

S U S A N

C O M B S

TEXAS COMPTROLLER *of* PUBLIC ACCOUNTS

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



August 31, 2012

Becky McManus  
Assistant Superintendent of Finance  
Barbers Hill Independent School District  
P.O. Box 1108  
Mont Belvieu, Texas 77580-1108

Dear Assistant Superintendent McManus:

On July 16, 2012, the Comptroller received the completed application (Application # 236) for a limitation on appraised value under the provisions of Tax Code Chapter 313<sup>1</sup>. This application was originally submitted on June 25, 2012 to the Barbers Hill Independent School District (Barbers Hill ISD) by Enterprise Products Operating, LLC. This letter presents the results of the comptroller's review of the application:

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

Barbers Hill ISD is currently classified as a rural school district in Category I according to the provisions of Chapter 313. Therefore, the applicant properly applied under the provisions of Subchapter C, applicable to rural school districts. The amount of proposed qualified investment (\$269 million) is consistent with the proposed appraised value limitation sought (\$30 million). The property value limitation amount noted in this recommendation is based on property values available at the time of application and may change prior to the execution of any final agreement. Enterprise Products Operating, LLC is proposing the construction of a manufacturing facility in Chambers County. Enterprise Products Operating, LLC is an active franchise taxpayer in good standing, as required by Tax Code Section 313.024(a).

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

After reviewing the application using the criteria listed in Section 313.026, and the information provided by Enterprise Products Operating, LLC, the Comptroller's recommendation is that Enterprise Products Operating, LLC's application under Tax Code Chapter 313 be approved.

Our review of the application assumes the truth and accuracy of the statements in the application and that, if the application is approved, the applicant would perform according to the provisions of the agreement reached with the school district. Our recommendation does not address whether the applicant has complied with all Chapter 313 requirements. The school district is responsible for verifying that all requirements of the statute have been fulfilled. Additionally, Section 313.025 requires the school district

<sup>1</sup> All statutory references are to the Texas Tax Code, unless otherwise noted.

to determine if the evidence supports making specific findings that the information in the application is true and correct, the applicant is eligible for a limitation and that granting the application is in the best interest of the school district and state. When approving a job waiver requested under Section 313.025(f-1), the school district must also find that the statutory jobs creation requirement exceeds the industry standard for the number of employees reasonably necessary for the operation of the facility. As stated above, we prepared the recommendation by generally reviewing the application and supporting documentation in light of the Section 313.026 criteria and a cursory review of the industry standard evidence necessary to support the waiver of the required number of jobs.

Note that any new building or other improvement existing as of the application review start date of July 16, 2012, or any tangible personal property placed in service prior to that date may not be considered "Qualified Property" as defined by 313.021(2).

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

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

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

Sincerely,



Martin A. Hubert  
Deputy Comptroller

Enclosure

cc: Robert Wood

**Economic Impact for Chapter 313 Project**

Applicant	Enterprise Products Operating, LLC
Tax Code, 313.024 Eligibility Category	Manufacturing
School District	Barbers Hill ISD
2010-11 Enrollment in School District	4,201
County	Chambers
Total Investment in District	\$269,000,000
Qualified Investment	\$269,000,000
Limitation Amount	\$30,000,000
Number of total jobs committed to by applicant	4*
Number of qualifying jobs committed to by applicant	4
Average Weekly Wage of Qualifying Jobs committed to by applicant	\$1,442
Minimum Weekly Wage Required Tax Code, 313.051(b)	\$1,079
Minimum Annual Wage committed to by applicant for qualified jobs	\$75,000
Investment per Qualifying Job	\$67,250,000
Estimated 15 year M&O levy without any limit or credit:	\$34,322,920
Estimated gross 15 year M&O tax benefit	\$19,960,064
Estimated 15 year M&O tax benefit (after deductions for estimated school district revenue protection--but not including any deduction for supplemental payments or extraordinary educational expenses):	\$18,378,910
Tax Credits (estimated - part of total tax benefit in the two lines above - appropriated through Foundation School Program)	\$2,231,300
Net M&O Tax (15 years) After Limitation, Credits and Revenue Protection:	\$15,944,010
Tax benefit as a percentage of what applicant would have paid without value limitation agreement (percentage exempted)	53.5%
Percentage of tax benefit due to the limitation	88.8%
Percentage of tax benefit due to the credit.	11.2%
* Applicant is requesting district to waive requirement to create minimum number of qualifying jobs pursuant to Tax Code, 313.025 (f-1).	

This presents the Comptroller's economic impact evaluation of Enterprise Products Operating, LLC (the project) applying to Barbers Hill Independent School District (the district), as required by Tax Code, 313.026. This evaluation is based on information provided by the applicant and examines the following criteria:

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

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

After construction, the project will create four new jobs when fully operational. All four jobs will meet the criteria for qualifying jobs as specified in Tax Code Section 313.021(3). According to the Texas Workforce Commission (TWC), the regional manufacturing wage for the Houston-Galveston Area Council of Governments Region, where Chambers County is located was \$51,002 in 2010. The annual average manufacturing wage for 2011 for Chambers County is \$81,224. That same year, the county annual average wage for all industries was \$50,076. In addition to a salary of \$75,500, each qualifying position is offered medical and dental insurance, life insurance, 401(k) saving plan, vacation and holiday pay and educational assistance. The project's total investment is \$269 million, resulting in a relative level of investment per qualifying job of \$67.25 million.

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

According to Enterprise Products Operating, LLC's application, "Enterprise is a leading midstream energy company with large pipeline foot print in Louisiana. These pipelines provide substantial flexibility in plant location. Enterprise has significantly assets in Louisiana including pipes that can and do move product to and from Texas. For every significant investment we make, there is a thorough review of the offered tax incentives in the region that helps determine our long term investment approach in a state or location. While Louisiana has had very competitive incentives to make big investments in their state, Texas has been equally competitive with the inclusion of the Ch. 313 program. As a result, Enterprise has been continually planning adding billions in investments in Texas to expand our massive infrastructure to support growth in the Texas upstream/downstream oil and gas and petrochemical industry. Support for these Texas industries can be managed via pipelines to and processes in neighboring states. All things being equal, such a choice would not be Enterprise's first preference but will continue to be part of our business evaluation and decision processes."

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

During the past two years, 15 projects in the Houston-Galveston Area Council of Governments Region applied for value limitation agreements under Tax Code, Chapter 313.

