

Application for Appraised Value Limitation on Qualified Property

Economic Development
and Analysis
Form 50-296-A

SECTION 9: Projected Timeline

1. Application approval by school board February 2020
 2. Commencement of construction Q1 - 2020
 3. Beginning of qualifying time period March 1, 2020
 4. First year of limitation January 1, 2021
 5. Begin hiring new employees December 2020
 6. Commencement of commercial operations December 2020
 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? December 2020

SECTION 10: The Property

1. Identify county or counties in which the proposed project will be located Cameron County (100%)
2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property Cameron CAD
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: <u>Cameron, \$0.410803, 100%</u> (Name, tax rate and percent of project)	City: <u>N/A</u> (Name, tax rate and percent of project)
Hospital District: <u>EMS #1, \$0.093629, 100%</u> (Name, tax rate and percent of project)	Water District: <u>Port of Harlingen, \$0.03, 100%/Brownsville Nav., \$0.03592, 100%</u> (Name, tax rate and percent of project)
Other (describe): <u>Texas Southmost College, \$0.162407, 100%</u> (Name, tax rate and percent of project)	Other (describe): <u>South Texas ISD \$0.0492, 100% / Drainage Dist. #3, \$0.147218, 100%</u> (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 www.texasahead.org/tax_programs/chapter313/.

1. At the time of application, what is the estimated minimum qualified investment required for this school district? 10,000,000.00
 2. What is the amount of appraised value limitation for which you are applying? 20,000,000.00
- 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. 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**);
 - b. 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
 - c. 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

Application for Appraised Value Limitation on Qualified Property

SECTION 2: Applicant Information (continued)**4. Authorized Company Consultant (If Applicable)**

Greg	Maxim
First Name	Last Name
Partner	
Title	
Cummings Westlake, LLC	
Firm Name	
(713) 266-4456	(713) 266-2333
Phone Number	Fax Number
gmaxim@cwlp.net	
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? La Chalupa, LLC
2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) 32067821424
3. List the NAICS code 221115
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
- Pending application #1415 with Los Fresnos CISD

SECTION 5: Applicant Business Structure

1. Identify Business Organization of Applicant (corporation, limited liability corporation, etc) Limited Liability 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**)

Application for Appraised Value Limitation on Qualified Property

SECTION 14: Wage and Employment Information

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 2019
 (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)? 0
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? 1
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 651.25
 - b. 110% of the average weekly wage for manufacturing jobs in the county is 1135.48
 - c. 110% of the average weekly wage for manufacturing jobs in the region is 757.39
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? 39,384.00
10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 39,400.00
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).

SECTION 15: Economic Impact

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**.

La Chalupa, LLC

Chapter 313 Application to Rio Hondo ISD

Cummings Westlake, LLC

TAB 3

*Documentation of Combined Group membership under Texas Tax Code 171.0001(7),
history of tax default, delinquencies and/or material litigation (if applicable)*

La Chalupa, LLC is reported on the 2019 report for Acciona Energy North America Corporation and Subs. Attached is page 1 of the 2019 report.

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

TAB 4

Detailed Description of the Project

Provide a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information.

La Chalupa, LLC (La Chalupa) is requesting an appraised value limitation from Rio Hondo Independent School District (ISD) for the La Chalupa Project (the “Project”), a proposed wind powered electric generating facility in Cameron County. The proposed Rio Hondo ISD Project (this application) will be constructed within an existing Enterprise Zone as Cameron County is considered a Distressed County. A map showing the location of the project is included in TAB 11.

The proposed Project is anticipated to have a capacity of approximately 47.25 MW located in Rio Hondo ISD. The exact number and location of wind turbines and size of each turbine will vary depending upon ongoing wind and siting analysis, turbine manufacturer’s availability, prices, and the megawatt generating capacity of the Project when completed. Current estimated plans are to install 15 of the 3.15 MW Acciona Wind turbines with all turbines located in Rio Hondo ISD. The Applicant requests a value limitation for all facilities and equipment installed for the Project, including but not limited to, wind turbines, towers, foundations, roadways, meteorological towers, collection system, communication system, electric substation, electric switchyard, electric transformers, transmission line and associated towers, and interconnection facilities.

Full construction of the Project is anticipated to begin in the 1st Quarter of 2020 with completion by December 31, 2020.

