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JUSTIN DEMERATH
BENJAMIN CASTILLO

July 18, 2017

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

RE: Application to the Port Arthur Independent School District from Premcor
Refining Group, Inc. Application and Confidential Materials

To the Local Government Assistance & Economic Analysis Division:

By copy of this letter transmitting the application for review to the Comptroller's Office, the Port Arthur Independent School District is notifying Premcor Refining Group, Inc. of its intent to consider the application for appraised value limitation on qualified property should a positive certificate be issued by the Comptroller. Please prepare the economic impact report.

The Applicant submitted the Application to the school district on June 22, 2017. The Board voted to accept the application on July 11, 2015. The application has been determined complete as of July 17, 2017.

The company has submitted Tabs portions of tabs 4, 7, 8, and 11 as confidential materials as part of the application. The confidential materials have been submitted separately. A copy of the non-confidential version of the application will be submitted to the Jefferson County Appraisal District.

- Tab 4 Project Description. The company has provided a non-confidential version of the Project Description along with a confidential version. The confidential version will be submitted separately from the application. The materials are protected by the trade secret exception set forth in Texas Government Code §552.110.
- Tab 7 Description of Qualified Investment. The project description and maps depicting the planned location of the project display proprietary commercial information regarding the specific location of the possible project. The materials are protected by the trade secret exception set forth in Texas Government Code §552.110.
- Item 8 Description of Qualified Property. The project description and maps depicting the planned location of the project display proprietary commercial information regarding the specific location of the possible project. The materials are

protected by the trade secret exception set forth in Texas Government Code §552.110.

- Tab 11 Maps of projects. The project description and maps depicting the planned location of the project display proprietary commercial information regarding the specific location of the possible project. The materials are protected by the trade secret exception set forth in Texas Government Code §552.110.

Accessibility

We have included the accessibility report demonstrating that the document is fully accessible. To maintain the document in this form, we are submitting a password protected electronic version of the document. The password is ****.

Please do not hesitate to call with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin O'Hanlon', written over a horizontal line.

Kevin O'Hanlon
School District Consultant

Cc: Premcor Refining Group, Inc.
Jefferson County Appraisal District

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

INSTRUCTIONS: This application must be completed and filed with the school district. In order for an application to be processed, the governing body (school board) must elect to consider an application, but — by Comptroller rule — the school board may elect to consider the application only after the school district has received a completed application. Texas Tax Code, Section 313.025 requires that any completed application and any supplemental materials received by the school district must be forwarded within seven days to the 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 hard copy of the completed application to the Comptroller in a three-ring binder with tabs, as indicated on page 9 of this application, 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 website. The Comptroller is authorized to treat some application information as confidential and withhold it from publication on the Internet. To do so, however, the information must be segregated and comply with the other requirements set out in the Comptroller rules. For more information, see guidelines on Comptroller's website.

The Comptroller will independently determine whether the application has been completed according to the Comptroller's rules (34 TAC Chapter 9, Subchapter F). If the Comptroller finds the application is not complete, the Comptroller will request additional materials from the school district. Pursuant to 9.1053(a)(1)(C), requested information shall be provided within 20 days of the date of the request. When the Comptroller determines that the application is complete, it will send the school district a notice indicating so. The Comptroller will determine the eligibility of the project, issue a certificate for a limitation on appraised value 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 not later than the 150th 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 issue a certificate, complete the economic impact evaluation or consider the application at any time during the application review period.

Please visit the Comptroller's website to find out more about the program at comptroller.texas.gov/economy/local/ch313/. There are links to the Chapter 313 statute, rules, guidelines and forms. Information about minimum limitation values for particular districts and wage standards may also be found at that site.

SECTION 1: School District Information

1. Authorized School District Representative

6/22/2017

Date Application Received by District

Dr. Mark

First Name

Porterie

Last Name

Superintendent

Title

Port Arthur Independent School District

School District Name

4801 9th Ave

Street Address

Mailing Address

Port Arthur

City

409-989-6100

Phone Number

Texas

State

409-989-6229

Fax Number

77642

ZIP

Mobile Number (optional)

Email Address

2. Does the district authorize the consultant to provide and obtain information related to this application?



Yes



No

SECTION 1: School District Information (continued)

3. Authorized School District Consultant (If Applicable)

Bob Popinski
First Name Last Name
Consultant
Title
Moak Casey & Associates
Firm Name
512-485-7878 512-485-7888
Phone Number Fax Number
bpopinski@moakcasey.com; mhanley@808west.com
Email Address

4. On what date did the district determine this application complete? July 17, 2017

5. Has the district determined that the electronic copy and hard copy are identical? ☒ Yes ☐ No

SECTION 2: Applicant Information

1. Authorized Company Representative (Applicant)

Greg Gentry
First Name Last Name
Vice President & General Manager Premcor Refining Group, Inc.
Title Organization
1801 S Gulfway Dr
Street Address
1801 S Gulfway Dr
Mailing Address
Port Arthur Texas 77742
City State ZIP
409-985-1000
Phone Number
Fax Number
greg.gentry@valero.com
Business Email Address

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

2a. If yes, please fill out contact information for that person.

Russell Minor
First Name Last Name
Director Ad Valorem Tax Valero Energy Corporation
Title Organization
One Valero Way
Street Address
PO Box 690110
Mailing Address
San Antonio Texas 78269-0110
City State ZIP
210-345-4312
Phone Number
Fax Number
russell.minor@valero.com
Business Email Address

3. Does the applicant authorize the consultant to provide and obtain information related to this application? ☒ Yes ☐ No

SECTION 2: Applicant Information (continued)

4. Authorized Company Consultant (If Applicable)

Trey

Novosad

First Name

Last Name

Consultant

Title

Petrotax Energy Holdings, LLC

Firm Name

512-717-4988

512-717-6105

Phone Number

Fax Number

trey.novosad@petrotaxenergy.com

Business Email Address

SECTION 3: Fees and Payments

1. Has an application fee been paid to the school district? ☒ Yes ☐ No

The total fee shall be paid at time of the application is submitted to the school district. Any fees not accompanying the original application shall be considered supplemental payments.

1a. If yes, attach in Tab 2 proof of application fee paid to the school district.

For the purpose of questions 2 and 3, "payments to the school district" include any and all payments or transfers of things of value made to the school district or to any person or persons in any form if such payment or transfer of thing of value being provided is in recognition of, anticipation of, or consideration for the agreement for limitation on appraised value.

2. Will any "payments to the school district" that you may make in order to receive a property tax value limitation agreement result in payments that are not in compliance with Tax Code §313.027(i)? ☐ Yes ☒ No ☐ N/A
3. If "payments to the school district" will only be determined by a formula or methodology without a specific amount being specified, could such method result in "payments to the school district" that are not in compliance with Tax Code §313.027(i)? ☐ Yes ☒ No ☐ N/A

SECTION 4: Business Applicant Information

1. What is the legal name of the applicant under which this application is made? The Premcor Refining Group, Inc.
2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) 1-43-1491230-5
3. List the NAICS code 324110
4. Is the applicant a party to any other pending or active Chapter 313 agreements? ☒ Yes ☐ No
- 4a. If yes, please list application number, name of school district and year of agreement
Application #76, Port Arthur ISD, 2009

SECTION 5: Applicant Business Structure

1. Identify Business Organization of Applicant (corporation, limited liability corporation, etc) Corporation
2. Is applicant a combined group, or comprised of members of a combined group, as defined by Tax Code §171.0001(7)? ☒ Yes ☐ No
- 2a. If yes, attach in Tab 3 a copy of Texas Comptroller Franchise Tax Form No. 05-165, No. 05-166, or any other documentation from the Franchise Tax Division to demonstrate the applicant's combined group membership and contact information.
3. Is the applicant current on all tax payments due to the State of Texas? ☒ Yes ☐ No
4. Are all applicant members of the combined group current on all tax payments due to the State of Texas? ☒ Yes ☐ No ☐ N/A
5. If the answer to question 3 or 4 is no, please explain and/or disclose any history of default, delinquencies and/or any material litigation, including litigation involving the State of Texas. (If necessary, attach explanation in Tab 3)

N/A

SECTION 6: Eligibility Under Tax Code Chapter 313.024

1. Are you an entity subject to the tax under Tax Code, Chapter 171? ☒ Yes ☐ No
2. The property will be used for one of the following activities:
 - (1) manufacturing ☒ Yes ☐ No
 - (2) research and development ☐ Yes ☒ No
 - (3) a clean coal project, as defined by Section 5.001, Water Code ☐ Yes ☒ No
 - (4) an advanced clean energy project, as defined by Section 382.003, Health and Safety Code ☐ Yes ☒ No
 - (5) renewable energy electric generation ☐ Yes ☒ No
 - (6) electric power generation using integrated gasification combined cycle technology ☐ Yes ☒ No
 - (7) nuclear electric power generation ☐ Yes ☒ No
 - (8) a computer center that is used as an integral part or as a necessary auxiliary part for the activity conducted by applicant in one or more activities described by Subdivisions (1) through (7) ☐ Yes ☒ No
 - (9) a Texas Priority Project, as defined by 313.024(e)(7) and TAC 9.1051 ☐ Yes ☒ No
3. Are you requesting that any of the land be classified as qualified investment? ☐ Yes ☒ No
4. Will any of the proposed qualified investment be leased under a capitalized lease? ☐ Yes ☒ No
5. Will any of the proposed qualified investment be leased under an operating lease? ☐ Yes ☒ No
6. Are you including property that is owned by a person other than the applicant? ☐ Yes ☒ No
7. Will any property be pooled or proposed to be pooled with property owned by the applicant in determining the amount of your qualified investment? ☐ Yes ☒ No

SECTION 7: Project Description

1. In Tab 4, attach a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information.
2. Check the project characteristics that apply to the proposed project:

☒ Land has no existing improvements	☐ Land has existing improvements (complete Section 13)
☐ Expansion of existing operation on the land (complete Section 13)	☐ Relocation within Texas

SECTION 8: Limitation as Determining Factor

1. Does the applicant currently own the land on which the proposed project will occur? ☒ Yes ☐ No
2. Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project? ☐ Yes ☒ No
3. Does the applicant have current business activities at the location where the proposed project will occur? ☒ Yes ☐ No
4. Has the applicant made public statements in SEC filings or other documents regarding its intentions regarding the proposed project location? ☐ Yes ☒ No
5. Has the applicant received any local or state permits for activities on the proposed project site? ☐ Yes ☒ No
6. Has the applicant received commitments for state or local incentives for activities at the proposed project site? ☐ Yes ☒ No
7. Is the applicant evaluating other locations not in Texas for the proposed project? ☐ Yes ☒ No
8. Has the applicant provided capital investment or return on investment information for the proposed project in comparison with other alternative investment opportunities? ☐ Yes ☒ No
9. Has the applicant provided information related to the applicant's inputs, transportation and markets for the proposed project? ☒ Yes ☐ No
10. Are you submitting information to assist in the determination as to whether the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in Texas? ☒ Yes ☐ No

Chapter 313.026(e) states "the applicant may submit information to the Comptroller that would provide a basis for an affirmative determination under Subsection (c)(2)." If you answered "yes" to any of the questions in Section 8, attach supporting information in Tab 5.

