SUMMARY OF FINANCIAL IMPACT OF THE PROPOSED VOESTALPINE TEXAS LLC PROJECT (APP #299) ON THE FINANCES OF THE GREGORY-PORTLAND INDEPENDENT SCHOOL DISTRICT UNDER A REQUESTED CHAPTER 313 PROPERTY VALUE LIMITATION

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PREPARED BY

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TEXAS SCHOOL FINANCE EXPERTS

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Introduction

The voestalpine Texas, LLC company (voestalpine) has requested that the Gregory-Portland Independent School District (G-PISD) consider granting a property value limitation under Chapter 313 of the Tax Code, also known as the Texas Economic Development Act. In an application submitted to G-PISD on May 21, 2013, voestalpine proposes to invest $630 million to construct new iron and steel processing and production facilities in G-PISD.

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

Under the provisions of Chapter 313, G-PISD may offer a minimum value limitation of $30 million. The provisions of Chapter 313 call for the project to be fully taxable in the 2014-15 and 2015-16 school years, unless the District and the Company agree to an extension of the start of the two-year qualifying time period. For the purpose of this analysis, it is assumed that the qualifying time period will be the 2014-15 and 2015-16 school years. Beginning with the 2016-17 school year, the project would go on the local tax roll at $30 million and remain at that level of taxable value for eight years for maintenance and operations (M&O) taxes.

The full taxable value of the project would be assessed for debt service taxes on voter-approved bond issues throughout the limitation period, with G-PISD currently levying a $0.18 per $100 I&S tax rate. The full value of the investment is expected to reach $560 million in the 2016-17 school year. Depreciation is expected to reduce the taxable value of the project over the course of the value limitation agreement, although the value increase for the voestalpine is expected to reduce the District's current I&S tax rate by nearly five cents in the 2016-17 school year, under the assumptions outlined below and G-PISD's current debt service schedule.

In the case of the voestalpine project, the agreement will call for a calculation of the revenue impact of the value limitation in years 3-10 of the agreement, under whatever school finance and property tax laws are in effect in each of those years. G-PISD would experience a revenue loss of $6.9 million as a result of the implementation of the value limitation in the 2016-17 school year. No out-year revenue losses are anticipated in these estimates.

Under the assumptions outlined below, the potential total tax benefits under a Chapter 313 property value limitation could reach an estimated $37.5 million over the course of the agreement. This amount is net of any anticipated revenue losses for the District.

School Finance Mechanics

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

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

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

House Bill 3646 as enacted in 2009 created more "formula" school districts that were less dependent on ASATR state aid than had been the case previously. The formula reductions enacted during the First Called Session in 2011 made $4 billion in reductions to the existing school funding formulas for the 2011-12 and 2012-13 school years. For the 2011-12 school year, across-the-board reductions were made that reduced each district's students in weighted average daily attendance (WADA) count and resulted in an estimated 781 school districts still receiving ASATR to maintain their target revenue funding levels, while an estimated 243 districts operated directly on the state formulas. For the 2012-13 school year, the changes called for smaller across-the-board reductions and funding ASATR-receiving target revenue districts at 92.35 percent of the level provided for under the existing funding formula, with 689 districts operating on formula and 335 districts still receiving ASATR funding.

Senate Bill 1 and House Bill 1025 as passed by the 83rd Legislature made significant increases to the basic allotment and other formula changes by appropriation. The ASATR reduction percentage is increased slightly to 92.65 percent, while the basic allotment is increased by $325 and $365, respectively, for the 2013-14 and 2014-15 school years. A slight increase in the guaranteed yield for the six cents above compressed—known as the Austin yield—is also included. With the basic allotment increase, it is estimated that approximately 300 school districts will still receive ASATR in the 2013-14 school year and 273 districts in the 2014-15 school year. Current state policy calls for ASATR funding to be eliminated by the 2017-18 school year. Even though school districts could be eligible for state support through ASATR for the 2016-17 school year, the estimates below do not assume that G-PISD would receive offsetting ASATR state aid when the value limitation for the voestalpine project takes effect.