**NOTE:* The map in TAB 11 shows the potential locations of 15 of the wind turbines and a collector substation within Rio Hondo ISD boundaries; however, the final number of turbines and the location of each of these facilities is dependent upon ongoing negotiations with power purchasers and other factors.

TAB 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 (if applicable).

1) Cameron County	- 100%
2) Rio Hondo ISD	- 100%
3) EMS District #1	- 100%
4) Port of Harlingen	- 100%
5) Texas Southmost College	- 100%
6) South Texas ISD*	- 100%
7) Brownsville Nav. District	- 100%
8) Drainage District #3	- 100%

*South Texas ISD spans across three Counties including Cameron County

TAB 7**Description of Qualified Investment**

La Chalupa, LLC plans to construct a 47.25 MW wind farm in Cameron County.

This application covers all qualified property within Rio Hondo ISD necessary for the commercial operations of the proposed wind farm described in Tab 4. Forty-seven and one-quarter megawatts (47.25 MW) will be located in Rio Hondo ISD. Turbine placement is subject to change but for purposes of this application, the Project anticipates using 15 of the 3.15 MW turbines manufactured by Acciona.

This application covers all qualified investment and qualified property necessary for the commercial operations of the wind farm.

Qualified Investment and qualified property includes, turbines, towers, foundations, transformers, pad mounts, underground collection systems, electric substation, transmission lines, electrical interconnections, met towers, roads, control systems and all eligible ancillary and necessary equipment for commercial generation of electricity.

**NOTE:* The map in TAB 11 shows the potential locations of 15 of the wind turbines and a collector substation within Rio Hondo ISD boundaries; however, the final number of turbines and the location of each of these facilities is dependent upon ongoing negotiations with power purchasers and other factors.

TAB 8**Description of Qualified Property**

La Chalupa, LLC plans to construct a 47.25 MW wind farm in Cameron County.

This application covers all qualified property within Rio Hondo ISD necessary for the commercial operations of the proposed wind farm described in Tab 4. Forty-seven and one-quarter megawatts (47.25 MW) will be located in Rio Hondo ISD. Turbine placement is subject to change but for purposes of this application, the Project anticipates using 15 of the 3.15 MW turbines manufactured by Acciona.

This application covers all qualified investment and qualified property necessary for the commercial operations of the wind farm.

Qualified Investment and qualified property includes, turbines, towers, foundations, transformers, pad mounts, underground collection systems, electric substation, transmission lines, electrical interconnections, met towers, roads, control systems and all eligible ancillary and necessary equipment for commercial generation of electricity.

**NOTE:* The map in TAB 11 shows the potential locations of 15 of the wind turbines and a collector substation within Rio Hondo ISD boundaries; however, the final number of turbines and the location of each of these facilities is dependent upon ongoing negotiations with power purchasers and other factors.

La Chalupa, LLC

Chapter 313 Application to Rio Hondo ISD

Cummings Westlake, LLC

TAB 11

Maps that clearly show:

- a) Project vicinity
- b) Qualified investment including location of new building or new improvements
- c) Qualified property including location of new building 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

Rio Hondo Independent School District

Cameron

Project Substation

La Chalupa Wind Project

Qualified Investment and Property Map

Rio Hondo ISD

- Chalupa - Qualified Investment Property Boundary
- Chalupa - Turbine Layout Rio Hondo ISD
- ISD_Map_UpdatedBoundaries
- Cameron County ISDs
- County Boundaries



0.0 0.2 0.4 0.6 0.8
Miles

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

TAB 13

Calculation of three possible wage requirements with TWC documentation

- Cameron County average weekly wage for all jobs (all industries)
- Cameron County average weekly wage for all jobs (manufacturing)
- See attached Council of Governments Regional Wage Calculation and Documentation

LA CHALUPA, LLC
TAB 13 TO CHAPTER 313 APPLICATION

CAMERON COUNTY
CHAPTER 313 WAGE CALCULATION - ALL JOBS - ALL INDUSTRIES

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FIRST	2019	\$ 648	\$ 33,696
SECOND	2018	\$ 638	\$ 33,176
THIRD	2018	\$ 632	\$ 32,864
FOURTH	2018	\$ 687	\$ 35,724
AVERAGE		\$ 651.25	\$ 33,865