SECTION 9: Projected Timeline

1. Application approval by school board 4Q 2017
2. Commencement of construction 1Q 2019
3. Beginning of qualifying time period 2019
4. First year of limitation 2022
5. Begin hiring new employees 2020
6. Commencement of commercial operations 1Q 2021
7. 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.
8. When do you anticipate the new buildings or improvements will be placed in service? 4Q 2020

SECTION 10: The Property

1. Identify county or counties in which the proposed project will be located Jefferson County
2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property Jefferson County Appraisal District
3. Will this CAD be acting on behalf of another CAD to appraise this property? ☐ Yes ☒ No
4. List all taxing entities that have jurisdiction for the property, the portion of project within each entity and tax rates for each entity:
- County: Jefferson County, 100%, .365 City: NONE
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
- Hospital District: NONE Water District: Drainage District #7, 100%, .160545
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
- Other (describe): Port of Port Arthur, 100%, .166645 Other (describe): Sabine-Neches Nav Dist, 100%, .091640
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
5. Is the project located entirely within the ISD listed in Section 1? ☒ Yes ☐ No
- 5a. If no, attach in Tab 6 additional information on the project scope and size to assist in the economic analysis.
6. Did you receive a determination from the Texas Economic Development and Tourism Office that this proposed project and at least one other project seeking a limitation agreement constitute a single unified project (SUP), as allowed in §313.024(d-2)? ☐ Yes ☒ No
- 6a. If yes, attach in Tab 6 supporting documentation from the Office of the Governor.

SECTION 11: Investment

NOTE: The minimum amount of qualified investment required to qualify for an appraised value limitation and the minimum amount of appraised value limitation vary depending on whether the school district is classified as Subchapter B or Subchapter C, and the taxable value of the property within the school district. For assistance in determining estimates of these minimums, access the Comptroller's website at comptroller.texas.gov/economy/local/ch313/.

1. At the time of application, what is the estimated minimum qualified investment required for this school district? 30,000,000.00
2. What is the amount of appraised value limitation for which you are applying? 30,000,000.00
- Note: The property value limitation amount is based on property values available at the time of application and may change prior to the execution of any final agreement.
3. Does the qualified investment meet the requirements of Tax Code §313.021(1)? ☒ Yes ☐ No
4. Attach a description of the qualified investment [See §313.021(1).] The description must include:
- a specific and detailed description of the qualified investment you propose to make on the property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (Tab 7);
 - a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your minimum qualified investment (Tab 7); and
 - a detailed map of the qualified investment showing location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period, with vicinity map (Tab 11).
5. Do you intend to make at least the minimum qualified investment required by Tax Code §313.023 (or §313.053 for Subchapter C school districts) for the relevant school district category during the qualifying time period? ☒ Yes ☐ No

SECTION 12: Qualified Property

1. Attach a detailed description of the qualified property. [See §313.021(2)] (If qualified investment describes qualified property exactly, you may skip items a, b and c below.) The description must include:
- a specific and detailed description of the qualified property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (Tab 8);
 - a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your qualified property (Tab 8); and
 - a map of the qualified property showing location of new buildings or new improvements with vicinity map (Tab 11).
2. Is the land upon which the new buildings or new improvements will be built part of the qualified property described by §313.021(2)(A)? ☐ Yes ☒ No
- 2a. If yes, attach complete documentation including:
- legal description of the land (Tab 9);
 - each existing appraisal parcel number of the land on which the new improvements will be constructed, regardless of whether or not all of the land described in the current parcel will become qualified property (Tab 9);
 - owner (Tab 9);
 - the current taxable value of the land. Attach estimate if land is part of larger parcel (Tab 9); and
 - a detailed map showing the location of the land with vicinity map (Tab 11).
3. Is the land on which you propose new construction or new improvements currently located in an area designated as a reinvestment zone under Tax Code Chapter 311 or 312 or as an enterprise zone under Government Code Chapter 2303? ☐ Yes ☒ No
- 3a. If yes, attach the applicable supporting documentation:
- evidence that the area qualifies as a enterprise zone as defined by the Governor's Office (Tab 16);
 - legal description of reinvestment zone (Tab 16);
 - order, resolution or ordinance establishing the reinvestment zone (Tab 16);
 - guidelines and criteria for creating the zone (Tab 16); and
 - a map of the reinvestment zone or enterprise zone boundaries with vicinity map (Tab 11)
- 3b. If no, submit detailed description of proposed reinvestment zone or enterprise zone with a map indicating the boundaries of the zone on which you propose new construction or new improvements to the Comptroller's office within 30 days of the application date. What is the anticipated date on which you will submit final proof of a reinvestment zone or enterprise zone? 4Q 2017

SECTION 13: Information on Property Not Eligible to Become Qualified Property

1. In Tab 10, attach a specific and detailed description of all **existing property**. This includes buildings and improvements existing as of the application review start date (the date the application is determined to be complete by the Comptroller). The description must provide sufficient detail to locate all existing property on the land that will be subject to the agreement and distinguish existing property from future proposed property.
2. In Tab 10, attach a specific and detailed description of all **proposed new property that will not become new improvements** as defined by TAC 9.1051. This includes proposed property that: functionally replaces existing or demolished/removed property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property; or is otherwise ineligible to become qualified property. The description must provide sufficient detail to distinguish existing property (question 1) and all proposed new property that cannot become qualified property from proposed qualified property that will be subject to the agreement (as described in Section 12 of this application).
3. For the property not eligible to become qualified property listed in response to questions 1 and 2 of this section, provide the following supporting information in Tab 10:
- maps and/or detailed site plan;
 - surveys;
 - appraisal district values and parcel numbers;
 - inventory lists;
 - existing and proposed property lists;
 - model and serial numbers of existing property; or
 - other information of sufficient detail and description.
4. Total estimated market value of existing property (that property described in response to question 1): \$ 0.00
5. In Tab 10, include an appraisal value by the CAD of all the buildings and improvements existing as of a date within 15 days of the date the application is received by the school district.
6. Total estimated market value of proposed property not eligible to become qualified property (that property described in response to question 2): \$ 0.00

Note: Investment for the property listed in question 2 may count towards qualified investment in Column C of Schedules A-1 and A-2, if it meets the requirements of 313.021(1). Such property cannot become qualified property on Schedule B.

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

2. What is the last complete calendar quarter before application review start date:
☐ First Quarter ☒ Second Quarter ☐ Third Quarter ☐ Fourth Quarter of 2017 (year)

3. 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 Texas Workforce Commission (TWC)? 799

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

4. What is the number of new qualifying jobs you are committing to create? 10

5. What is the number of new non-qualifying jobs you are estimating you will create? 0

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

6a. If yes, attach evidence in Tab 12 documenting that the new qualifying job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards.

7. Attach in Tab 13 the four most recent quarters of data for each wage calculation below, including documentation from the TWC website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information 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(21) and (22).

a. Average weekly wage for all jobs (all industries) in the county is 1,077.75

b. 110% of the average weekly wage for manufacturing jobs in the county is 2,197.25

c. 110% of the average weekly wage for manufacturing jobs in the region is 1,337.92

8. Which Tax Code section are you using to estimate the qualifying job wage standard required for this project? ☒ §313.021(5)(A) or ☐ §313.021(5)(B)

9. What is the minimum required annual wage for each qualifying job based on the qualified property? 56,043.00

10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 56,043.00

11. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? ☒ Yes ☐ No

12. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? ☐ Yes ☒ No

12a. If yes, attach in Tab 12 supporting documentation from the TWC, pursuant to §313.021(3)(F).

13. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? ☐ Yes ☒ No

13a. If yes, attach in Tab 6 supporting documentation including a list of qualifying jobs in the other school district(s).

1. Complete and attach Schedules A1, A2, B, C, and D in **Tab 14**. Note: Excel spreadsheet versions of schedules are available for download and printing at URL listed below.
2. Attach an Economic Impact Analysis, if supplied by other than the Comptroller's Office, in **Tab 15**. *(not required)*
3. If there are any other payments made in the state or economic information that you believe should be included in the economic analysis, attach a separate schedule showing the amount for each year affected, including an explanation, in **Tab 15**.