One concern in projecting into the future is that the underlying state statutes in the Education Code were not changed in order to provide these funding increases. All of the major formula changes were made by appropriation, which gives them only a two-year lifespan unless renewed in the 2015 legislative session. Despite this uncertainty, it is assumed that these changes will remain in effect for the forecast period for the purpose of these estimates, assuming a continued legislative commitment to these funding levels in future years.

A key element in any analysis of the school finance implications is the provision for revenue protection in the agreement between the school district and the applicant. In the case of the voestalpine project, the agreement calls for a calculation of the revenue impact of the value limitation in years 3-10 of the agreement, under whatever school finance and property tax laws are in effect in each of those years. This meets the statutory requirement under Section 313.027(f)(1) of the Tax Code to provide school district revenue protection language in the agreement.

Underlying Assumptions

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

Based on District estimates, the general approach used here is to project a one percent annual increase in enrollment (as measured by students in average daily attendance or ADA) and a two percent annual increase in underlying base property values in order to estimate the effects of the value limitation under the current school finance system. The SB 1 and HB 1025 basic allotment increases are reflected in the underlying models. With regard to ASATR funding, the 92.63 percent reduction enacted for the 2013-14 school year is maintained until the 2017-18 school year. A statement of legislative intent adopted in 2011 to no longer fund target revenue by the 2017-18 school year remains in effect. Given the voestalpine project and G-PISD's funding characteristics, no ASATR funding to offset the reduction in M&O taxes is associated with the 2016-17 value limitation, as noted previously.

Two Chapter 313 limitations approved previously by the G-PISD Board of Trustees are incorporated into the base estimates—those awarded to the Papalote Creek II wind project and the TPCO pipe factory. The projected taxable values of the voestalpine project are later factored into the base model to portray the scenario that assumes the project is constructed in the absence of a value limitation agreement. The impact of the limitation value for the proposed voestalpine project is isolated separately and the focus of this analysis.

Student enrollment counts are projected to increase one percent annually, from the 4,192 students in ADA for the 2012-13 school year, in analyzing the effects of the voestelpine project on the finances of G-PISD. The District's local tax base reached $1.19 billion for the 2012 tax year and is projected to grow at two percent annually for the forecast period, as noted above. An M&O tax rate of $1.17 per $100 is used throughout this analysis.

Under the assumptions outlined in Table 1, G-PISD is not expected to become a Tier I recapture district with the addition of the voestelpine project only, with or without the adoption of a value limitation agreement. It is expected to be recaptured at the $319,500 per WADA for the last 11 cents of tax effort under both scenarios in Tier II, beginning with the 2023-24 school year.

It needs to be emphasized that this analysis focuses on the voestalpine project only. Although four Chapter 313 applications were recently submitted to G-PISD for the Board's consideration, each project must be evaluated separately in order to isolate the impact of the value limitation for each applicant's project.

School Finance Impact

School finance models were prepared for G-PISD under the assumptions outlined above through the 2028-29 school year. Beyond the 2014-15 school year, no attempt was made to forecast the 88th percentile or Austin yield that influences future state funding beyond the projected level for that school year. In the analyses for other districts and applicants on earlier projects, these changes appeared to have little impact on the revenue associated with the implementation of the property value limitation, since both the baseline and limitation models incorporate the same underlying assumptions.

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

A second model is developed which adds the voestelpine value but imposes the proposed property value limitation effective in the third year, which in this case is the 2016-17 school year. The results of this model are identified as "Value Limitation Revenue Model" (see Table 3). A summary of the differences between these models is shown in Table 4.

It should be noted that the revenue-loss methodology used here is the same approach that has been used to calculate hold-harmless losses for school districts since the first property value limitations were approved in 2002. Comparing the limitation model with one assuming that the project is fully taxed has been the accepted approach for more than a decade, with very few exceptions.

Under these assumptions, G-PISD would experience a revenue loss of $6.9 million as a result of the implementation of the value limitation in the 2016-17 school year. The revenue reduction results largely from the $6.2 million reduction in M&O tax collections, a loss of $745,000 in Tier II state aid, and no state aid offset as a result of the one-year lag associated with the state M&O property value study. Once the state property value study recognizes the $30 million M&O value limitation, no revenue losses anticipated for the out-years.