CAMERON COUNTY
CHAPTER 313 WAGE CALCULATION - MANUFACTURING JOBS

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FIRST	2019	\$ 1,050	\$ 54,600
SECOND	2018	\$ 953	\$ 49,556
THIRD	2018	\$ 971	\$ 50,492
FOURTH	2018	\$ 1,155	\$ 60,060
AVERAGE		\$ 1,032.25	\$ 53,677
X		110%	110%
		\$ 1,135.48	\$ 59,044.70

CHAPTER 313 WAGE CALCULATION - REGIONAL WAGE RATE

	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
Lower RGVC	2018	\$ 689	\$ 35,804
X		110%	110%
		\$ 757.39	\$ 39,384

* SEE ATTACHED TWC DOCUMENTATION

Drag a column header and drop it here to group by that column

<u>Year</u>	<u>Period</u>	<u>Area</u>	<u>Ownership</u>	<u>Industry Code</u>	<u>Industry</u>	<u>Average Weekly Wage</u>
2018	01	Cameron	Total All	10	Total, All Industries	627
2018	02	Cameron	Total All	10	Total, All Industries	638
2018	03	Cameron	Total All	10	Total, All Industries	632
2018	04	Cameron	Total All	10	Total, All Industries	687
2019	01	Cameron	Total All	10	Total, All Industries	648

Showing 5 items



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Drag a column header and drop it here to group by that column

× Year ▼	× Period ▼	× Area ▼	× Ownership ▼	× Industry Code ▼	× Industry ▼	× Average Weekly Wage ▼
2018	01	Cameron	Private	31-33	Manufacturing	980
2018	02	Cameron	Private	31-33	Manufacturing	953
2018	03	Cameron	Private	31-33	Manufacturing	971
2018	04	Cameron	Private	31-33	Manufacturing	1,155
2019	01	Cameron	Private	31-33	Manufacturing	1,050

Showing 5 items



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2018 Manufacturing Average Wages by Council of Government Region
Wages for All Occupations

COG	COG Number	Wages	
		Hourly	Annual
Texas		\$27.04	\$56,240
<u>Alamo Area Council of Governments</u>	18	\$22.80	\$47,428
<u>Ark-Tex Council of Governments</u>	5	\$18.73	\$38,962
<u>Brazos Valley Council of Governments</u>	13	\$18.16	\$37,783
<u>Capital Area Council of Governments</u>	12	\$32.36	\$67,318
<u>Central Texas Council of Governments</u>	23	\$19.60	\$40,771
<u>Coastal Bend Council of Governments</u>	20	\$28.52	\$59,318
<u>Concho Valley Council of Governments</u>	10	\$21.09	\$43,874
<u>Deep East Texas Council of Governments</u>	14	\$18.28	\$38,021
<u>East Texas Council of Governments</u>	6	\$21.45	\$44,616
<u>Golden Crescent Regional Planning Commission</u>	17	\$28.56	\$59,412
<u>Heart of Texas Council of Governments</u>	11	\$22.71	\$47,245
<u>Houston-Galveston Area Council</u>	16	\$29.76	\$61,909
<u>Lower Rio Grande Valley Development Council</u>	21	\$17.21	\$35,804
<u>Middle Rio Grande Development Council</u>	24	\$20.48	\$42,604
<u>NORTEX Regional Planning Commission</u>	3	\$25.14	\$52,284
<u>North Central Texas Council of Governments</u>	4	\$27.93	\$58,094
<u>Panhandle Regional Planning Commission</u>	1	\$24.19	\$50,314
<u>Permian Basin Regional Planning Commission</u>	9	\$25.90	\$53,882
<u>Rio Grande Council of Governments</u>	8	\$18.51	\$38,493
<u>South East Texas Regional Planning Commission</u>	15	\$36.26	\$75,430
<u>South Plains Association of Governments</u>	2	\$20.04	\$41,691
<u>South Texas Development Council</u>	19	\$17.83	\$37,088
<u>Texoma Council of Governments</u>	22	\$21.73	\$45,198
<u>West Central Texas Council of Governments</u>	7	\$21.84	\$45,431

Calculated by the Texas Workforce Commission Labor Market and Career Information Department.

Data published: July 2019

Data published annually, next update will be July 31, 2020

Annual wage figure assumes a 40-hour work week.

Note: Data is not supported by the Bureau of Labor Statistics (BLS).

Wage data is produced from Texas Occupational Employment Statistics (OES) data,
and is not to be compared to BLS estimates.

Data intended only for use in implementing Chapter 313, Tax Code.