APPLICATION TAB ORDER FOR REQUESTED ATTACHMENTS

TAB	ATTACHMENT
1	Pages 1 through 11 of Application
2	Proof of Payment of Application Fee
3	Documentation of Combined Group membership under Texas Tax Code 171.0001(7), history of tax default, delinquencies and/or material litigation <i>(if applicable)</i>
4	Detailed description of the project
5	Documentation to assist in determining if limitation is a determining factor
6	Description of how project is located in more than one district, including list of percentage in each district and, if determined to be a single unified project, documentation from the Office of the Governor <i>(if applicable)</i>
7	Description of Qualified Investment
8	Description of Qualified Property
9	Description of Land
10	Description of all property not eligible to become qualified property <i>(if applicable)</i>
11	Maps that clearly show: a) Project vicinity b) Qualified investment including location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period c) Qualified property including location of new buildings or new improvements d) Existing property e) Land location within vicinity map f) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size Note: Electronic maps should be high resolution files. Include map legends/markers.
12	Request for Waiver of Job Creation Requirement and supporting information <i>(if applicable)</i>
13	Calculation of three possible wage requirements with TWC documentation
14	Schedules A1, A2, B, C and D completed and signed Economic Impact <i>(if applicable)</i>
15	Economic Impact Analysis, other payments made in the state or other economic information <i>(if applicable)</i>
16	Description of Reinvestment or Enterprise Zone, including: a) evidence that the area qualifies as a enterprise zone as defined by the Governor's Office b) legal description of reinvestment zone* c) order, resolution or ordinance establishing the reinvestment zone* d) guidelines and criteria for creating the zone* * To be submitted with application or before date of final application approval by school board
17	Signature and Certification page, signed and dated by Authorized School District Representative and Authorized Company Representative <i>(applicant)</i>

Item #2

Proof of Payment of Application Fee

See 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)*

Item #3

Combined Group Membership Documentation

See Attached.

**Documentation of combined
group received by the
Texas Comptroller
of Public Accounts**

Item #4

Non-Confidential Detailed Description of Project

The Premcor Refining Group is considering a new manufacturing project at its Port Arthur Refinery. The project would include typical refining equipment such as reactors, heat exchangers, vessels, pumps, heaters and other processing equipment. Utilities would be supplied via existing internal and external sources.

Item #5

Documentation to assist in determining if limitation is a determining factor

Section 8 Questions

1. Does the applicant currently own land on which the proposed project will occur?

The applicant owns a refinery referred to as the Valero Port Arthur Refinery at this location.

2. Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project?

No

3. Does the applicant have current business activities at the location where the proposed project will occur?

Premcor currently operates a refinery at the proposed project location, but there is not any business activity located in the proposed project site boundaries.

7. Is the applicant evaluating other locations not in Texas for the proposed project?

Valero Energy Corporation, the parent company of The Premcor Refining Group, is currently evaluating certain discretionary capital projects located at its Port Arthur Refinery, Houston Refinery, Texas City Refinery, Corpus Refinery, Three Rivers Refinery, and McKee Refineries all located in Texas as well as its Meraux and St. Charles Refineries located in Louisiana. These projects could all generate an attractive return on capital. Specifically, all of the above mentioned refineries could benefit from adding a New Coker Unit and and New Sulfur Unit similar to the proposed project for the Port Arthur Refinery. However, Valero's ability to finance these competing projects is limited and therefore dependent on a thorough and comprehensive financial analysis for each of the prospective sites. Receiving this Appraised Value Limitation from PAISD will be a significant factor in determining whether or not to allocate these limited financial resources to the Port Arthur Refinery. Louisiana currently offers a 10 year exemption for new projects of this size and magnitude. Without a Value Limitation Agreement in Port Arthur, the proposed Coker Project will have a very large financial disadvantage when compared to the Louisiana locations.

Applicant's response to this question has been provided confidentially pursuant to Tex. Government Code Section 552.104 which protects information that would give information to a competitor.

10. Are you submitting information to assist in the determination as to whether the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in Texas?

YES

Item #6

Other School District Information

N/A

CONFIDENTIAL

PREMCOR REFINING GROUP INC CHAPTER 313 APPLICATION TO PORT ARTHUR ISD

Item #7

Description of Qualified Investment

The project description and maps depicting the planned location of the project display proprietary commercial information regarding the specific location of the possible project. The materials are protected by the trade secret exception set forth in Texas Government Code §552.110.

CONFIDENTIAL

PREMCOR REFINING GROUP INC CHAPTER 313 APPLICATION TO PORT ARTHUR ISD

Item #8

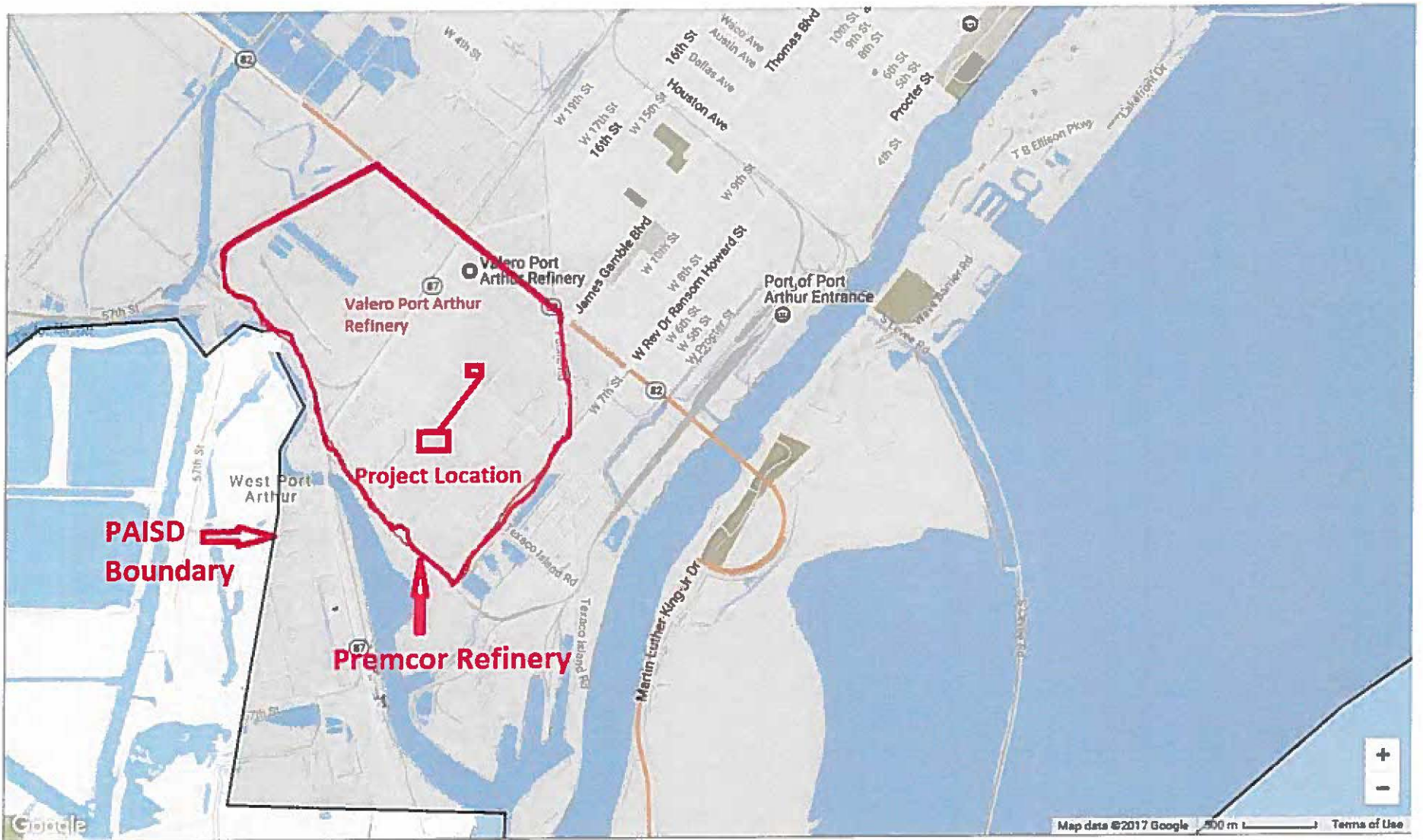
Description of Qualified Property

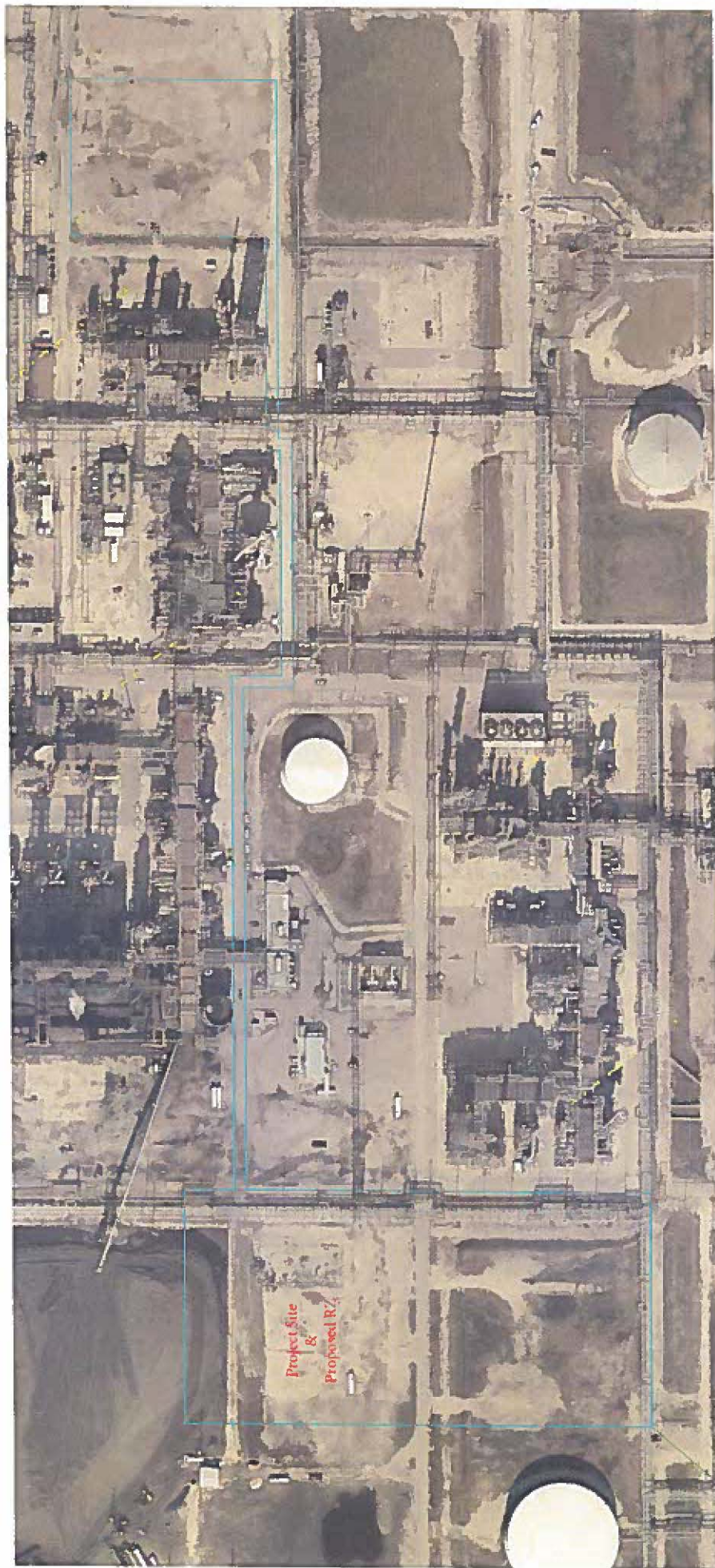
The project description and maps depicting the planned location of the project display proprietary commercial information regarding the specific location of the possible project. The materials are protected by the trade secret exception set forth in Texas Government Code §552.110.