Table 4 highlights the differences between the baseline and value limitation models. For example, the column relating to recapture on the last 11 cents of tax effort indicates that G-PISD taxpayers would pay $821,914 less in recapture under a value limitation agreement. Additional state aid offsets nearly all of the reduction in M&O taxes attributable to the value limitation.

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

Impact on the Taxpayer

Table 5 summarizes the impact of the proposed property value limitation in terms of the potential tax savings under the property value limitation agreement. The focus of this table is on the M&O tax rate only. As noted previously, the property is fully taxable in the first two years under the agreement. A $1.17 per $100 of taxable value M&O rate is assumed throughout the forecast period.

Under the assumptions used here, the potential tax savings from the value limitation total $43.4 million over the life of the agreement. In addition, voestalpine would be eligible for a tax credit for M&O taxes paid on value in excess of the value limitation in each of the first two qualifying years. The credit amount is paid out slowly through years 4-10 due to statutory limits on the scale of these payments over these seven years, with catch-up payments permitted in years 11-13. The tax credits are expected to total approximately $1.0 million over the life of the agreement, with no unpaid tax credits anticipated. The school district is to be reimbursed by the Texas Education Agency for the cost of these credits.

The key G-PISD revenue losses are expected to total approximately $6.9 million over the course of the agreement, limited to the first limitation year. In total, the potential net tax benefits (inclusive of tax credits but after hold-harmless payments are made) are estimated to reach $37.5 million over the life of the agreement

Facilities Funding Impact

The voestalpine project remains fully taxable for debt services taxes, with G-PISD currently levying an $0.18 per $100 I&S tax rate. The value of the voestalpine project is expected to depreciate over the life of the agreement and beyond, but full access to the additional value is expected to reduce its current I&S tax rate by nearly five cents when the peak project value appears on the I&S tax base.

The voestalpine project is not expected to have a significant impact on school facilities once the plant begins operation, with 85 permanent jobs expected. During the construction phase, however, up to 500 FTEs are expected to be working on the voestalpine project, which could have a significant impact on the operations and facilities of G-PISD. While housing availability and family-location decisions will obviously affect enrollment, provisions for extraordinary education-related expenses faced by G-PISD during the construction phase are needed as part of the value limitation agreement.

Conclusion

The proposed voestalpine manufacturing project enhances the tax base of G-PISD. It reflects continued capital investment in keeping with the goals of Chapter 313 of the Tax Code.

Under the assumptions outlined above, the potential tax savings for the applicant under a Chapter 313 agreement could reach an estimated $37.5 million. (This amount is net of any anticipated revenue losses for the District.) The additional taxable value also enhances the tax base of G-PISD in meeting its future debt service obligations.