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

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

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

Table 1 depicts Enterprise Products Operating, LLC's estimated economic impact to Texas. It depicts the direct, indirect and induced effects to employment and personal income within the state. The Comptroller's office calculated the economic impact based on 16 years of annual investment and employment levels using software from Regional Economic Models, Inc. (REMI). The impact includes the construction period and the operating period of the project.

**Table 1: Estimated Statewide Economic Impact of Investment and Employment in Enterprise Products Operating, LLC**

Year	Employment			Personal Income		
	Direct	Indirect + Induced	Total	Direct	Indirect + Induced	Total
2012	500	457	957	\$26,000,000	\$27,000,000	\$53,000,000
2013	504	481	985	\$26,302,000	\$33,698,000	\$60,000,000
2014	4	41	45	\$302,000	\$9,698,000	\$10,000,000
2015	4	25	29	\$302,000	\$7,698,000	\$8,000,000
2016	4	20	24	\$302,000	\$6,698,000	\$7,000,000
2017	4	13	17	\$302,000	\$5,698,000	\$6,000,000
2018	4	21	25	\$302,000	\$5,698,000	\$6,000,000
2019	4	29	33	\$302,000	\$4,698,000	\$5,000,000
2020	4	31	35	\$302,000	\$5,698,000	\$6,000,000
2021	4	40	44	\$302,000	\$5,698,000	\$6,000,000
2022	4	48	52	\$302,000	\$6,698,000	\$7,000,000
2023	4	41	45	\$302,000	\$5,698,000	\$6,000,000
2024	4	41	45	\$302,000	\$5,698,000	\$6,000,000
2025	4	35	39	\$302,000	\$5,698,000	\$6,000,000
2026	4	39	43	\$302,000	\$6,698,000	\$7,000,000
2027	4	43	47	\$302,000	\$6,698,000	\$7,000,000

Source: CPA, REMI, Enterprise Products Operating, LLC

The statewide average ad valorem tax base for school districts in Texas was \$1.6 billion in 2010-2011. Barbers Hill ISD's ad valorem tax base in 2010-2011 was \$3.37 billion. The statewide average wealth per WADA was estimated at \$345,067 for fiscal 2010-2011. During that same year, Barbers Hill ISD's estimated wealth per WADA was \$718,583. The impact on the facilities and finances of the district are presented in Attachment 2.

Table 2 examines the estimated direct impact on ad valorem taxes to the school district, Chambers County, and the City of Mont Belvieu Extra-Territorial Jurisdiction (ETJ), with all property tax incentives sought being granted using estimated market value from Enterprise Products Operating, LLC's application. Enterprise Products Operating, LLC has applied for both a value limitation under Chapter 313, Tax Code and tax abatements with the city's extra-territorial jurisdiction and the county. Table 3 illustrates the estimated tax impact of the Enterprise Products Operating, LLC project on the region if all taxes are assessed.

Year	Estimated Taxable value for I&S	Estimated Taxable value for M&O	Tax Rate <sup>1</sup>	Barbers Hill ISD I&S Levy	Barbers Hill ISD M&O Levy	Barbers Hill ISD M&O and I&S Tax Levies (Before Credit Credited)	Barbers Hill ISD M&O and I&S Tax Levies (After Credit Credited)	Chambers County Tax Levy	City of Mont Belvieu Extra-Territorial Jurisdiction (ETJ) Tax Levy	Estimated Total Property Taxes
				0.2698	1.0600			0.6466	0.4367	
2013	\$28,500,000	\$28,500,000		\$76,893	\$302,100	\$378,993	\$378,993	\$0	\$0	\$378,993
2014	\$240,500,000	\$240,500,000		\$648,869	\$2,549,300	\$3,198,169	\$3,198,169	\$0	\$0	\$3,198,169
2015	\$251,120,000	\$300,000,000		\$677,522	\$318,000	\$995,522	\$995,522	\$0	\$0	\$995,522
2016	\$248,206,560	\$300,000,000		\$669,661	\$318,000	\$987,661	\$668,904	\$0	\$0	\$668,904
2017	\$245,147,000	\$300,000,000		\$661,407	\$318,000	\$979,407	\$660,649	\$396,305	\$267,645	\$1,324,599
2018	\$241,693,970	\$300,000,000		\$652,090	\$318,000	\$970,090	\$651,333	\$625,156	\$422,201	\$1,698,690
2019	\$238,089,016	\$300,000,000		\$642,364	\$318,000	\$960,364	\$641,607	\$769,789	\$519,879	\$1,931,276
2020	\$233,946,341	\$300,000,000		\$631,187	\$318,000	\$949,187	\$630,430	\$756,395	\$1,021,667	\$2,408,492
2021	\$229,639,446	\$300,000,000		\$619,567	\$318,000	\$937,567	\$618,810	\$742,470	\$1,002,858	\$2,364,139
2022	\$224,682,597	\$300,000,000		\$606,194	\$318,000	\$924,194	\$605,437	\$726,444	\$981,211	\$2,313,092
2023	\$219,554,690	\$219,554,690		\$592,359	\$2,327,280	\$2,919,638	\$2,919,638	\$1,419,728	\$958,817	\$5,298,184
2024	\$213,521,652	\$213,521,652		\$576,081	\$2,263,330	\$2,839,411	\$2,839,411	\$1,380,716	\$932,470	\$5,152,598
2025	\$207,691,221	\$207,691,221		\$560,351	\$2,201,527	\$2,761,878	\$2,761,878	\$1,343,015	\$907,008	\$5,011,901
2026	\$223,235,083	\$223,235,083		\$602,288	\$2,366,292	\$2,968,580	\$2,968,580	\$1,443,527	\$974,890	\$5,386,997
2027	\$192,483,777	\$192,483,777		\$519,321	\$2,040,328	\$2,559,649	\$2,559,649	\$1,244,677	\$840,596	\$4,644,922
						<b>Total</b>	<b>\$23,099,011</b>	<b>\$10,848,223</b>	<b>\$8,829,244</b>	<b>\$42,776,478</b>

Assumes School Value Limitation and Tax Abatements from City of Mont Belvieu ETJ and Chambers County.