Item #9

Description of Land

The Port Arthur refinery is located in Port Arthur, Texas, which is approximately 85 miles east of Houston. This entire refinery site which covers 3,840 acres is located approximately 10 miles north of the Gulf of Mexico. The New Project would be located on a clean portion of the existing refinery property. The New Project Site would be razed to the ground such that no existing improvements, property, or buildings would remain.





Item #10**Description of Property not Eligible to become Qualified Property**

Premcor Refining Group owns and operates the Port Arthur Refinery. The Project will be located on an relatively unimproved portion of the Refinery Land.

The Qualified Property will be limited to the new property located within the new Reinvestment Zone. All existing property will be specifically excluded from this application. Below is a list of Jefferson County Appraisal District accounts which contain the existing, non-qualifying, properties located at the refinery.

ACCOUNT NO.	PID NO.
065560-000-000100-000-3	264158
065560-000-000200-000-1	264159
065560-000-000300-000-9	264160
065560-000-000400-000-7	264162
065560-000-000500-000-4	264163
065560-000-000600-000-2	264164
065560-000-000700-000-0	264165
065560-000-000800-000-8	264166
065560-000-000900-000-6	264167
065560-000-001000-000-4	264168
065560-000-001100-000-2	264169
065560-000-001200-000-0	264170
065560-000-001300-000-8	264171
065560-000-001400-000-6	264172
065560-000-001500-000-3	264173
065560-000-001600-000-1	264174
065560-000-001700-000-9	264175
065560-000-001800-000-7	264176
065560-000-001900-000-5	264177
065560-000-002000-000-3	264178
065560-000-002100-000-1	264179
065560-000-002200-000-9	264180
065560-000-002300-000-7	264181
065560-000-002400-000-5	264182
065560-000-002500-000-2	264183
065560-000-002600-000-0	264184
065560-000-002700-000-8	264185
065560-000-002800-000-6	264186
065560-000-002900-000-4	264187
065560-000-003000-000-2	264188

PREMCOR REFINING GROUP INC CHAPTER 313 APPLICATION TO PORT ARTHUR ISD

065560-000-003100-000-0	264189
508050-000-000030-000-9	144840
508050-000-000040-000-8	144843
508050-000-000045-000-7	144849
508050-000-000080-000-4	144858
508050-000-000110-000-9	144862
508050-000-000113-000-3	144864
508050-000-000114-000-1	144866
508050-000-000130-000-7	144869
508050-000-000131-000-0	248445
508050-000-000140-000-6	144870
529750-000-000010-000-1	147650
529750-000-000013-000-5	147652
529750-000-000015-000-0	147654

Detailed Description of all existing property:

The Project location currently has minor improvements such as asphalt and fencing. The site is also used as a "lay down yard" to temporarily store equipment before being installed. The project site will be completely razed to the ground such that no current improvements, buildings, or other property will remain at the site before the start of construction of the new project.

Proposed new property that will not become new improvements:

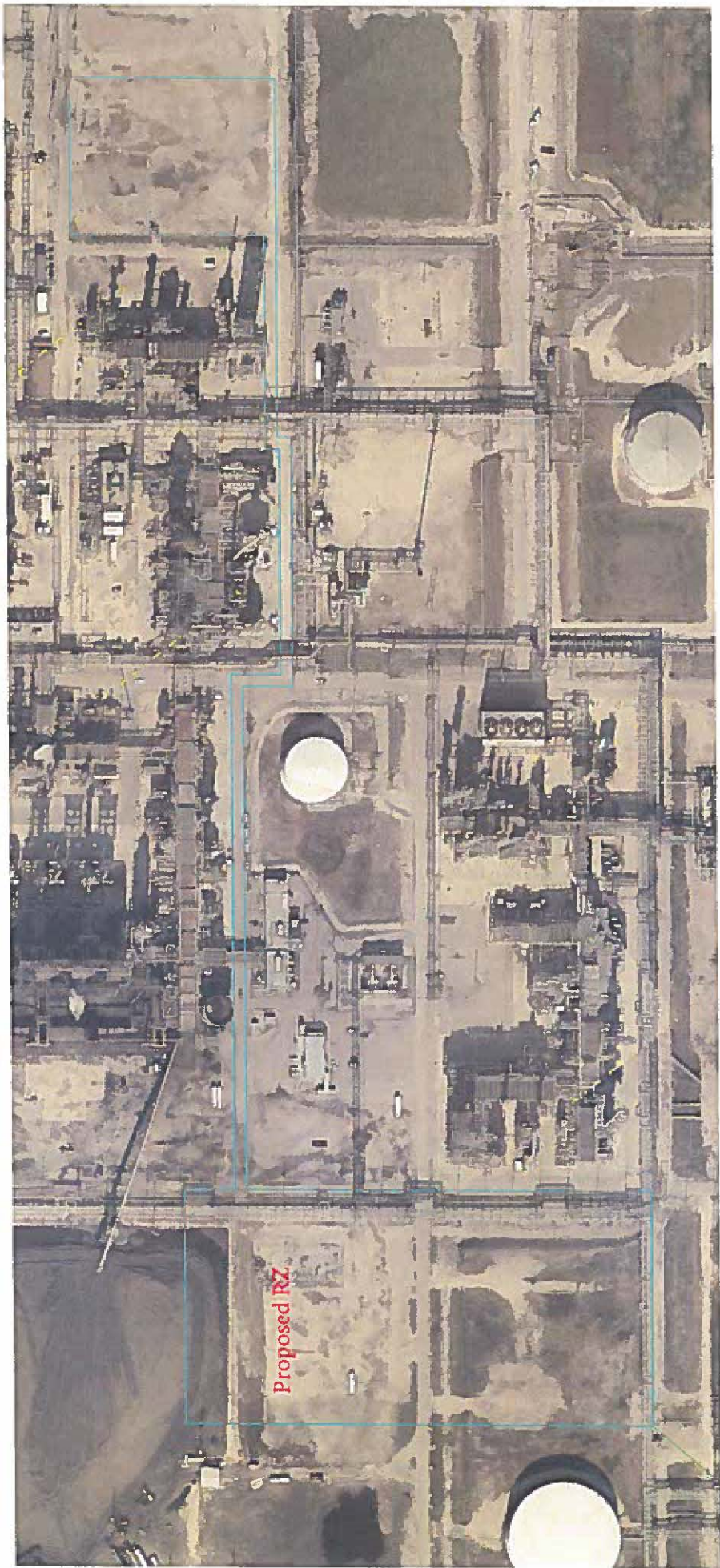
None

Property Not Eligible to become QP

None

Include appraisal by the CAD of all bldgs and imps existing as of a date within 15 days of the date the application is received by the school district:

The existing asphalt and fencing have no current value. In addition, the asphalt, fencing and any other minor improvements will be removed prior to construction of the new project. The lay down yard will also be relocated. As such, the future value of any and all existing buildings or improvements will be zero.