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

Year of Agreement	School Year	ADA	WADA	M&O Tax Rate	I&S Tax Rate	CAD Value with Project	CAD Value with Limitation	CPTD with Project	CPTD With Limitation	CPTD Value with Project per WADA	CPTD Value with Limitation per WADA
Pre-Year 1	2013-14	4,285.35	5,443.53	$1.1700	$0.1800	$1,489,304,848	$1,489,304,848	$1,109,975,281	$1,109,975,281	$203,907	$203,907
1	2014-15	4,328.20	5,492.70	$1.1700	$0.1650	$1,269,062,407	$1,269,062,407	$1,395,858,859	$1,395,858,859	$254,130	$254,130
2	2015-16	4,371.48	5,541.56	$1.1700	$0.1600	$1,405,643,655	$1,405,643,655	$1,173,747,498	$1,173,747,498	$211,808	$211,808
3	2016-17	4,415.20	5,591.87	$1.1700	$0.1325	$1,878,716,528	$1,348,716,528	$1,308,422,448	$1,308,422,448	$233,986	$233,986
4	2017-18	4,459.35	5,641.61	$1.1700	$0.1325	$1,904,290,859	$1,374,290,859	$1,779,550,897	$1,249,550,897	$315,433	$221,489
5	2018-19	4,503.94	5,692.82	$1.1700	$0.1350	$1,903,176,676	$1,400,376,676	$1,803,141,915	$1,273,141,915	$316,740	$223,640
6	2019-20	4,548.98	5,743.43	$1.1700	$0.1360	$1,903,920,210	$1,426,984,210	$1,800,004,753	$1,297,204,753	$313,402	$225,859
7	2020-21	4,594.47	5,795.55	$1.1700	$0.1120	$1,971,089,158	$1,518,747,158	$1,798,684,848	$1,321,748,848	$310,356	$228,063
8	2021-22	4,640.42	5,847.06	$1.1700	$0.1120	$1,973,692,171	$1,544,737,171	$1,863,749,089	$1,411,407,089	$318,750	$241,387
9	2022-23	4,686.82	5,899.03	$1.1700	$0.1125	$2,520,027,263	$2,113,311,263	$1,864,205,301	$1,435,250,301	$316,019	$243,303
10	2023-24	4,733.69	5,951.44	$1.1700	$0.1150	$2,504,585,979	$2,119,017,979	$2,408,350,655	$2,001,634,655	$404,667	$336,328
11	2024-25	4,781.03	6,004.32	$1.1700	$0.1150	$2,491,640,982	$2,491,640,982	$2,390,675,840	$2,005,107,840	$398,159	$333,944
12	2025-26	4,828.84	6,057.66	$1.1700	$0.1150	$2,481,117,310	$2,481,117,310	$2,375,452,640	$2,375,452,640	$392,140	$392,140
13	2026-27	4,877.12	6,111.46	$1.1700	$0.1150	$2,472,945,689	$2,472,945,689	$2,362,605,201	$2,362,605,201	$386,586	$386,586
14	2027-28	4,925.90	6,165.74	$1.1700	$0.1155	$2,467,030,029	$2,467,030,029	$2,352,063,337	$2,352,063,337	$381,473	$381,473
15	2028-29	4,975.16	6,220.49	$1.1700	$0.1155	$2,463,309,449	$2,463,309,449	$2,343,730,030	$2,343,730,030	$376,776	$376,776

***Basic Allotment: $5,040; AISD Yield: $61.86; Equalized Wealth: $504,000 per WADA**

Table 2– "Baseline Revenue Model"--Project Value Added with No Value Limitation

Year of Agreement	School Year	M&O Taxes @ Compressed Rate	State Aid	Additional State Aid-Hold Harmless	Excess Formula Reduction	Recapture Costs	Additional Local M&O Collections	State Aid From Additional M&O Tax Collections	Recapture from the Additional Local Tax Effort	Total General Fund
Pre-Year 1	2013-14	$14,549,940	$17,234,318	$0	$0	$0	$2,472,639	$2,601,284	$0	$36,858,181
1	2014-15	$12,374,543	$15,140,045	$0	$0	$0	$2,102,948	$1,414,757	$0	$31,032,293
2	2015-16	$13,706,279	$17,618,725	$0	$0	$0	$2,329,266	$2,373,101	$0	$36,027,370
3	2016-17	$18,441,667	$16,536,926	$0	$0	$0	$3,134,005	$2,593,282	$0	$40,705,880
4	2017-18	$18,685,205	$12,087,455	$0	$0	$0	$3,175,392	$1,129,178	$0	$35,077,230
5	2018-19	$18,661,601	$12,121,288	$0	$0	$0	$3,171,380	$1,110,018	$0	$35,064,287
6	2019-20	$18,656,325	$12,419,381	$0	$0	$0	$3,170,484	$1,155,289	$0	$35,401,479
7	2020-21	$19,302,157	$12,707,121	$0	$0	$0	$3,280,238	$1,239,207	$0	$36,528,723
8	2021-22	$19,315,303	$12,327,883	$0	$0	$0	$3,282,472	$1,120,962	$0	$36,046,619
9	2022-23	$24,657,364	$12,597,138	$0	$0	$0	$4,190,310	$1,479,557	$0	$42,924,368
10	2023-24	$24,493,803	$7,431,630	$0	$0	$0	$4,162,514	$802,687	-$538,425	$36,352,209
11	2024-25	$24,281,660	$7,887,024	$0	$0	$0	$4,126,462	$832,550	-$501,036	$36,626,660
12	2025-26	$24,170,201	$8,320,346	$0	$0	$0	$4,107,520	$863,706	-$467,642	$36,994,130
13	2026-27	$24,081,626	$8,732,369	$0	$0	$0	$4,092,468	$893,665	-$436,483	$37,363,646
14	2027-28	$24,014,992	$9,123,821	$0	$0	$0	$4,081,144	$922,448	-$407,491	$37,734,913
15	2028-29	$23,969,697	$9,495,691	$0	$0	$0	$4,073,446	$950,115	-$380,581	$38,108,368