Source: CPA, Enterprise Products Operating, LLC

<sup>1</sup>Tax Rate per \$100 Valuation

Year	Estimated Taxable value for I&S	Estimated Taxable value for M&O	Tax Rate <sup>1</sup>	Barbers Hill ISD I&S Levy	Barbers Hill ISD M&O Levy	Barbers Hill ISD M&O and I&S Tax Levies	Chambers County Tax Levy	City of Mont Belvieu Extra-Territorial Jurisdiction (ETJ) Tax Levy	Estimated Total Property Taxes	
				0.2698	1.0600		0.6466	0.4367		
2013	\$28,500,000	\$28,500,000		\$76,893	\$302,100	\$378,993	\$184,292	\$124,462	\$687,748	
2014	\$240,500,000	\$240,500,000		\$648,869	\$2,549,300	\$3,198,169	\$1,555,169	\$1,050,288	\$5,803,626	
2015	\$251,120,000	\$251,120,000		\$677,522	\$2,661,872	\$3,339,394	\$1,623,842	\$1,096,666	\$6,059,902	
2016	\$248,206,560	\$248,206,560		\$669,661	\$2,630,990	\$3,300,651	\$1,605,003	\$1,083,943	\$5,989,597	
2017	\$245,147,000	\$245,147,000		\$661,407	\$2,598,558	\$3,259,965	\$1,585,219	\$1,070,581	\$5,915,765	
2018	\$241,693,970	\$241,693,970		\$652,090	\$2,561,956	\$3,214,046	\$1,562,890	\$1,055,502	\$5,832,438	
2019	\$238,089,016	\$238,089,016		\$642,364	\$2,523,744	\$3,166,108	\$1,539,579	\$1,039,759	\$5,745,445	
2020	\$233,946,341	\$233,946,341		\$631,187	\$2,479,831	\$3,111,018	\$1,512,791	\$1,021,667	\$5,645,476	
2021	\$229,639,446	\$229,639,446		\$619,567	\$2,434,178	\$3,053,745	\$1,484,941	\$1,002,858	\$5,541,544	
2022	\$224,682,597	\$224,682,597		\$606,194	\$2,381,636	\$2,987,829	\$1,452,888	\$981,211	\$5,421,928	
2023	\$219,554,690	\$219,554,690		\$592,359	\$2,327,280	\$2,919,638	\$1,419,728	\$958,817	\$5,298,184	
2024	\$213,521,652	\$213,521,652		\$576,081	\$2,263,330	\$2,839,411	\$1,380,716	\$932,470	\$5,152,598	
2025	\$207,691,221	\$207,691,221		\$560,351	\$2,201,527	\$2,761,878	\$1,343,015	\$907,008	\$5,011,901	
2026	\$223,235,083	\$223,235,083		\$602,288	\$2,366,292	\$2,968,580	\$1,443,527	\$974,890	\$5,386,997	
2027	\$192,483,777	\$192,483,777		\$519,321	\$2,040,328	\$2,559,649	\$1,244,677	\$840,596	\$4,644,922	
						<b>Total</b>	<b>\$43,059,075</b>	<b>\$20,938,277</b>	<b>\$14,140,719</b>	<b>\$78,138,071</b>

Source: CPA, Enterprise Products Operating, LLC

<sup>1</sup>Tax Rate per \$100 Valuation

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

Attachment 2, provided by the district and reviewed by the Texas Education Agency, contains information relating to the financial impact of the proposed project on the finances of the district as well as the tax benefit of the value limitation. "Table 5" in this attachment shows the estimated 15 year M&O tax levy without the value limitation agreement would be \$34,322,920. The estimated gross 15 year M&O tax benefit, or levy loss, is \$19,960,064.

Attachment 3 is an economic overview of Chambers County.

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

# Attachments

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

# Attachment 1

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

Form 50-296

Applicant Name

Enterprise Products LP

ISD Name

	Sales Tax Information			Other Property Tax Abatements Sought						
	Year	School Year (YYYY-YYYY)	Tax/Calendar Year YYYY	Column F: Estimate of total annual expenditures* subject to state sales tax	Column G: Estimate of total annual expenditures* made in Texas NOT subject to sales tax	Franchise Tax	County	City	Hospital	Other
The year preceding the first complete tax year of the qualifying time period (assuming no deferrals)		2012-13	2012	\$600,000	\$900,000	Column H: Estimate of Franchise tax due from (or attributable to) the applicant	Fill in percentage exemption requested or granted in each year of the Agreement	Fill in percentage exemption requested or granted in each year of the Agreement	Fill in percentage exemption requested or granted in each year of the Agreement	Fill in percentage exemption requested or granted in each year of the Agreement
Tax Credit Period (with 50% cap on credit)	Complete tax years of qualifying time period	1	2013-14	2013	\$600,000	\$900,000	\$15,196,069	100	100	100
		2	2014-15	2014	\$600,000	\$900,000	\$15,196,069	100	100	100
		3	2015-16	2015	\$600,000	\$900,000	\$15,196,069	100	100	100
		4	2016-17	2016	\$600,000	\$900,000	\$15,196,069	100	100	100
		5	2017-18	2017	\$600,000	\$900,000	\$15,196,069	75	75	75
		6	2018-19	2018	\$600,000	\$900,000	\$15,196,069	60	60	60
		7	2019-20	2019	\$600,000	\$900,000	\$15,196,069	50	50	50
		8	2020-21	2020	\$600,000	\$900,000	\$15,196,069	50	50	50
		9	2021-22	2021	\$600,000	\$900,000	\$15,196,069	50	50	50
		10	2022-23	2022	\$600,000	\$900,000	\$15,196,069	50	50	50
		11	2023-24	2023	\$600,000	\$900,000	\$15,196,069			
		12	2024-25	2024	\$600,000	\$900,000	\$15,196,069			
		13	2025-26	2025	\$600,000	\$900,000	\$15,196,069			
		14	2026-27	2026	\$600,000	\$900,000	\$15,196,069			
		15	2027-28	2027	\$600,000	\$900,000	\$15,196,069			

\*For planning, construction and operation of the facility.