CONFIDENTIAL

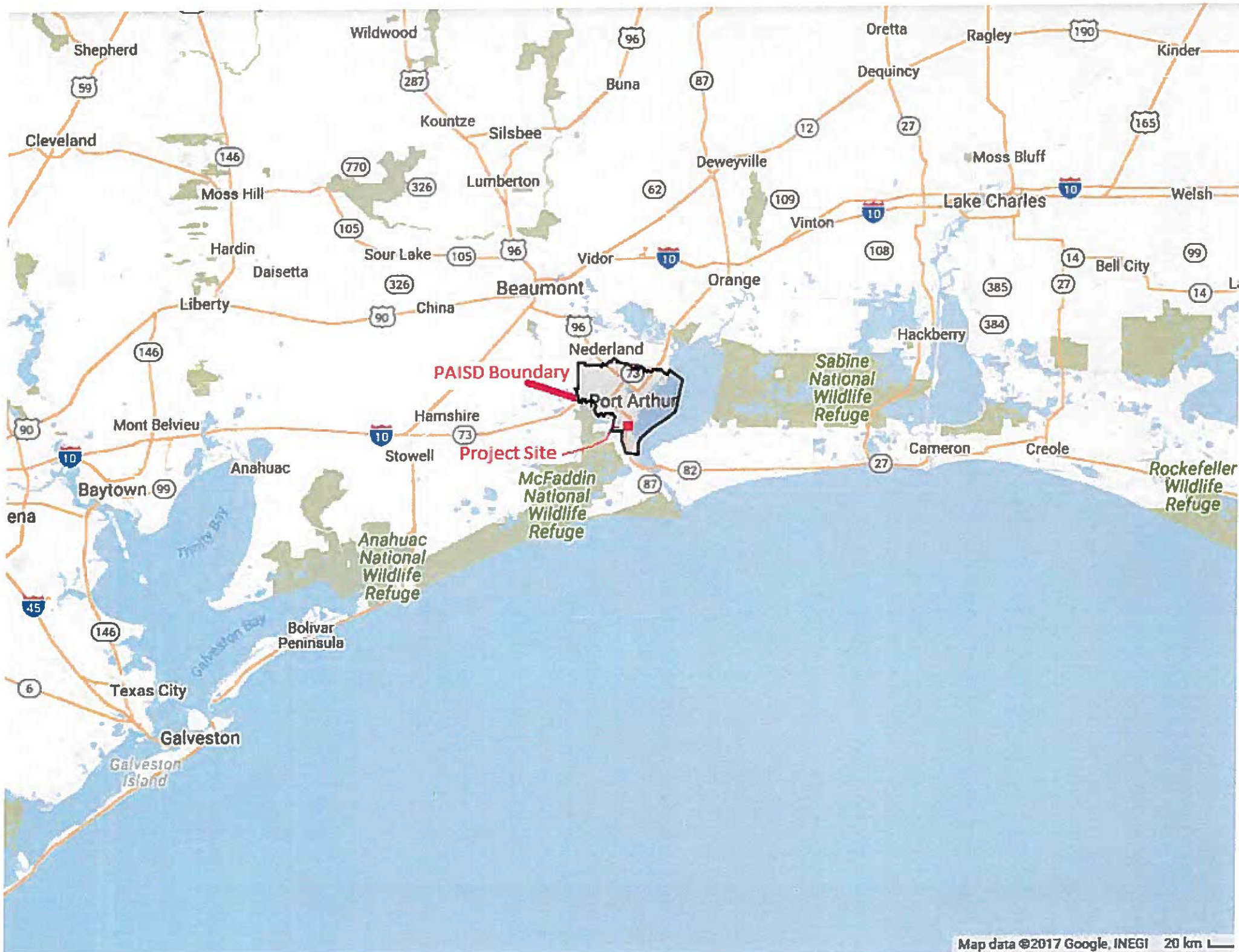
PREMCOR REFINING GROUP INC CHAPTER 313 APPLICATION TO PORT ARTHUR ISD

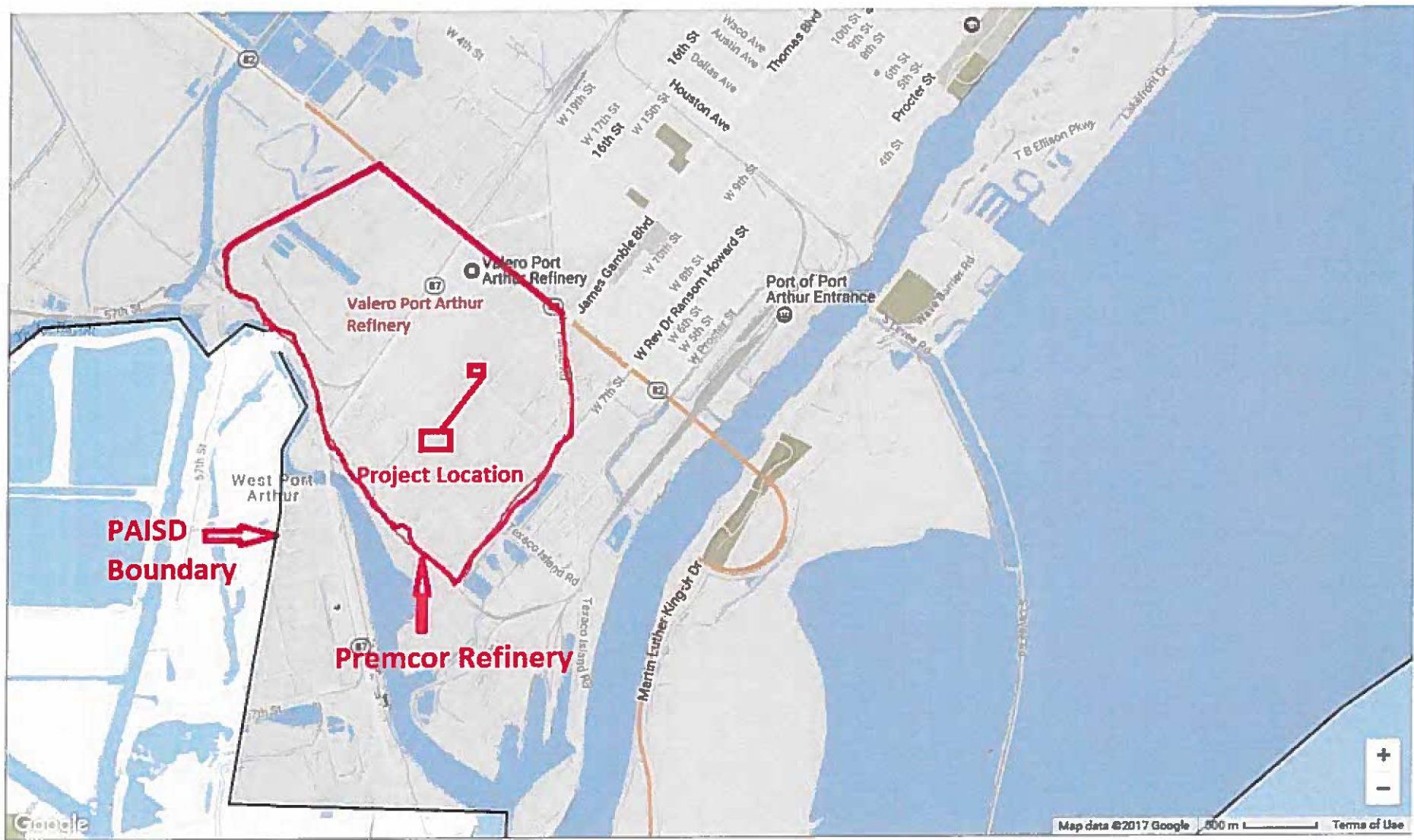
Item #11

Maps of Project

See Attached

The project description and maps depicting the planned location of the project display proprietary commercial information regarding the specific location of the possible project. The materials are protected by the trade secret exception set forth in Texas Government Code §552.110.





Item #12

Request for Waiver of Job Creation Requirement

N/A

Item #13

Calculation of three possible wage requirements with TWC documentation

Jefferson County All Industries Average Weekly Wages

Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2016	1st Qtr	Jefferson County	Private	0	0	10	Total, All Industries	\$1,106
2016	2nd Qtr	Jefferson County	Private	0	0	10	Total, All Industries	\$1,033
2016	3rd Qtr	Jefferson County	Private	0	0	10	Total, All Industries	\$1,068
2016	4th Qtr	Jefferson County	Private	0	0	10	Total, All Industries	\$1,104
							4 Period Weekly Average:	\$1,077.75
							Average Weekly Wage:	\$1,077.75
							Annual Wages:	\$56,043.00

Jefferson County Average Manufacturing Weekly Wages

Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2016	1st Qtr	Jefferson County	Private	31	2	31-33	Manufacturing	\$2,285
2016	2nd Qtr	Jefferson County	Private	31	2	31-33	Manufacturing	\$1,864
2016	3rd Qtr	Jefferson County	Private	31	2	31-33	Manufacturing	\$1,893
2016	4th Qtr	Jefferson County	Private	31	2	31-33	Manufacturing	\$1,948
							4 Period Weekly Average:	\$1,998
							110% of Avg Weekly Wage:	\$2,197.25
							Annual Wages:	\$114,257

COG Region Wage

South East Texas Regional Planning Commission

		Hourly	Annual
2015 Average Manufacturing Wages		\$30.41	\$63,247.00
	Avg Weekly Wage:		\$1,216.29
	110% of Region Weekly Wage:		\$1,337.92
	110% of Annual Wages:		\$69,571.70

Documentation: SEE ATTACHED

**2015 Manufacturing Average Wages by Council of Government Region
Wages for All Occupations**

COG	Wages	
	Hourly	Annual
Texas	\$24.41	\$50,778
<u>1. Panhandle Regional Planning Commission</u>	\$20.64	\$42,941
<u>2. South Plains Association of Governments</u>	\$17.50	\$36,408
<u>3. NORTEX Regional Planning Commission</u>	\$23.28	\$48,413
<u>4. North Central Texas Council of Governments</u>	\$25.03	\$52,068
<u>5. Ark-Tex Council of Governments</u>	\$18.46	\$38,398
<u>6. East Texas Council of Governments</u>	\$19.84	\$41,270
<u>7. West Central Texas Council of Governments</u>	\$19.84	\$41,257
<u>8. Rio Grande Council of Governments</u>	\$18.32	\$38,109
<u>9. Permian Basin Regional Planning Commission</u>	\$25.18	\$52,382
<u>10. Concho Valley Council of Governments</u>	\$18.80	\$39,106
<u>11. Heart of Texas Council of Governments</u>	\$21.41	\$44,526
<u>12. Capital Area Council of Governments</u>	\$29.98	\$62,363
<u>13. Brazos Valley Council of Governments</u>	\$18.78	\$39,057
<u>14. Deep East Texas Council of Governments</u>	\$17.30	\$35,993
<u>15. South East Texas Regional Planning Commission</u>	\$30.41	\$63,247
<u>16. Houston-Galveston Area Council</u>	\$26.44	\$54,985
<u>17. Golden Crescent Regional Planning Commission</u>	\$23.73	\$49,361
<u>18. Alamo Area Council of Governments</u>	\$19.96	\$41,516
<u>19. South Texas Development Council</u>	\$15.87	\$33,016
<u>20. Coastal Bend Council of Governments</u>	\$25.97	\$54,008
<u>21. Lower Rio Grande Valley Development Council</u>	\$16.17	\$33,634
<u>22. Texoma Council of Governments</u>	\$19.04	\$39,595
<u>23. Central Texas Council of Governments</u>	\$18.04	\$37,533
<u>24. Middle Rio Grande Development Council</u>	\$22.24	\$46,263