La Chalupa, LLC

Chapter 313 Application to Rio Hondo ISD

Cummings Westlake, LLC

TAB 14

Schedules A1, A2, B, C and D completed and signed Economic Impact (if applicable)

See attached Schedules A1, A2, B, C and D

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 <u>not</u> 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)	2019	Not eligible to become Qualified Property			[The only other investment made before filing complete application with district that may become Qualified Property is land.]	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
	Pre	2020-2021	2020	51,975,000	0	0	0	51,975,000
	QTP1	2021-2022	2021	0	0	0	0	0
	QTP2	2022-2023	2022	0	0	0	0	0
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				51,975,000	0	0	0	51,975,000
Total Qualified Investment (sum of green cells)				51,975,000	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 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.

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.

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 investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Other investment made during this year that will become Qualified Property {SEE NOTE]	Total Investment (A+B+C+D)
Total Investment from Schedule A1*	--	TOTALS FROM SCHEDULE A1		Enter amounts from TOTAL row in Schedule A1 in the row below				
				51,975,000	0	0	0	51,975,000
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2020-2021	2020	0	0	0	0	0
Value limitation period***	1	2021-2022	2021	0	0	0	0	0
	2	2022-2023	2022	0	0	0	0	0
	3	2023-2024	2023	0	0	0	0	0
	4	2024-2025	2024	0	0	0	0	0
	5	2025-2026	2025	0	0	0	0	0
	6	2026-2027	2026	0	0	0	0	0
	7	2027-2028	2027	0	0	0	0	0
	8	2028-2029	2028	0	0	0	0	0
	9	2029-2030	2029	0	0	0	0	0
	10	2030-2031	2030	0	0	0	0	0
Total Investment made through limitation				51,975,000	0	0	0	51,975,000
Continue to maintain viable presence	11	2031-2032	2031			0		0
	12	2032-2033	2032			0		0
	13	2033-2034	2033			0		0
	14	2034-2035	2034			0		0
	15	2035-2036	2035			0		0
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2036-2037	2036			0		0
	17	2037-2038	2037			0		0
	18	2038-2039	2038			0		0
	19	2039-2040	2039			0		0
	20	2040-2041	2040			0		0
	21	2041-2042	2041			0		0
	22	2042-2043	2042			0		0
	23	2043-2044	2043			0		0
	24	2044-2045	2044			0		0
	25	2045-2046	2045			0		0

* 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

10/4/2019

Applicant Name

La Chalupa, LLC

Form 50-296A

ISD Name

Rio Hondo ISD

Revised May 2014

				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 I&S 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	2020-2021	Tax Year (Fill in actual tax year) YYYY	0	0	0	0	0	0
Value Limitation Period 1414-lachalupa-riohondoisd-amendment001	1	2021-2022	2021	0	0	49,896,000	49,896,000	49,896,000	20,000,000
	2	2022-2023	2022	0	0	45,904,320	45,904,320	45,904,320	20,000,000
	3	2023-2024	2023	0	0	42,231,974	42,231,974	42,231,974	20,000,000
	4	2024-2025	2024	0	0	38,853,416	38,853,416	38,853,416	20,000,000
	5	2025-2026	2025	0	0	35,745,143	35,745,143	35,745,143	20,000,000
	6	2026-2027	2026	0	0	32,885,532	32,885,532	32,885,532	20,000,000
	7	2027-2028	2027	0	0	30,254,689	30,254,689	30,254,689	20,000,000
	8	2028-2029	2028	0	0	27,834,314	27,834,314	27,834,314	20,000,000
	9	2029-2030	2029	0	0	25,607,569	25,607,569	25,607,569	20,000,000
	10	2030-2031	2030	0	0	23,558,963	23,558,963	23,558,963	20,000,000
Continue to maintain viable presence	11	2031-2032	2031	0	0	21,674,246	21,674,246	21,674,246	21,674,246
	12	2032-2033	2032	0	0	19,940,307	19,940,307	19,940,307	19,940,307
	13	2033-2034	2033	0	0	18,345,082	18,345,082	18,345,082	18,345,082
	14	2034-2035	2034	0	0	16,877,476	16,877,476	16,877,476	16,877,476
	15	2035-2036	2035	0	0	15,527,277	15,527,277	15,527,277	15,527,277
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2036-2037	2036	0	0	14,285,095	14,285,095	14,285,095	14,285,095
	17	2037-2038	2037	0	0	13,142,288	13,142,288	13,142,288	13,142,288
	18	2038-2039	2038	0	0	12,090,905	12,090,905	12,090,905	12,090,905
	19	2039-2040	2039	0	0	11,123,632	11,123,632	11,123,632	11,123,632
	20	2040-2041	2040	0	0	10,233,742	10,233,742	10,233,742	10,233,742
	21	2041-2042	2041	0	0	9,415,042	9,415,042	9,415,042	9,415,042
	22	2042-2043	2042	0	0	8,661,839	8,661,839	8,661,839	8,661,839
	23	2043-2044	2043	0	0	7,968,892	7,968,892	7,968,892	7,968,892
	24	2044-2045	2044	0	0	7,331,380	7,331,380	7,331,380	7,331,380
	25	2045-2046	2045	0	0	6,744,870	6,744,870	6,744,870	6,744,870