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

*Justin Gato*

DATE

7/17/2012

Schedule A (Rev. May 2010): Investment

Form 50-256

PROPERTY INVESTMENT AMOUNTS

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

Applicant Name ISD Name	School Year (YYYY-YYYY)	Tax Year (File in actual tax year below) YYYY	Column A: Tangible Personal Property The amount of new investment (original cost) placed in service during this year	Column B: Building or permanent nonremovable component of building (annual amount only)	Column C: Sum of A and B Qualifying investment (during the qualifying time period)	Column D: Other investment that is not qualified investment but investment affecting economic impact and total value	Column E: Total Investment (A+B+D)	
The year preceding the first complete tax year of the qualifying time period (assuming no deferrals)	Year  Investment made before filing complete application with district (neither qualified property nor eligible to become qualified investment)  Investment made after filing complete application with district, but before final board approval of application (eligible to become qualified property)  Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period (qualified investment and eligible to become qualified property)  Complete tax years of qualifying time period  Value Limitation Period  Continue to Maintain Viable Presence  Post- Settle-Up Period  Post- Settle-Up Period	2012-2013						
		1	2013	28,500,000		28,500,000		28,500,000
		2	2014	240,500,000		240,500,000		240,500,000
		3	2015					
		4	2016					
		5	2017					
		6	2018					
		7	2019					
		8	2020					
		9	2021					
		10	2022					
		11	2023					
		12	2024					
		13	2025					
		14	2026					
15	2027							

Qualifying Time Period usually begins with the final board approval of the application and extends generally for the following two complete tax years.  
 Column A: This represents the total dollar amount of planned investment in tangible personal property the applicant considers qualified investment - as defined in Tax Code §313.021(1)(A)-(D).  
 For the purposes of investment, please list amount invested each year, not cumulative totals.  
 For the years outside the qualifying time period, this number should simply represent the planned investment in tangible personal property.  
 Column B: Includes estimates of investment for "replacement" property-property that is part of original agreement but scheduled for probable replacement during limitation period.  
 The total dollar amount of planned investment each year in buildings or nonremovable component of buildings that the applicant considers qualified investment under Tax Code §313.021(1)(E).  
 Column D: For the years outside the qualifying time period, this number should simply represent the planned investment in new buildings or nonremovable components of buildings.  
 Dollar value of other investment that may not be qualified investment but that may affect economic impact and total value for planning, construction and operation of the facility.  
 The most significant example for many projects would be land. Other examples may be liens such as professional services, etc.  
 Note: Land can be listed as part of investment during the "pre-year 1" time period. It cannot be part of qualifying investment.

Notes: For advanced clean energy projects, nuclear projects, projects with deferred qualifying time periods, and projects with lengthy application review periods, insert additional rows as needed  
 This schedule must be submitted with the original application and any application for tax credit. When using this schedule for any purpose other than the original application, replace original estimates with actual appraisal district data for past years and update estimates for current and future years. If original estimates have not changed, enter those amounts for future years.

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE: Justin Tate DATE: 6/18/2012

**Schedule B (Rev. May 2010): Estimated Market And Taxable Value**  
**Enterprise Products LP**

Form 50-296

Applicant Name  
ISD Name

Applicant Name ISD Name	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Qualified Property			Reductions from Market Value		Estimated Taxable Value	
				Estimated Market Value of Land	Estimated Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new building or "in or on the new improvement"	Exempted Value	Final taxable value for I&S - after all reductions	Final taxable value for M&O--after all reductions	
	pre-year 1	2012-13	2012							
	1	2013-14	2013			28,500,000			28,500,000	28,500,000
	2	2014-15	2014			240,500,000			240,500,000	240,500,000
	3	2015-16	2015			263,620,000	12,500,000		251,120,000	30,000,000
	4	2016-17	2016			260,456,560	12,250,000		248,206,560	30,000,000
	5	2017-18	2017			257,029,500	11,882,500		245,147,000	30,000,000
	6	2018-19	2018			253,338,820	11,644,850		241,693,970	30,000,000
	7	2019-20	2019			249,384,520	11,295,505		238,089,016	30,000,000
	8	2020-21	2020			244,902,980	10,956,639		233,946,341	30,000,000
	9	2021-22	2021			240,157,820	10,518,374		229,639,446	30,000,000
	10	2022-23	2022			234,885,420	10,202,823		224,682,597	30,000,000
	11	2023-24	2023			229,349,400	9,794,710		219,554,690	219,554,690
	12	2024-25	2024			223,022,520	9,500,868		213,521,652	213,521,652
	13	2025-26	2025			216,432,020	8,740,799		207,691,221	207,691,221
	14	2026-27	2026			231,801,066	8,565,983		223,235,083	223,235,083
	15	2027-28	2027			200,878,440	8,394,663		192,483,777	192,483,777
Tax Credit Period (with 50% cap on credit)										
Credit Settle-Up Period										
Post- Settle-Up Period										
Post- Settle-Up Period										

Notes: Market value in future years is good faith estimate of future taxable value for the purposes of property taxation. This schedule must be submitted with the original application and any application for tax credit. When using this schedule for any purpose other than the original application, replace original estimates with actual appraisal district data for past years and update estimates for current and future years. If original estimates have not changed, enter those amounts for future years.

*[Signature]*  
DATE 6/18/2012

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

Schedule C- Application: Employment Information

Form 50-296

Applicant Name  
ISD Name

		Construction			New Jobs		Qualifying Jobs	
	Year	Column A: Number of Construction FTE's or man-hours (specify)	Column B: Average annual wage rates for construction workers	Column C: Number of new jobs applicant creates (cumulative)	Column D: Average annual wage rate for all new jobs.	Column E: Number of qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Column F: Average annual wage of qualifying jobs	
	pre-year 1	500 FTE	\$25 an hour					
	1	500 FTE	\$25 an hour	4	\$75,500	4	\$75,500	
	2			4	\$75,500	4	\$75,500	
	3			4	\$75,500	4	\$75,500	
	4			4	\$75,500	4	\$75,500	
	5			4	\$75,500	4	\$75,500	
	6			4	\$75,500	4	\$75,500	
	7			4	\$75,500	4	\$75,500	
	8			4	\$75,500	4	\$75,500	
	9			4	\$75,500	4	\$75,500	
	10			4	\$75,500	4	\$75,500	
	11			4	\$75,500	4	\$75,500	
	12			4	\$75,500	4	\$75,500	
	13			4	\$75,500	4	\$75,500	
	14			4	\$75,500	4	\$75,500	
	15			4	\$75,500	4	\$75,500	

Notes: For job definitions see TAC §9.1051(14) and Tax Code §313.021(3).

This schedule must be submitted with the original application and any application for tax credit. When using this schedule for any purpose other than the original application, replace original estimates with actual appraisal district data for past years and update estimates for current and future years. If original estimates have not changed, enter those amounts for future years.