Table 3– "Value Limitation Revenue Model"--Project Value Added with Value Limit

Year of Agreement	School Year	M&O Taxes @ Compressed Rate	State Aid	Additional State Aid-Hold Harmless	Excess Formula Reduction	Recapture Costs	Additional Local M&O Collections	State Aid From Additional M&O Tax Collections	Recapture from the Additional Local Tax Effort	Total General Fund
Pre-Year 1	2013-14	$14,549,940	$17,234,318	$0	$0	$0	$2,472,639	$2,601,284	$0	$36,858,181
1	2014-15	$12,374,543	$15,140,045	$0	$0	$0	$2,102,948	$1,414,757	$0	$31,032,293
2	2015-16	$13,706,279	$17,618,725	$0	$0	$0	$2,329,266	$2,373,101	$0	$36,027,370
3	2016-17	$13,141,402	$16,536,926	$0	$0	$0	$2,233,270	$1,847,955	$0	$33,759,553
4	2017-18	$13,384,940	$17,387,720	$0	$0	$0	$2,274,657	$2,116,761	$0	$35,164,078
5	2018-19	$13,633,349	$17,421,553	$0	$0	$0	$2,316,872	$2,113,013	$0	$35,484,787
6	2019-20	$13,886,727	$17,447,633	$0	$0	$0	$2,359,931	$2,107,960	$0	$35,802,251
7	2020-21	$14,778,511	$17,476,720	$0	$0	$0	$2,511,482	$2,197,381	$0	$36,964,094
8	2021-22	$15,025,538	$16,851,529	$0	$0	$0	$2,553,462	$1,969,835	$0	$36,400,364
9	2022-23	$20,590,001	$16,886,902	$0	$0	$0	$3,499,096	$2,650,529	$0	$43,626,527
10	2023-24	$20,637,930	$11,498,994	$0	$0	$0	$3,507,241	$1,065,345	-$107,850	$36,601,660
11	2024-25	$24,281,660	$11,742,897	$0	$0	$0	$4,126,462	$1,272,781	-$109,697	$41,314,102
12	2025-26	$24,170,201	$8,320,346	$0	$0	$0	$4,107,520	$863,706	-$467,642	$36,994,130
13	2026-27	$24,081,626	$8,732,369	$0	$0	$0	$4,092,468	$893,665	-$436,483	$37,363,646
14	2027-28	$24,014,992	$9,123,821	$0	$0	$0	$4,081,144	$922,448	-$407,491	$37,734,913
15	2028-29	$23,969,697	$9,495,691	$0	$0	$0	$4,073,446	$950,115	-$380,581	$38,108,368

Table 4 – Value Limit less Project Value with No Limit

Year of Agreement	School Year	M&O Taxes @ Compressed Rate	State Aid	Additional State Aid-Hold Harmless	Excess Formula Reduction	Recapture Costs	Additional Local M&O Collections	State Aid From Additional M&O Tax Collections	Recapture from the Additional Local Tax Effort	Total General Fund
Pre-Year 1	2013-14	$0	$0	$0	$0	$0	$0	$0	$0	$0
1	2014-15	$0	$0	$0	$0	$0	$0	$0	$0	$0
2	2015-16	$0	$0	$0	$0	$0	$0	$0	$0	$0
3	2016-17	-$5,300,265	$0	$0	$0	$0	-$900,735	-$745,328	$0	-$6,946,328
4	2017-18	-$5,300,265	$5,300,265	$0	$0	$0	-$900,735	$987,583	$0	$86,848
5	2018-19	-$5,028,251	$5,300,265	$0	$0	$0	-$854,509	$1,002,995	$0	$420,500
6	2019-20	-$4,769,598	$5,028,252	$0	$0	$0	-$810,553	$952,671	$0	$400,772
7	2020-21	-$4,523,646	$4,769,599	$0	$0	$0	-$768,755	$958,173	$0	$435,371
8	2021-22	-$4,289,765	$4,523,646	$0	$0	$0	-$729,009	$848,873	$0	$353,745
9	2022-23	-$4,067,364	$4,289,764	$0	$0	$0	-$691,214	$1,170,972	$0	$702,159
10	2023-24	-$3,855,873	$4,067,364	$0	$0	$0	-$655,273	$262,658	$430,575	$249,451
11	2024-25	$0	$3,855,873	$0	$0	$0	$0	$440,231	$391,339	$4,687,443
12	2025-26	$0	$0	$0	$0	$0	$0	$0	$0	$0
13	2026-27	$0	$0	$0	$0	$0	$0	$0	$0	$0
14	2027-28	$0	$0	$0	$0	$0	$0	$0	$0	$0
15	2028-29	$0	$0	$0	$0	$0	$0	$0	$0	$0