Source: Texas Occupational Employment and Wages

Data published: July 2016

Data published annually, next update will be July 31, 2017

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
2016	2nd Qtr	Jefferson County	Private	00	0	10	Total, All Industries	\$1,033
2016	1st Qtr	Jefferson County	Private	00	0	10	Total, All Industries	\$1,106
2016	3rd Qtr	Jefferson County	Private	00	0	10	Total, All Industries	\$1,068
2016	4th Qtr	Jefferson County	Private	00	0	10	Total, All Industries	\$1,104

Quarterly Employment and Wages (QCEW)

[Back](#)

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Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2016	2nd Qtr	Jefferson County	Private	31	2	31-33	Manufacturing	\$1,864
2016	1st Qtr	Jefferson County	Private	31	2	31-33	Manufacturing	\$2,285
2016	3rd Qtr	Jefferson County	Private	31	2	31-33	Manufacturing	\$1,893
2016	4th Qtr	Jefferson County	Private	31	2	31-33	Manufacturing	\$1,948

Item #14

Schedules A-D

See Attached

Schedule A1: Total Investment for Economic Impact (through the Qualifying Time Period)

ate

Applicant Name

D Name

Form 50-296/

Revised May 201

PROPERTY INVESTMENT AMOUNTS

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

				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other new investment made during this year that will not become Qualified Property [SEE NOTE]	Other new investment made during this year that may become Qualified Property [SEE NOTE]	Total Investment (Sum of Columns A+B+C+D)
Investment made before filing complete application with district		Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)	2017	Not eligible to become Qualified Property		\$0	\$0	\$0
Investment made after filing complete application with district, but before final board approval of application	-			\$0	\$0	\$0	\$0	\$0
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period				\$0	\$0	\$0	\$0	\$0
Complete tax years of qualifying time period	QTP0	2018-2019	2018	\$0	\$0	\$0	\$0	\$0
	QTP0	2019-2020	2019	\$5,000,000	\$160,000,000	\$0	\$0	\$165,000,000
	QTP1	2020-2021	2020	\$20,000,000	\$500,000,000	\$0	\$0	\$520,000,000
	QTP2	2022-2023	2021	\$5,000,000	\$270,000,000	\$0	\$0	\$275,000,000
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				\$30,000,000	\$930,000,000	\$0	\$0	\$960,000,000
Total Qualified Investment (sum of green cells)				\$960,000,000	Enter amounts from TOTAL row above in Schedule A2			

For All Columns: List amount invested each year, not cumulative totals.

Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application. Only tangible personal property that is specifically described in the application can become qualified property.

Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.

Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but

Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

Total Investment: Add together each cell in a column and enter the sum in the blue total investment row. Enter the data from this row into the first row in Schedule A2.

Qualified Investment: For the green qualified investment cell, enter the sum of all the green-shaded cells.

Schedule A2: Total Investment for Economic Impact (Including Qualified Property and other Investments)

Date
Applicant Name
ISD Name

Form 50-296A
Revised May 2019

PROPERTY INVESTMENT AMOUNTS								
(Estimated investment in each year. Do not put cumulative totals.)								
	Year	School Year (YYYY-YYYY)	Tax Year (File in actual tax year below) YYYY	Column A New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	Column B New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Column C Other investment made during this year that will not become Qualified Property (SEE NOTE)	Column D Other investment made during this year that will become Qualified Property (SEE NOTE)	Column E Total Investment (A+B+C+D)
Total Investment from Schedule A1*	-	TOTALS FROM SCHEDULE A1		\$30,000,000	\$930,000,000	\$0	\$0	\$960,000,000
Each year prior to start of value limitation period**	0	2017-2018	2017					
Each year prior to start of value limitation period**	0	2018-2019	2018					
Each year prior to start of value limitation period**	0	2019-2020	2019	\$5,000,000	\$160,000,000			\$165,000,000
Each year prior to start of value limitation period**	0	2020-2021	2020	\$20,000,000	\$500,000,000			\$520,000,000
Each year prior to start of value limitation period**	0	2021-2022	2021	\$5,000,000	\$270,000,000			\$275,000,000
Value limitation period***	1	2022-2023	2022					
	2	2023-2024	2023					
	3	2024-2025	2024					
	4	2025-2026	2025					
	5	2026-2027	2026					
	6	2027-2028	2027					
	7	2028-2029	2028					
	8	2029-2030	2029					
	9	2030-2031	2030					
	10	2031-2032	2031					
Total Investment made through limitation				30,000,000	\$930,000,000			\$960,000,000
Continue to maintain viable presence	11	2032-2033	2032					
	12	2033-2034	2033					
	13	2034-2035	2034					
	14	2035-2036	2035					
	15	2036-2037	2036					
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2037-2038	2037					
	17	2038-2039	2038					
	18	2039-2040	2039					
	19	2040-2041	2040					
	20	2041-2042	2041					
	21	2042-2043	2042					
	22	2043-2044	2043					
	23	2044-2045	2044					
	24	2045-2046	2045					
	25	2046-2047	2046					

* All investments made through the qualifying time period are captured and totaled on Schedule A1 (blue box) and incorporated into this schedule in the first row.

** Only investment made during deferrals of the start of the limitation (after the end of qualifying time period but before the start of the Value Limitation Period) should be included in the "year prior to start of value limitation period" row(s). If the limitation starts at the end of the qualifying time period or the qualifying time period overlaps the limitation, no investment should be included on this line.

*** If your qualifying time period will overlap your value limitation period, do not also include investment made during the qualifying time period in years 1 and/or 2 of the value limitation period, depending on the overlap. Only include investments/years that were not captured on Schedule A1.

For All Columns: List amount invested each year, not cumulative totals. Only include investments in the remaining rows of Schedule A2 that were not captured on Schedule A1.

Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application.

Only tangible personal property that is specifically described in the application can become qualified property.

Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.

Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property—described in SECTION 13, question #5 of the application.

Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

Schedule B: Estimated Market And Taxable Value (of Qualified Property Only)

Date

Applicant Name

ISD Name

Form 50-296A

Revised May 2014

	Year	School Year (YYYY-YYYY)	Tax Year (File in actual tax year) YYYY	Qualified Property			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 buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for IAS after all reductions	Final taxable value for M&O after all reductions
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2017-2018	2017	\$0	\$0	\$0	\$0	\$0	\$0
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2018-2019	2018	\$0	\$0	\$0	\$0	\$0	\$0
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2019-2020	2019	\$0	\$0	\$0	\$0	\$0	\$0
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2020-2021	2020	\$0	\$ 80,000,000	\$ 2,500,000	\$ 82,500,000	\$ 82,500,000	\$ 82,500,000
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2021-2022	2021	\$0	\$ 330,000,000	\$ 12,500,000	\$ 342,500,000	\$ 342,500,000	\$ 342,500,000
Value Limitation Period	1	2022-2023	2022	\$0	\$ 558,000,000	\$ 22,500,000	\$ 522,450,000	\$ 522,450,000	\$30,000,000
	2	2023-2024	2023	\$0	\$ 541,260,000	\$ 21,375,000	\$ 506,371,500	\$ 506,371,500	\$30,000,000
	3	2024-2025	2024	\$0	\$ 525,022,200	\$ 20,306,250	\$ 490,795,605	\$ 490,795,605	\$30,000,000
	4	2025-2026	2025	\$0	\$ 509,271,534	\$ 19,290,938	\$ 475,706,224	\$ 475,706,224	\$30,000,000
	5	2026-2027	2026	\$0	\$ 493,993,388	\$ 18,326,391	\$ 461,087,801	\$ 461,087,801	\$30,000,000
	6	2027-2028	2027	\$0	\$ 479,173,586	\$ 17,410,071	\$ 446,925,292	\$ 446,925,292	\$30,000,000
	7	2028-2029	2028	\$0	\$ 464,798,379	\$ 16,539,568	\$ 433,204,152	\$ 433,204,152	\$30,000,000
	8	2029-2030	2029	\$0	\$ 450,854,427	\$ 15,712,589	\$ 419,910,315	\$ 419,910,315	\$30,000,000
	9	2030-2031	2030	\$0	\$ 437,328,795	\$ 14,926,960	\$ 407,030,179	\$ 407,030,179	\$30,000,000
	10	2031-2032	2031	\$0	\$ 424,208,931	\$ 14,180,612	\$ 394,550,588	\$ 394,550,588	\$30,000,000
Continue to maintain viable presence	11	2032-2033	2032	\$0	\$ 411,482,663	\$ 13,471,581	\$ 382,458,820	\$ 382,458,820	\$ 382,458,820
	12	2033-2034	2033	\$0	\$ 399,138,183	\$ 12,798,002	\$ 370,742,566	\$ 370,742,566	\$ 370,742,566
	13	2034-2035	2034	\$0	\$ 387,164,037	\$ 12,158,102	\$ 359,389,925	\$ 359,389,925	\$ 359,389,925
	14	2035-2036	2035	\$0	\$ 375,549,116	\$ 11,550,197	\$ 348,389,382	\$ 348,389,382	\$ 348,389,382
	15	2036-2037	2036	\$0	\$ 364,282,643	\$ 10,972,687	\$ 337,729,797	\$ 337,729,797	\$ 337,729,797
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2037-2038	2037	\$0	\$ 353,354,164	\$ 10,424,053	\$ 327,400,395	\$ 327,400,395	\$ 327,400,395
	17	2038-2039	2038	\$0	\$ 342,753,539	\$ 9,902,850	\$ 317,390,750	\$ 317,390,750	\$ 317,390,750
	18	2039-2040	2039	\$0	\$ 332,470,932	\$ 9,407,708	\$ 307,690,776	\$ 307,690,776	\$ 307,690,776
	19	2040-2041	2040	\$0	\$ 322,496,804	\$ 8,937,322	\$ 298,290,714	\$ 298,290,714	\$ 298,290,714
	20	2041-2042	2041	\$0	\$ 312,821,900	\$ 8,490,456	\$ 289,181,121	\$ 289,181,121	\$ 289,181,121
	21	2042-2043	2042	\$0	\$ 303,437,243	\$ 8,065,933	\$ 280,352,859	\$ 280,352,859	\$ 280,352,859
	22	2043-2044	2043	\$0	\$ 294,334,126	\$ 7,662,637	\$ 271,797,086	\$ 271,797,086	\$ 271,797,086
	23	2044-2045	2044	\$0	\$ 285,504,102	\$ 7,279,505	\$ 263,505,246	\$ 263,505,246	\$ 263,505,246
	24	2045-2046	2045	\$0	\$ 276,938,979	\$ 6,915,530	\$ 255,469,058	\$ 255,469,058	\$ 255,469,058
	25	2046-2047	2046	\$0	\$ 268,630,810	\$ 6,569,753	\$ 247,680,507	\$ 247,680,507	\$ 247,680,507

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

Only include market value for eligible property on this schedule.