  
SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

6/18/2012  
DATE

# **Attachment 2**



TEXAS EDUCATION AGENCY

1701 North Congress Ave. • Austin, Texas 78701-1494 • 512 463-9734 • 512 463-9838 FAX • [www.tea.state.tx.us](http://www.tea.state.tx.us)

Robert Scott  
Commissioner

August 16, 2012

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

Dear Mr. Wood:

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

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

Sincerely,

A handwritten signature in black ink that reads "Belinda Dyer". The signature is written in a cursive, flowing style.

Belinda Dyer  
Division Manager  
Office of School Finance

BD/bd

August 17, 2012

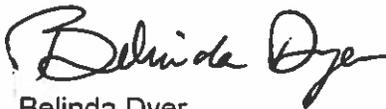
Mr. Robert Wood  
Director, Economic Development and Analysis  
Texas Comptroller of Public Accounts  
Lyndon B. Johnson State Office Building  
111 East 17th Street  
Austin, Texas 78774

Dear Mr. Wood:

As required by the Tax Code, §313.025 (b-1), the Texas Education Agency (TEA) has evaluated the impact of the proposed Enterprise Products Operating LLC project on the number and size of school facilities in Barbers Hill Independent School District (BHISD). Based on the analysis prepared by Moak, Casey and Associates for the school district and a communication with the BHISD superintendent, Dr. Greg Poole, the TEA has found that the Enterprise Products Operating LLC project would not have a significant impact on the number or size of school facilities in BHISD.

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

Sincerely,



Belinda Dyer  
Division Manager  
Office of School Finance

BD/bd

**SUMMARY OF FINANCIAL IMPACT OF THE PROPOSED  
ENTERPRISE PRODUCTS OPERATING LLC PROJECT (FRAC #7)  
ON THE FINANCES OF THE BARBERS HILL INDEPENDENT  
SCHOOL DISTRICT UNDER A REQUESTED CHAPTER 313  
PROPERTY VALUE LIMITATION**

**July 12, 2012**

**REVISED Final Report**

**PREPARED BY**



# **Estimated Impact of the Proposed Enterprise Products Operating LLC Project (Frac #7) on the Finances of the Barbers Hill Independent School District under a Requested Chapter 313 Property Value Limitation**

## **Introduction**

Enterprise Products Operating LLC (Enterprise) has requested that the Barbers Hill Independent School District (BHISD) consider granting a property value limitation under Chapter 313 of the Tax Code, also known as the Texas Economic Development Act. In an application submitted to BHISD on June 26, 2012, Enterprise proposes to invest \$269 million to construct a new manufacturing natural gas liquids (NGL) fractionator project in BHISD. The proposed project is known as Frac #7.

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

Under the provisions of Chapter 313, BHISD may offer a minimum value limitation of \$30 million. The provisions of Chapter 313 call for the project to be fully taxable in the 2013-14 and 2014-15 school years, unless the District and the Company agree to an extension of the start of the two-year qualifying time period. For the purpose of this analysis, it is assumed that the qualifying time period will be the 2013-14 and 2014-15 school years. Beginning in 2015-16, the project would go on the local tax roll at \$30 million and remain at that level of taxable value for eight years for maintenance and operations (M&O) taxes.

The full taxable value of the project would be assessed for debt service taxes on voter-approved bond issues throughout the limitation period and beyond, with BHISD currently levying a \$0.268 I&S tax rate. The full taxable value of the investment is expected to reach \$251 million in the 2015-16 school year, with depreciation expected to reduce the taxable value of the project over the course of the value limitation agreement.

In the case of the Enterprise project, the agreement calls for a calculation of the revenue impact of the value limitation in years 3-10 of the agreement, under whatever school finance and property tax laws are in effect in each of those years. BHISD would experience a revenue loss as a result of the implementation of the value limitation in the 2015-16 school year (-\$132,561), with annual revenue losses expected over the course of the agreement.

Under the assumptions outlined below, the potential tax benefits under a Chapter 313 agreement could reach an estimated \$18.4 million over the course of the agreement. This amount is net of any anticipated revenue losses for the District.

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## School Finance Mechanics

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

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

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

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

For the 2012-13 school year, the SB 1 changes called for smaller across-the-board reductions and funding ASATR-receiving target revenue districts at 92.35 percent of the level provided for under the existing funding formula. With these changes in place, the number of ASATR districts is expected to be reduced to 403 in the 2012-13 school year, with the number of formula districts increasing to 624.

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

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

### **Underlying Assumptions**

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

The general approach used here is to maintain static enrollment and property values in order to isolate the effects of the value limitation under the school finance system. The current SB 1 reductions are reflected in the underlying models. With regard to ASATR funding the 92.35 percent reduction enacted for the 2012-13 school year and thereafter, until the 2017-18 school year. A statement of legislative intent adopted in 2011 to no longer fund target revenue by the 2017-18 school year, so that change is reflected in the estimates presented below. The projected taxable values of the Enterprise Products Operating LLC project are factored into the base model used here. The impact of the limitation value for the proposed Enterprise project (Frac # 7) is isolated separately and the focus of this analysis.

Student enrollment counts are held constant at 4,174 students in average daily attendance (ADA) in analyzing the effects of the Enterprise project on the finances of BHISD. The District's local tax base reached \$3.1 billion for the 2011 tax year and is maintained for the forecast period in order to isolate the effects of the property value limitation. The impact of previously approved value limitation agreements are factored into the base property value. An M&O tax rate of \$1.06 is used throughout this analysis. BHISD has estimated state property wealth per weighted ADA or WADA of approximately \$625,036 for the 2011-12 school year. The enrollment and property value assumptions for the 15 years that are the subject of this analysis are summarized in Table 1.

### **School Finance Impact**

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

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

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

A summary of the differences between these models is shown in Table 4. The model results show approximately \$36 million a year in annual net General Fund revenue currently, after recapture (if appropriate) and other adjustments have been made, as needed. If ASATR is eliminated in the 2017-18 school year and other funding adjustments are not made, the General Fund revenue estimated decreases to about \$29 million annually.

Under these assumptions, BHISD would experience a revenue loss as a result of the implementation of the value limitation in the 2015-16 school year (-\$132,561). The revenue reduction results from the mechanics of the up to six cents beyond the compressed M&O tax rate equalized to the Austin yield or not subject to recapture, which reflect the one-year lag in value associated with the property value study.

