and Mixed-Use Facilities.*

(1) In order to be eligible for tax abatement, the planned improvement for a Non-Residential Development or Mixed-Use Facility may create no later than the January 1 following the completion of construction and maintain throughout the remainder of the term of the Agreement the minimum number of 50 permanent full-time jobs in City.

(2) The planned improvement for a Non-Residential Development or Mixed-Use Facility may not adversely affect competition in the local market with established local businesses.

(q) *Taxability.* From the execution of the Agreement to the end of the abatement period, taxes will be payable as follows:

(1) The value of Ineligible Property as provided in Section 2(e) are fully taxable (except for personal property added in connection with a Rehabilitation Project).

(2) The Base Year Value of existing Eligible Property as determined each year are fully taxable.

(3) The Added Value of new Eligible Property (and certain personal property added in connection with a Rehabilitation Project) is taxable, less the authorized abatement provided in Section 2(i).

Section 3. Application.

(a) *Written Application.* Any present or potential owner of taxable property may request tax abatement by filing a written application with the City Manager.

(b) *Contents of Application.* The application must consist of a completed application form provided by the City or Corpus Christi Regional Economic Development Corporation accompanied by the following:

(1) A general description of the new improvements to be undertaken.

(2) A descriptive list of the improvements for which abatement is requested.

(3) A list of the kind, number, and location of all proposed improvements of the property.

(4) A map and metes and bounds property description.

(5) A time schedule for undertaking and completing the proposed improvements.

(6) In the case of a modernization or expansion project, a statement of the assessed value of the Facility, separately stated for real and personal property, must be given for the tax year immediately preceding the application.

(c) *Additional Information.* The City may require additional financial and other information that the City deems appropriate for evaluating the financial capacity and other relevant factors of the applicant.

(d) *Written Notification to Other Governing Bodies.* Upon receipt of a completed application, the City Manager will forward a copy of the application to the presiding officer of the governing body of each jurisdiction that has taxing authority over the property covered by the application.

(e) *Feasibility.* After receipt of an application for abatement, the City will consider the feasibility and the impact of the proposed tax abatement. The study of feasibility includes, but not be limited to, an estimate of the economic effect of the abatement of taxes and the benefit to the City and the property to be covered by the abatement.

(f) *No Abatement if Construction has Commenced.* No Agreement may be approved if the application for the abatement was filed after the commencement of construction, alteration, or installation of improvements related to the proposed Modernization, Expansion, or New Facility.

(g) *Variance.* Requests for variance from the provisions of Section 2 may be made in written form, provided, however, that no variance may extend the term of abatement beyond ten years. The requests must include a complete description of the circumstances explaining why the applicant should be granted a variance. Approval of a request for variance requires a three-fourths vote of the City Council.

Section 4. Public Hearing and Approval.

(a) *Designation of Tax Abatement Reinvestment Zone.* An action designating a reinvestment zone for tax abatement under the Act may not be adopted by the City Council until a public hearing has been held at which interested persons are entitled to speak and present evidence for or against the designation. Notice of the hearing must be provided to the public in the manner required by the Act.

(b) *Tax Abatement Reinvestment Zone.* Under Chapter 312, Texas Tax Code, a designated Texas Enterprise Zone constitutes designation as a Reinvestment Zone without further hearing or other procedural requirements. Under Chapter 2302 of the Texas Government Code, a federally designated Renewal Community or Census Block Group with poverty greater than 20% constitutes designation as a Texas Enterprise Zone. Therefore, the Renewal Community is a Reinvestment Zone, without further hearing.

Section 5. Agreement.

(a) *Required Findings.* In order to enter into an agreement, the City must find that the terms of the proposed Agreement meets the requirements of the Act and these Guidelines.

(b) *Reservation of Rights.* Nothing in these Guidelines may be construed to limit the authority of the City to examine each application for tax abatement before it on a case-by-case basis and determine in the City's sole and absolute discretion whether or not the proposed project should be granted temporary tax abatement, whether or not it complies with these Guidelines, is feasible, and whether or not the proposed temporary abatement of taxes will inure to the long-term benefit of the City.

(c) *Contents of Tax Abatement Agreement.* The Agreement with the Owner of the Facility must include all of the following:

- (1) The estimated value to Facility subject to abatement and the Base Year Value.
- (2) The percentage of value to be abated each year as provided in Section 2.
- (3) The commencement date and termination date of abatement.
- (4) A provision that the term of the Agreement must extend until five (5) years after the expiration of the period of tax abatement.
- (5) The proposed use of the Facility, nature of construction, time schedule, map, metes and bounds property description, and improvements list as provided in the application.
- (6) The contractual obligations in the event of default, delinquent taxes, recapture, administration, and assignment as provided in these Guidelines, or other provisions that may be required for uniformity or by state law.
- (7) The amount of Added Value and required number of permanent full-time jobs.