Schedule C: Employment Information

Date
Applicant Name
ISD Name

Form 50-296A

Revised May 2014

	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Construction		Non-Qualifying 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 non-qualifying jobs applicant estimates it will create (cumulative)	Column D Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Column E Average annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period Insert as many rows as necessary	0	2017-2018	2017					
Each year prior to start of Value Limitation Period Insert as many rows as necessary	0	2018-2019	2018					
Each year prior to start of Value Limitation Period Insert as many rows as necessary	0	2019-2020	2019	900 FTE's	\$102,000			
Each year prior to start of Value Limitation Period Insert as many rows as necessary	0	2020-2021	2020	1500 FTE's	\$102,000			
Each year prior to start of Value Limitation Period Insert as many rows as necessary	0	2021-2022	2021	200 FTE's	\$102,000			
Value Limitation Period The qualifying time period must overlap the value limitation period	1	2022-2023	2022				10	\$56,043
	2	2023-2024	2023				10	\$56,043
	3	2024-2025	2024				10	\$56,043
	4	2025-2026	2025				10	\$56,043
	5	2026-2027	2026				10	\$56,043
	6	2027-2028	2027				10	\$56,043
	7	2028-2029	2028				10	\$56,043
	8	2029-2030	2029				10	\$56,043
	9	2030-2031	2030				10	\$56,043
	10	2031-2032	2031				10	\$56,043
Years Following Value Limitation Period	11 through 25	2032-2047	2032-2046				10	\$56,043

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

C1. Are the cumulative number of qualifying jobs listed in Column D less than the number of qualifying jobs required by statute?
(25 qualifying jobs in Subchapter B districts, 10 qualifying jobs in Subchapter C districts)
If yes, answer the following two questions:

C1a. Will the applicant request a job waiver, as provided under 313.025(f-1)?

C1b. Will the applicant avail itself of the provision in 313.021(3)(F)?

☐ Yes	☒ No
☐ Yes	☒ No
☐ Yes	☒ No

Schedule D: Other Incentives (Estimated)

Date

Applicant Name

ISD Name

Form 50-296A

Revised May 2014

State and Local Incentives for which the Applicant intends to apply (Estimated)						
Incentive Description	Taxing Entity (as applicable)	Beginning Year of Benefit	Duration of Benefit	Annual Tax Levy without Incentive	Annual Incentive	Annual Net Tax Levy
Tax Code Chapter 311	County:					
	City:					
	Other:					
Tax Code Chapter 312	County: Jefferson	2021	10 Years	\$1,549,364	\$1,549,364	\$0
	Other: Sabine Neches Navigation	2021	10 Years	\$388,996	\$388,996	\$0
	Other: Drainage District 7	2021	10 Years	\$681,487	\$681,487	\$0
	Other: Port of Port Arthur	2021	10 Years	\$707,380	\$707,380	\$0
Local Government Code Chapters 380/381						
	County:					
	City:					
Freeport Exemptions	Other:					
Non-Annexation Agreements						
Enterprise Zone/Project						
Economic Development Corporation						
Texas Enterprise Fund						
Employee Recruitment						
Skills Development Fund						
Training Facility Space and Equipment						
Infrastructure Incentives						
Permitting Assistance						
Other:						
Other:						
Other:						
Other:						
TOTAL				\$3,327,227	\$3,327,227	\$0

Additional information on incentives for this project:

Item #15

Economic Impact Analysis

Provided by Comptroller

Item #16

Map and Description of Reinvestment Zone

Order Establishing Reinvestment Zone

Guidelines and Criteria for Establishing the Reinvestment Zone

TBD

New RZ will be established by Port Arthur ISD

EXHIBIT "A"

Legal Description: 16.1095 Acre Tract or Parcel of Land
B.C. Arthur Survey, Abstract No. 61
Jefferson County, Texas

BEING a 16.1095 acre tract or parcel of land situated in the B.C. Arthur Survey, Abstract No. 61, Jefferson County, Texas and being out of and part of that certain called 554.093 acre tract of land, identified as TRACT 3, as described in a "Special Warranty Deed" from Chevron U.S.A. to Clark Refining & Marketing, Inc. as recorded in Clerk's File No. 95-9505598, Official Public Records of Real Property, Jefferson County, Texas, said 16.1095 acre tract being more particularly described as follows:

NOTE: All bearings are referenced to the commencing call of that certain called 371.719 acre tract of land, identified as TRACT 6, as described in a "Special Warranty Deed" from Chevron U.S.A. to Clark Refining & Marketing, Inc. as recorded in Clerk's File No. 95-9505598, Official Public Records of Real Property, Jefferson County, Texas as NORTH 01°15'31" WEST. All coordinates are referenced to Texas Coordinate System of 1983, South Central Zone NAD83 (2011).

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

THENCE NORTH 08°46'45" WEST for a distance of 3732.00 feet to the **POINT OF BEGINNING** of the tract herein described;

THENCE NORTH 48°42'00" WEST, for a distance of 1000.00 feet to a point;

THENCE NORTH 41°18'00" EAST, for a distance of 500.00 feet to a point;

THENCE SOUTH 48°42'00" EAST, for a distance of 108.12 feet to a point;

THENCE NORTH 41°18'00" EAST, for a distance of 1099.47 feet to a point;

THENCE SOUTH 48°42'00" EAST, for a distance of 105.40 feet to a point;

THENCE NORTH 41°18'00" EAST, for a distance of 482.19 feet to a point;

THENCE NORTH 48°42'00" WEST, for a distance of 29.34 feet to a point;

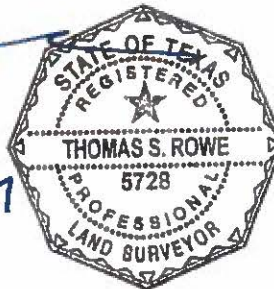
THENCE NORTH 41°18'00" EAST, for a distance of 456.72 feet to a point;

THENCE NORTH 48°42'00" WEST, for a distance of 415.00 feet to a point;
THENCE NORTH 41°18'00" EAST, for a distance of 335.00 feet to a point;
THENCE SOUTH 48°42'00" EAST, for a distance of 440.00 feet to a point;
THENCE SOUTH 41°18'00" WEST, for a distance of 766.72 feet to a point;
THENCE SOUTH 48°42'00" EAST, for a distance of 29.34 feet to a point;
THENCE SOUTH 41°18'00" WEST, for a distance of 532.19 feet to a point;
THENCE NORTH 48°42'00" WEST, for a distance of 105.40 feet to a point;
THENCE SOUTH 41°18'00" WEST, for a distance of 1074.47 feet to a point;
THENCE SOUTH 48°42'00" EAST, for a distance of 866.88 feet to a point;
THENCE SOUTH 41°18'00" WEST, for a distance of 500.00 feet to the POINT OF BEGINNING of the tract herein described and containing 16.1035 acres more or less.

This legal description has been prepared for tax purposes based on prior surveys prepared by Mark W. Whiteley & Associates, Inc. This legal description is being submitted along with a plat based on this description. (SEE EXHIBIT "B")


Thomas S. Rowe, RPLS No. 5728

4/22/17



TBPLS Firm No.: 10106700

W:\2017\17-859 VALERO COKER RESTART PROJECT\17-859_EXHIBIT_A.DOC

EXHIBIT "A"

Page 2 of 2

MARK W. WHITELEY AND ASSOCIATES, INC.

NOTE:

1. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
2. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, FORMED IN THE COURSE OF HIS PERFORMING THE SURVEY IN COMPLIANCE WITH THE STANDARDS OF PRACTICE REQUIRED AND PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS AND THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS. AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
3. ALL BEARINGS ARE REFERENCED TO THE COMMENCING CALL OF THAT CERTAIN CALLED 371.719 ACRE TRACT, IDENTIFIED AS TRACT 6, DESCRIBED IN CLERKS FILE NO. 95-9505598, OPRJC, AS NORTH 01°15'31" WEST.
4. BOUNDARY DESCRIPTION AND PLAT PREPARED FOR TX PURPOSES ONLY. BASED ON PRIOR SURVEY PERFORMED BY MARK W. WHITELEY & ASSOCIATES, INC.