As noted previously, no attempt was made to forecast further reductions in ASATR funding beyond the 92.35 percent adjustment adopted for the 2012-13 school year, although it is assumed that ASATR will be eliminated beginning in the 2017-18 school year, based on the 2011 statement of legislative intent.

One risk factor under the estimates presented here relates to the implementation of the value limitation in the 2015-16 school year. The formula loss of \$132,561 cited above between the base and the limitation models is based on an estimated M&O tax savings for Enterprise of \$2.3 million. Under the estimates presented here and as highlighted in Table 4, an increase in ASATR funding of \$1.6 million and or a reduction in recapture costs about \$600,000 offset nearly all of the reduction in M&O taxes in the first year of the value limitation.

In general, the ASATR offset poses little, if any, financial risk to BHISD as a result of the adoption of the value limitation agreement. A significant reduction of ASATR funding prior to the assumed 2017-18 school year elimination of these funds could reduce the residual tax savings in the first year that the \$30 million value limitation takes effect, although Enterprise would still see a substantial tax savings under the agreement.

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

### **Impact on the Taxpayer**

Table 5 summarizes the impact of the proposed property value limitation in terms of the potential tax savings under the property value limitation agreement. The focus of this table is on the M&O tax rate only. As noted previously, the property is fully taxable in the first two years under the agreement. A \$1.06 per \$100 of taxable value M&O rate is assumed in 2012-13 and thereafter.

Under the assumptions used here, the potential tax savings from the value limitation total \$17.7 million over the life of the agreement. In addition, Enterprise would be eligible for a tax credit for M&O taxes paid on value in excess of the value limitation in each of the first two qualifying years. The credit amount is paid out slowly through years 4-10 due to statutory limits on the scale of these payments over these seven years, with catch-up payments permitted in years 11-13. The tax credits are expected to total approximately \$2.2 million over the life of the agreement, with no unpaid tax credits anticipated. The school district is to be reimbursed by the Texas Education Agency for the cost of these credits.

The key BHISD revenue losses are expected to total approximately -\$1.6 million over the course of the agreement. In total, the potential net tax benefits (inclusive of tax credits but after hold-harmless payments are made) are estimated to total \$18.4 million over the life of the agreement. While legislative changes to ASATR funding could increase the hold-harmless amount owed in the initial years of the agreement, there would still be a substantial tax benefit to Enterprise under the value limitation agreement for the remaining years that the limitation is in effect.

### **Facilities Funding Impact**

The Enterprise project remains fully taxable for debt services taxes, with BHISD currently levying a \$0.268 1&S rate. The value of the Enterprise project is expected to depreciate over the life of the agreement and beyond, but full access to the additional value is expected to increase the District's projected tax base, which should assist BHISD in meeting its debt service needs.

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

### **Conclusion**

The proposed Enterprise manufacturing NGL fractionator project enhances the tax base of BHISD. It reflects continued capital investment in keeping with the goals of Chapter 313 of the Tax Code.

Under the assumptions outlined above, the potential tax savings for the applicant under a Chapter 313 agreement could reach an estimated \$18.4 million. (This amount is net of any anticipated revenue losses for the District.) The additional taxable value also enhances the tax base of BHISD in meeting its future debt service obligations.

**Table 1 – Base District Information with Enterprise Products Operating LLC Project Value and Limitation Values**

Year of Agreement	School Year	ADA	WADA	M&O Tax Rate	I&S Tax Rate	CAD Value with Project	CAD Value with Limitation	CPTD with Project	CPTD With Limitation	CPTD Value with Project per WADA	CPTD Value with Limitation per WADA
Pre-Year 1	2012-13	4,313.55	5,064.69	\$1.0600	\$0.2698	\$3,333,686,974	\$3,333,686,974	\$3,644,481,865	\$3,644,481,865	\$719,586	\$719,586
1	2013-14	4,458.68	5,197.53	\$1.0600	\$0.2698	\$3,526,631,745	\$3,526,631,745	\$3,681,318,040	\$3,681,318,040	\$708,282	\$708,282
2	2014-15	4,606.13	5,351.05	\$1.0600	\$0.2698	\$3,503,536,745	\$3,503,536,745	\$3,874,262,811	\$3,874,262,811	\$724,019	\$724,019
3	2015-16	4,753.58	5,599.07	\$1.0600	\$0.2698	\$3,514,156,745	\$3,293,036,745	\$3,851,167,811	\$3,851,167,811	\$687,823	\$687,823
4	2016-17	4,901.03	5,752.86	\$1.0600	\$0.2698	\$3,511,243,305	\$3,293,036,745	\$3,861,787,811	\$3,640,667,811	\$671,281	\$632,845
5	2017-18	5,048.47	5,905.46	\$1.0600	\$0.2698	\$3,508,183,745	\$3,293,036,745	\$3,858,874,371	\$3,640,667,811	\$653,441	\$616,491
6	2018-19	5,195.92	6,055.70	\$1.0600	\$0.2698	\$3,504,730,715	\$3,293,036,745	\$3,855,814,811	\$3,640,667,811	\$636,725	\$601,197
7	2019-20	5,343.37	6,221.52	\$1.0600	\$0.2698	\$3,501,125,761	\$3,293,036,745	\$3,852,361,781	\$3,640,667,811	\$619,200	\$585,174
8	2020-21	5,490.82	6,393.18	\$1.0600	\$0.2698	\$3,652,432,782	\$3,448,486,441	\$3,848,756,827	\$3,640,667,811	\$602,009	\$569,461
9	2021-22	5,638.26	6,564.85	\$1.0600	\$0.2698	\$3,794,060,329	\$3,594,420,883	\$4,000,063,848	\$3,796,117,507	\$609,315	\$578,249
10	2022-23	5,785.71	6,736.52	\$1.0600	\$0.2698	\$4,512,585,381	\$4,317,902,784	\$4,141,691,395	\$3,942,051,949	\$614,812	\$585,176
11	2023-24	5,933.16	6,908.19	\$1.0600	\$0.2698	\$4,447,833,367	\$4,447,833,367	\$4,860,216,447	\$4,665,533,850	\$703,545	\$675,363
12	2024-25	6,080.61	7,079.85	\$1.0600	\$0.2698	\$4,384,405,769	\$4,384,405,769	\$4,795,464,433	\$4,795,464,433	\$677,340	\$677,340
13	2025-26	6,228.05	7,251.52	\$1.0600	\$0.2698	\$4,323,300,982	\$4,323,300,982	\$4,732,036,835	\$4,732,036,835	\$652,558	\$652,558
14	2026-27	6,375.50	7,423.19	\$1.0600	\$0.2698	\$4,286,578,772	\$4,286,578,772	\$4,670,932,048	\$4,670,932,048	\$629,235	\$629,235
15	2027-28	6,522.95	7,594.85	\$1.0600	\$0.2698	\$4,206,394,609	\$4,206,394,609	\$4,634,209,838	\$4,634,209,838	\$610,178	\$610,178