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.

				Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Number of Construction FTE's or man-hours (specify)	Average annual wage rates for construction workers	Number of non-qualifying jobs applicant estimates it will create (cumulative)	Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Average annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2020-2021	2020	0	0	0	0	0
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2021-2022	2021	300 FTE	52,500	0	1	40,870
	2	2022-2023	2022	N/A	N/A	0	1	40,870
	3	2023-2024	2023	N/A	N/A	0	1	40,870
	4	2024-2025	2024	N/A	N/A	0	1	40,870
	5	2025-2026	2025	N/A	N/A	0	1	40,870
	6	2026-2027	2026	N/A	N/A	0	1	40,870
	7	2027-2028	2027	N/A	N/A	0	1	40,870
	8	2028-2029	2028	N/A	N/A	0	1	40,870
	9	2029-2030	2029	N/A	N/A	0	1	40,870
	10	2030-2031	2030	N/A	N/A	0	1	40,870
Years Following Value Limitation Period	11 through 25	2031-2046	2031-2045	N/A	N/A	0	1	40,870

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:

X

Yes

No

C1a.

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

X

Yes

No

C1b.

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

Yes

X

No

Schedule D: Other Incentives (Estimated)

Date 10/4/2019
Applicant Name La Chalupa, LLC
ISD Name Rio Hondo ISD

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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:	N/A	N/A	N/A	N/A	N/A
	City:	N/A	N/A	N/A	N/A	N/A
	Other:	N/A	N/A	N/A	N/A	N/A
Tax Code Chapter 312	County: Cameron County	2021	10 Years	Avg. \$233,700	100%	Avg \$99,000
	City:	N/A	N/A	N/A	N/A	N/A
	Other:	N/A	N/A	N/A	N/A	N/A
Local Government Code Chapters 380/381	County:	N/A	N/A	N/A	N/A	N/A
	City:	N/A	N/A	N/A	N/A	N/A
	Other:	N/A	N/A	N/A	N/A	N/A
Freeport Exemptions	N/A	N/A	N/A	N/A	N/A	N/A
Non-Annexation Agreements	N/A	N/A	N/A	N/A	N/A	N/A
Enterprise Zone/Project	N/A	N/A	N/A	N/A	N/A	N/A
Economic Development Corporation	N/A	N/A	N/A		N/A	
Texas Enterprise Fund	N/A	N/A	N/A		N/A	
Employee Recruitment	N/A	N/A	N/A		N/A	
Skills Development Fund	N/A	N/A	N/A		N/A	
Training Facility Space and Equipment	N/A	N/A	N/A		N/A	
Infrastructure Incentives	N/A	N/A	N/A		N/A	
Permitting Assistance	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
TOTAL				Avg. \$233,700		Avg \$99,000

Additional information on incentives for this project:



Application for Appraised Value Limitation on Qualified Property

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** ➡

Ismael Garcia

Print Name (Authorized School District Representative)

Superintendent

Title

**sign
here** ➡

Signature (Authorized School District Representative)

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** ➡

Rafael Esteban Fernández de Córdoba

Print Name (Authorized Company Representative (Applicant))

CEO

Title

**sign
here** ➡

Signature (Authorized Company Representative (Applicant))

Date

10/4/19

GIVEN under my hand and seal of office this, the

4TH day of OCTOBER, 2019



Joanie R. Matthews-Harris
Notary Public in and for the State of Texas

My Commission expires: 11/27/22

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.