(d) *Time of Execution.* The Agreement will normally be executed within 60 days after the applicant has provided all necessary information and documentation.

(e) *Attorney's Fees.* In the event any attorney's fees are incurred by the City in the preparation of an agreement, the fees must be paid by the applicant upon execution of the Agreement.

Section 6. Recapture.

(a) *Failure to Commence Operation During Term of Agreement.*

(1) In the event that the Facility is not completed and does not begin operation with the required minimum number of permanent full-time jobs by the January 1 following the completion of construction, no abatement may be given for that tax year, and the full amount of taxes assessed against the property is due and payable for that tax year.

(2) In the event that the Enterprise Zone Facility is not completed and does not begin operation with at least one permanent full-time job per \$50,000 of Added Value within six months following the completion of construction, no abatement may be given for that tax year, and the full amount of taxes assessed against the property are due and payable for that tax year. In the event that the Owner of such a Facility fails to begin operation with the required minimum number of permanent full-time jobs by the next January 1 or for an Enterprise Zone Facility, at least one permanent full-time job per \$50,000 within 1 year following the completion of construction, then the abatement agreement terminates and all abated taxes during the period of construction must be recaptured and paid within 60 days of the termination.

(b) *Discontinuance of Operations During Term of Agreement.* In the event the Facility is completed and begins operation with the required number of jobs, but subsequently discontinues operations and the required number of permanent full-time jobs are not maintained as required, for any reason, except on a temporary basis due to fire, explosion, other casualty or accident, or natural disaster, the Agreement may be terminated by the City providing abatement, and all taxes previously abated by virtue of the Agreement must be recaptured and paid within 60 days of the termination.

(c) *Delinquent Taxes.* In the event that the Owner allows its ad valorem taxes to become delinquent and fails to timely and properly follow the legal procedures for their protest and/or contest, the Agreement automatically terminates and there may be no abatement of the taxes for the tax year of the delinquency. The total taxes assessed without abatement, for that tax year must be paid within 60 days from the date of termination.

(d) *Notice of Default.* Should the City determine that the Owner is in default under the terms and conditions of its Agreement, the City will notify the Owner in writing at the address stated in the Agreement that if the default is not cured within 60 days from the date of the notice ("Cure Period"), then the Agreement will be terminated. In the event the Owner fails to cure the default during the Cure Period, the Agreement may be terminated and the taxes abated by virtue of the Agreement will be recaptured and paid as provided in these Guidelines.

(e) *Actual Capital Investment.* Should the City determine that the total level of capital investment in eligible property is lower than provided in the Agreement, the difference

between the tax abated and the tax that should have been abated based upon the actual capital investment as determined must be paid to the City within 60 days of notification to the Owner of the determination.

(f) Reduction in Rollback Tax Rate.

(1) If during any year of the period of abatement with respect to any property any portion of the abated value that is added to the current total value of the Facility, but is not treated as "new property value" (as defined in Section 26.012(17) of the Texas Tax Code) for the purpose of establishing the "effective maintenance rate" in calculating the "rollback tax rate" under Section 26.04(c)(2), Texas Tax Code, and if the City's budget calculations indicate that a tax rate in excess of the "rollback tax rate" is required to fund the operations of the City for the succeeding year, then the City may recapture from the taxpayer a tax in an amount equal to the lesser of the following:

(A) The amount of the taxes abated for that year by the City with respect to the taxpayer.

(B) The amount obtained by subtracting the rollback tax rate computed without the abated property value being treated as new property value from the rollback tax rate computed with the abated property value being treated as new property value and multiplying the difference by the total assessed value of the City.

(2) If the City has granted an abatement of taxes to more than one taxpayer, then the amount of the recapture, calculated under Section 6(f)(1)(B) above, will be prorated on the basis of the amount of the abatement with respect to each taxpayer.

(3) All recaptured taxes must be paid within thirty (30) days after notice the recapture has been given to the affected taxpayer. Penalty and interest may not begin to accrue upon the sum until the first day of the month following the thirty (30) day notice, at which time penalty and interest accrues under the laws of the State of Texas.

(g) Continuation of Tax Lien. The amount of tax abated each year under the terms of these Guidelines and the Agreement must be secured by a first and prior tax lien that continues in existence from year to year throughout the entire term of the Agreement or until all taxes, whether assessed or recaptured, are paid in full.