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

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

Year of Agreement	School Year	M&O Taxes @ Compressed Rate	State Aid	Additional State Aid-Hold Harmless	Excess Formula Reduction	Recapture Costs	Additional Local M&O Collections	State Aid From Additional M&O Tax Collections	Recapture from the Additional Local Tax Effort	Total General Fund
Pre-Year 1	2012-13	\$33,772,314	\$1,367,180	\$6,745,228	\$0	-\$8,226,194	\$2,024,549	\$0	\$0	\$35,683,077
1	2013-14	\$35,663,268	\$1,401,687	\$5,767,103	\$0	-\$8,292,119	\$2,137,906	\$0	\$0	\$36,677,845
2	2014-15	\$35,436,925	\$1,437,605	\$7,480,282	\$0	-\$8,796,298	\$2,124,337	\$0	\$0	\$37,682,851
3	2015-16	\$35,593,797	\$1,634,606	\$7,625,837	\$0	-\$7,650,182	\$2,133,741	\$0	\$0	\$39,337,800
4	2016-17	\$35,584,566	\$2,019,340	\$7,963,320	\$0	-\$7,322,749	\$2,131,989	\$0	\$0	\$40,356,467
5	2017-18	\$35,534,063	\$1,738,572	\$0	\$0	-\$6,274,441	\$2,130,161	\$0	\$0	\$33,128,355
6	2018-19	\$35,499,531	\$2,143,949	\$0	\$0	-\$5,890,667	\$2,128,091	\$0	\$0	\$33,880,903
7	2019-20	\$35,463,479	\$1,842,539	\$0	\$0	-\$4,753,898	\$2,125,929	\$0	\$0	\$34,678,049
8	2020-21	\$36,945,534	\$2,268,558	\$0	\$0	-\$4,464,874	\$2,214,774	\$0	\$0	\$36,963,991
9	2021-22	\$38,332,692	\$1,946,506	\$0	\$0	-\$4,633,392	\$2,297,930	\$0	\$0	\$37,943,736
10	2022-23	\$45,373,599	\$2,393,166	\$0	\$0	-\$6,269,971	\$2,720,011	\$0	\$0	\$44,216,805
11	2023-24	\$44,700,059	\$2,050,471	\$0	\$0	-\$10,369,007	\$2,679,635	\$0	\$0	\$39,061,157
12	2024-25	\$44,078,437	\$2,517,775	\$0	\$0	-\$9,396,820	\$2,642,370	\$0	\$0	\$39,841,763
13	2025-26	\$43,479,580	\$2,580,080	\$0	\$0	-\$8,053,728	\$2,606,471	\$0	\$0	\$40,612,403
14	2026-27	\$43,119,685	\$2,642,385	\$0	\$0	-\$6,765,963	\$2,584,896	\$0	\$0	\$41,581,003
15	2027-28	\$42,333,841	\$2,704,689	\$0	\$0	-\$5,595,147	\$2,537,787	\$0	\$0	\$41,981,170

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

Year of Agreement	School Year	M&O Taxes @ Compressed Rate	State Aid	Additional State Aid-Hold Harmless	Excess Formula Reduction	Recapture Costs	Additional Local M&O Collections	State Aid From Additional M&O Tax Collections	Recapture from the Additional Local Tax Effort	Total General Fund
Pre-Year,1	2012-13	\$33,772,314	\$1,367,180	\$6,745,228	\$0	-\$8,226,194	\$2,024,549	\$0	\$0	\$35,683,077
1	2013-14	\$35,670,214	\$1,401,687	\$5,761,772	\$0	-\$8,293,734	\$2,138,322	\$0	\$0	\$36,678,261
2	2014-15	\$35,444,377	\$1,437,605	\$7,474,680	\$0	-\$8,798,148	\$2,124,784	\$0	\$0	\$37,683,298
3	2015-16	\$33,382,486	\$1,634,606	\$9,361,871	\$0	-\$7,174,904	\$2,001,180	\$0	\$0	\$39,205,238
4	2016-17	\$33,382,486	\$2,019,340	\$8,187,430	\$0	-\$5,364,779	\$2,001,180	\$0	\$0	\$40,225,657
5	2017-18	\$33,382,486	\$1,738,572	\$0	\$0	-\$4,347,051	\$2,001,180	\$0	\$0	\$32,775,187
6	2018-19	\$33,382,486	\$2,143,949	\$0	\$0	-\$3,992,608	\$2,001,180	\$0	\$0	\$33,535,007
7	2019-20	\$33,382,486	\$1,842,539	\$0	\$0	-\$2,891,107	\$2,001,180	\$49,677	\$0	\$34,384,775
8	2020-21	\$34,905,969	\$2,268,558	\$0	\$0	-\$2,564,144	\$2,092,508	\$111,115	\$0	\$36,814,006
9	2021-22	\$36,336,198	\$1,946,506	\$0	\$0	-\$2,773,480	\$2,178,246	\$80,806	\$0	\$37,768,276
10	2022-23	\$43,426,675	\$2,393,166	\$0	\$0	-\$4,215,527	\$2,603,299	\$64,611	\$0	\$44,272,225
11	2023-24	\$44,700,059	\$2,050,471	\$0	\$0	-\$9,029,709	\$2,679,635	\$0	\$0	\$40,400,456
12	2024-25	\$44,078,437	\$2,517,775	\$0	\$0	-\$9,396,820	\$2,642,370	\$0	\$0	\$39,841,763
13	2025-26	\$43,479,580	\$2,580,080	\$0	\$0	-\$8,053,728	\$2,606,471	\$0	\$0	\$40,612,402
14	2026-27	\$43,119,685	\$2,642,385	\$0	\$0	-\$6,765,963	\$2,584,896	\$0	\$0	\$41,581,003
15	2027-28	\$42,333,840	\$2,704,689	\$0	\$0	-\$5,595,147	\$2,537,787	\$0	\$0	\$41,981,169