Table 5 - Estimated Financial Impact of the voestalpine Project Property Value Limitation Request Submitted to G-PISD at $1.17 M&O Tax Rate

School Year	Project Value	Estimated Taxable Value	Value Savings	Assumed M&O Tax Rate	Taxes Before Value Limit	Taxes after Value Limit	Tax Savings @ Projected M&O Rate	Tax Credits for First Two Years Above Limit	Tax Benefit to Company Before Revenue Protection	School District Revenue Losses	Estimated Net Tax Benefits
2013-14	$0	$0	$0	$1.170	$0	$0	$0	$0	$0	$0	$0
2014-15	$0	$0	$0	$1.170	$0	$0	$0	$0	$0	$0	$0
2015-16	$112,000,000	$112,000,000	$0	$1.170	$1,310,400	$1,310,400	$0	$0	$0	$0	$0
2016-17	$560,000,000	$30,000,000	$530,000,000	$1.170	$6,552,000	$351,000	$6,201,000	$0	$6,201,000	-$6,946,328	-$745,328
2017-18	$560,000,000	$30,000,000	$530,000,000	$1.170	$6,552,000	$351,000	$6,201,000	$137,057	$6,338,057	$0	$6,338,057
2018-19	$532,800,000	$30,000,000	$502,800,000	$1.170	$6,233,760	$351,000	$5,882,760	$137,057	$6,019,817	$0	$6,019,817
2019-20	$506,936,000	$30,000,000	$476,936,000	$1.170	$5,931,151	$351,000	$5,580,151	$137,057	$5,717,208	$0	$5,717,208
2020-21	$482,342,000	$30,000,000	$452,342,000	$1.170	$5,643,401	$351,000	$5,292,401	$137,057	$5,429,459	$0	$5,429,459
2021-22	$458,955,000	$30,000,000	$428,955,000	$1.170	$5,369,774	$351,000	$5,018,774	$137,057	$5,155,831	$0	$5,155,831
2022-23	$436,716,000	$30,000,000	$406,716,000	$1.170	$5,109,577	$351,000	$4,758,577	$137,057	$4,895,634	$0	$4,895,634
2023-24	$415,568,000	$30,000,000	$385,568,000	$1.170	$4,862,146	$351,000	$4,511,146	$137,057	$4,648,203	$0	$4,648,203
2024-25	$395,456,000	$395,456,000	$0	$1.170	$4,626,835	$4,626,835	$0	$0	$0	$0	$0
2025-26	$376,329,000	$376,329,000	$0	$1.170	$4,403,049	$4,403,049	$0	$0	$0	$0	$0
2026-27	$358,140,000	$358,140,000	$0	$1.170	$4,190,238	$4,190,238	$0	$0	$0	$0	$0
2027-28	$340,842,000	$340,842,000	$0	$1.170	$3,987,851	$3,987,851	$0	$0	$0	$0	$0
2028-29	$324,390,000	$324,390,000	$0	$1.170	$3,795,363	$3,795,363	$0	$0	$0	$0	$0
			Totals		**$68,567,546**	**$25,121,737**	**$43,445,809**	**$959,400**	**$44,405,209**	**-$6,946,328**	**$37,458,881**

Tax Credit for Value Over Limit in First 2 Years

	Year 1	Year 2	Max Credits
	$0	$959,400	$959,400
Credits Earned			$959,400
Credits Paid			$959,400
Excess Credits Unpaid			$0

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