(h) Automatic Termination. The Agreement must automatically terminate on and as of the date any of the following events occur:

(1) The filing of a petition in bankruptcy by the Owner.

(2) The making by the Owner of an assignment for the benefit of creditors.

(3) Any involuntary petition in bankruptcy or petition for an arrangement under the federal bankruptcy code is filed against the Owner.

(4) A receiver is appointed for the business of the Owner

(i) *Prior Notice of Automatic Termination Not Required.* In the event of automatic termination for any of the reasons in Section 6(h), the prior notice of default provisions in Section 6(d) do not apply.

Section 7. Administration.

(a) *Annual Assessment.* The applicable appraisal district shall annually determine an assessment of the real and personal property subject to an Agreement. Each year, the Owner shall furnish the Appraisal District with the information as may be necessary for the abatement. Once value has been established, the Appraisal District may notify the affected jurisdictions which levy taxes of the amount of the assessment and the abatement.

(b) *Access to Facility.* The Agreement must stipulate that employees or designated representatives of the City will have access to the Facility during the term of the Agreement to inspect the Facility to determine if the terms and conditions of the Agreement are being met. All inspections will be made only after giving 24 hours prior notice and will only be conducted in the manner as to not unreasonably interfere with the construction or operation of the Facility. All inspections will be made with one or more representatives of the Owner and under its safety standards.

(c) *Annual Evaluation.* Upon completion of construction, the City individually or in conjunction with other affected jurisdictions, will annually evaluate each Facility receiving abatement to ensure compliance with the Agreement and report possible violations of the Agreement.

(d) *Annual Reports.* The Owner shall certify to the City Council on or before April 1 each year that the Owner is in compliance with each applicable term of the agreement. Additionally, during the term of property tax abatement, the Owner shall provide to the City approving the abatement an annual report covering those items listed on Schedule 1 in order to document its efforts to acquire goods and services on a local basis. The annual report must be prepared on a calendar year basis and must be submitted to the City no later than ninety (90) days following the end of each the calendar year. The annual report must be accompanied by an audit letter prepared by an independent accounting firm which has reviewed the report.

(e) *"Buy Local" Provision.* Each recipient of property tax abatement shall additionally agree to give preference and priority to local manufacturers, suppliers, contractors, and labor, except where not reasonably possible to do so without added expense, substantial inconvenience, or sacrifice in operating efficiency. In any exception involving purchases over \$10,000.00, a justification for the purchase must be included in the annual report. Each recipient shall further acknowledge that it is a legal and moral obligation of persons receiving property tax abatements to favor local

manufacturers, suppliers, contractors, and labor, all other factors being equal. For the purposes of this provision, the term "local" as used to describe manufacturers, suppliers, contractors, and labor included firms, businesses, and persons who reside in or maintain an office in the Corpus Christi Metropolitan Statistical Area. In the event of a breach of the buy-local provision, the percentage of abatement will be proportionately reduced equal to the amount the disqualified contract bears to the total construction cost for the project.

(f) *Right to Modify or Cancel.* Notwithstanding anything in these Guidelines or in any agreement to the contrary, the City Council may cancel or modify the agreement if the Owner fails to comply with the Agreement.

(g) *Transition Rule.* For any project which obtained an Agreement within the twelve months prior to adoption of these Guidelines, the project may, upon the agreement of the Owner and the City, obtain an amendment to its Agreement to incorporate the terms and conditions of these Guidelines.

SCHEDULE 1

"Buy Local" Annual Reports

The following information must be reported to the City on a calendar-year basis during the first four years of the tax abatement program:

1. Dollar amount spent for materials* (local).
2. Dollar amount spent for materials* (total).
3. Dollar amount spent for labor** (local).
4. Dollar amount spent for labor** (total).
5. Number of jobs created in the construction project (local).
6. Number of jobs created in the construction project (total).
7. Number of jobs created on a permanent basis (local).
8. Number of jobs created on a permanent basis (total).

* "Materials" is defined to include all materials used in excavation, site improvement, demolition, concrete, structural steel, fire proofing, piping, electrical, instruments, paintings and scaffolding, insulation, temporary construction facilities, supplies, equipment rental in construction, small tools and consumables. This term does not include major items of machinery and equipment not readily-available locally.

** "Labor" is defined to include all labor in connection with the excavation, site improvement, demolition, concrete construction, structural steel, fire proofing, equipment placement, piping, electrical, instruments, painting and scaffolding, insulation, construction services, craft benefits, payroll burdens, and related labor expenses. This term does not include engineering services in connection with the project design.

The term "local" as used to describe manufacturers, suppliers, contractors and labor includes firms, businesses, and persons who reside in or maintain an office in either Nueces County or San Patricio County.