CALLLED 103.224 ACRES
TRACT 5
CLARK REFINING &
MARKETING, INC.
CF. NO. 95-9505598
OPRJC

CALLLED 554.093 ACRES
TRACT 3
CLARK REFINING &
MARKETING, INC.
CF. NO. 95-9505598
OPRJC

SEE SHEET
2 OF 2
FOR DETAIL

POB

B.C. ARTHUR SURVEY
ABSTRACT NO. 61

CALLLED 554.093 ACRES
TRACT 3
CLARK REFINING &
MARKETING, INC.
CF. NO. 95-9505598
OPRJC

EXHIBIT "B"

REFER TO EXHIBIT "A"
FOR LEGAL DESCRIPTION

VALERO PORT ARTHUR

DR 8th CSD	SCALE:	SHEET No.:
VER ACNS 2016	1"=600'	1 of 2
JOB NO.	FILE #	PROJECT
17-859	17-859 VALERO COKE RESORT	PROJECT 17-859 COKE RESORT

MARK W. WHITELEY
AND ASSOCIATES
INCORPORATED

CONSULTING ENGINEERS,
SURVEYORS, AND PLANNERS
T.B.P.L.S. FIRM NO. 10106700

P.O. BOX 5402
BEAUMONT, TEXAS 77725-5402
409-892-0421

3200 EASTEX HWY
BEAUMONT, TEXAS 77703
(FAX) 409-892-1348

EXHIBIT OF

16.1095 ACRES

B.C. ARTHUR SURVEY

ABSTRACT NO. 61

JEFFERSON COUNTY

TEXAS

POC

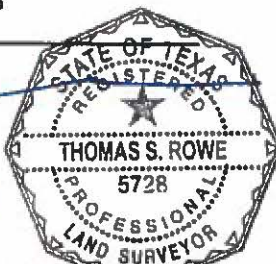
FND. GULF MONU.
S.W. CORNER OF
0.034 ACRE

CALLLED 0.034 ACRES
GULF REFINING CO.
VOL. 219, PG. 76
DRJC

CALLLED 40.502 ACRES
TRACT 4
CLARK REFINING &
MARKETING, INC.
CF. NO. 95-9505598
OPRJC

N08°46'45"W 3732.00'

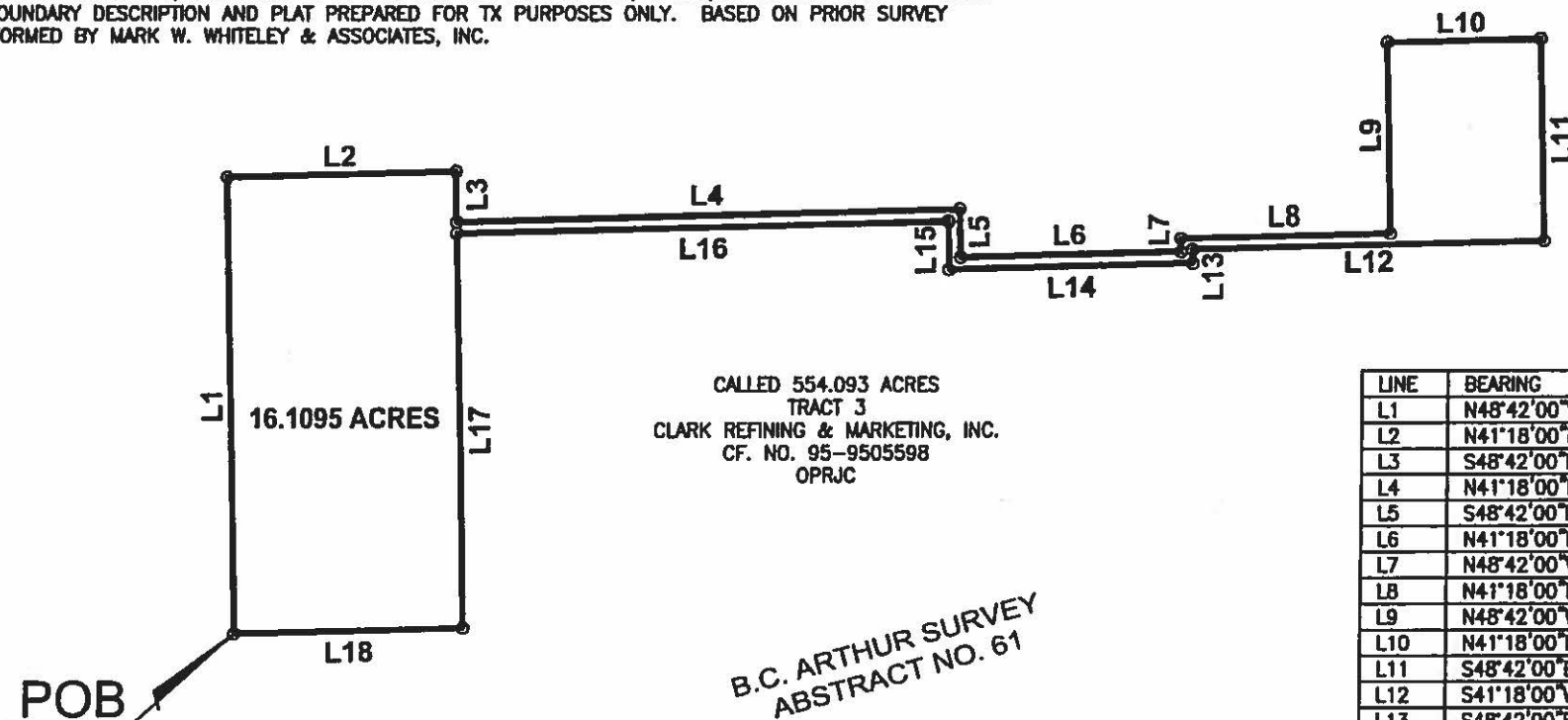
KANSAS CITY SOUTHERN RAILROAD



THOMAS S. ROWE - REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5728

NOTE:

1. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
2. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, FORMED IN THE COURSE OF HIS PERFORMING THE SURVEY IN COMPLIANCE WITH THE STANDARDS OF PRACTICE REQUIRED AND PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS AND THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS. AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
3. ALL BEARINGS ARE REFERENCED TO THE COMMENCING CALL OF THAT CERTAIN CALLED 371.719 ACRE TRACT, IDENTIFIED AS TRACT 6, DESCRIBED IN CLERKS FILE NO. 95-9505598, OPRJC, AS NORTH 01°15'31" WEST.
4. BOUNDARY DESCRIPTION AND PLAT PREPARED FOR TX PURPOSES ONLY. BASED ON PRIOR SURVEY PERFORMED BY MARK W. WHITELEY & ASSOCIATES, INC.

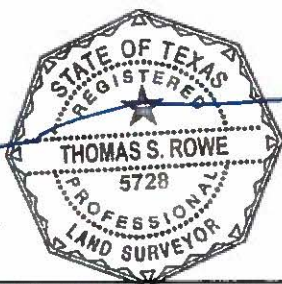


CALLED 554.093 ACRES
TRACT 3
CLARK REFINING & MARKETING, INC.
CF. NO. 95-9505598
OPRJC

B.C. ARTHUR SURVEY
ABSTRACT NO. 61

LINE	BEARING	DISTANCE
L1	N48°42'00"W	1000.00'
L2	N41°18'00"E	500.00'
L3	S48°42'00"E	108.12'
L4	N41°18'00"E	1099.47'
L5	S48°42'00"E	105.40'
L6	N41°18'00"E	482.19'
L7	N48°42'00"W	29.34'
L8	N41°18'00"E	456.72'
L9	N48°42'00"W	415.00'
L10	N41°18'00"E	335.00'
L11	S48°42'00"E	440.00'
L12	S41°18'00"W	766.72'
L13	S48°42'00"E	29.34'
L14	S41°18'00"W	532.19'
L15	N48°42'00"W	105.40'
L16	S41°18'00"W	1074.47'
L17	S48°42'00"E	866.88'
L18	S41°18'00"W	500.00'

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



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

VALERO PORT ARTHUR		
DR BY: CDD	SCALE: 1"=400'	SHEET No.: 2 of 2
VER: ACAD 2018	FILE: W:\2017\17-859 VALERO COVER RESTART	
JOB NO. 17-859	PROJECT\17-859\EXHIBIT_B_SHT_2.DWG	
MARK W. WHITELEY AND ASSOCIATES INCORPORATED CONSULTING ENGINEERS, SURVEYORS, AND PLANNERS T.S.P.L.S. FIRM NO. 10106700		
P O BOX 5482 SEALBRIGHT, TEXAS 77728-5482 409-682-0421		3250 EASTEX FRWY SEALBRIGHT, TEXAS 77703 FAX: 409-682-1346

EXHIBIT OF
16.1095 ACRES
B.C. ARTHUR SURVEY
ABSTRACT NO. 61
JEFFERSON COUNTY
TEXAS



Item #17

Signature and Certification Page

See Attached

SECTION 16: Authorized Signatures and Applicant Certification

After the application and schedules are complete, an authorized representative from the school district and the business should review the application documents and complete this authorization page. Attach the completed authorization page in Tab 17. NOTE: If you amend your application, you will need to obtain new signatures and resubmit this page, Section 16, with the amendment request.

1. Authorized School District Representative Signature

I am the authorized representative for the school district to which this application is being submitted. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code.

print
here

Dr. Mark Porterie

Print Name (Authorized School District Representative)

Superintendent

Title

sign
here

Signature (Authorized School District Representative)

July 11, 2017

Date

2. Authorized Company Representative (Applicant) Signature and Notarization

I am the authorized representative for the business entity for the purpose of filing this application. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code. The information contained in this application and schedules is true and correct to the best of my knowledge and belief.

I hereby certify and affirm that the business entity I represent is in good standing under the laws of the state in which the business entity was organized and that no delinquent taxes are owed to the State of Texas.

print
here

Greg Gentry

Print Name (Authorized Company Representative (Applicant))

Vice President & General Manager

Title

sign
here

Signature (Authorized Company Representative (Applicant))

7/5/17

Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

5th day of July, 2017
 Elaina M. Sims
 Notary Public in and for the State of Texas

My Commission expires: 02/23/2020

If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.