**Table 4 – Value Limit less Project Value with No Limit**

Year of Agreement	School Year	M&O Taxes @ Compressed Rate	State Aid	Additional State Aid-Hold Harmless	Excess Formula Reduction	Recapture Costs	Additional Local M&O Collections	State Aid From Additional M&O Tax Collections	Recapture from the Additional Local Tax Effort	Total General Fund
Pre-Year 1	2012-13	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1	2013-14	\$6,946	\$0	-\$5,331	\$0	-\$1,615	\$416	\$0	\$0	\$416
2	2014-15	\$7,452	\$0	-\$5,602	\$0	-\$1,850	\$447	\$0	\$0	\$447
3	2015-16	-\$2,211,311	\$0	\$1,736,034	\$0	\$475,278	-\$132,561	\$0	\$0	-\$132,561
4	2016-17	-\$2,182,080	\$0	\$224,110	\$0	\$1,957,970	-\$130,809	\$0	\$0	-\$130,809
5	2017-18	-\$2,151,578	\$0	\$0	\$0	\$1,927,390	-\$128,981	\$0	\$0	-\$353,168
6	2018-19	-\$2,117,046	\$0	\$0	\$0	\$1,898,059	-\$126,911	\$0	\$0	-\$345,897
7	2019-20	-\$2,080,994	\$0	\$0	\$0	\$1,862,791	-\$124,749	\$49,677	\$0	-\$293,274
8	2020-21	-\$2,039,565	\$0	\$0	\$0	\$1,900,731	-\$122,266	\$111,115	\$0	-\$149,985
9	2021-22	-\$1,996,494	\$0	\$0	\$0	\$1,859,912	-\$119,684	\$80,806	\$0	-\$175,460
10	2022-23	-\$1,946,924	\$0	\$0	\$0	\$2,054,444	-\$116,712	\$64,611	\$0	\$55,420
11	2023-24	\$0	\$0	\$0	\$0	\$1,339,298	\$0	\$0	\$0	\$1,339,298
12	2024-25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13	2025-26	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14	2026-27	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15	2027-28	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Table 5 - Estimated Financial Impact of the Enterprise Products Operating LLC Project Property Value Limitation Request Submitted to BHISD at \$1.06 M&O Tax Rate**

Year of Agreement	School Year	Project Value	Estimated Taxable Value	Value Savings	Assumed M&O Tax Rate	Taxes Before Value Limit	Taxes after Value Limit	Tax Savings @ Projected M&O Rate	Tax Credits for First Two Years Above Limit	Tax Benefit to Company Before Revenue Protection	School District Revenue Losses	Estimated Net Tax Benefits
Pre-Year 1	2012-13	\$0	\$0	\$0	\$1.060	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1	2013-14	\$28,500,000	\$28,500,000	\$0	\$1.060	\$302,100	\$302,100	\$0	\$0	\$0	\$0	\$0
2	2014-15	\$240,500,000	\$240,500,000	\$0	\$1.060	\$2,549,300	\$2,549,300	\$0	\$0	\$0	\$0	\$0
3	2015-16	\$251,120,000	\$30,000,000	\$221,120,000	\$1.060	\$2,661,872	\$318,000	\$2,343,872	\$0	\$2,343,872	-\$132,561	\$2,211,311
4	2016-17	\$248,206,560	\$30,000,000	\$218,206,560	\$1.060	\$2,630,990	\$318,000	\$2,312,990	\$318,757	\$2,631,747	-\$130,809	\$2,500,938
5	2017-18	\$245,147,000	\$30,000,000	\$215,147,000	\$1.060	\$2,598,558	\$318,000	\$2,280,558	\$318,757	\$2,599,315	-\$353,168	\$2,246,147
6	2018-19	\$241,693,970	\$30,000,000	\$211,693,970	\$1.060	\$2,561,956	\$318,000	\$2,243,956	\$318,757	\$2,562,713	-\$345,897	\$2,216,817
7	2019-20	\$238,089,016	\$30,000,000	\$208,089,016	\$1.060	\$2,523,744	\$318,000	\$2,205,744	\$318,757	\$2,524,501	-\$293,274	\$2,231,226
8	2020-21	\$233,946,341	\$30,000,000	\$203,946,341	\$1.060	\$2,479,831	\$318,000	\$2,161,831	\$318,757	\$2,480,588	-\$149,985	\$2,330,603
9	2021-22	\$229,639,446	\$30,000,000	\$199,639,446	\$1.060	\$2,434,178	\$318,000	\$2,116,178	\$318,757	\$2,434,935	-\$175,460	\$2,259,476
10	2022-23	\$224,682,597	\$30,000,000	\$194,682,597	\$1.060	\$2,381,636	\$318,000	\$2,063,636	\$318,757	\$2,382,393	\$0	\$2,382,393
11	2023-24	\$219,554,690	\$219,554,690	\$0	\$1.060	\$2,327,280	\$2,327,280	\$0	\$0	\$0	\$0	\$0
12	2024-25	\$213,521,652	\$213,521,652	\$0	\$1.060	\$2,263,330	\$2,263,330	\$0	\$0	\$0	\$0	\$0
13	2025-26	\$207,691,221	\$207,691,221	\$0	\$1.060	\$2,201,527	\$2,201,527	\$0	\$0	\$0	\$0	\$0
14	2026-27	\$223,235,083	\$223,235,083	\$0	\$1.060	\$2,366,292	\$2,366,292	\$0	\$0	\$0	\$0	\$0
15	2027-28	\$192,483,777	\$192,483,777	\$0	\$1.060	\$2,040,328	\$2,040,328	\$0	\$0	\$0	\$0	\$0
						\$34,322,920	\$16,594,156	\$17,728,764	\$2,231,300	\$19,960,064	-\$1,581,154	\$18,378,910
Tax Credit for Value Over Limit in First 2 Years								Year 1	Year 2	Max Credits		
								\$0	\$2,231,300	\$2,231,300		
								Credits Earned		\$2,231,300		
								Credits Paid		<u>\$2,231,300</u>		
								Excess Credits Unpaid		\$0		

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

# Attachment 3

## Chambers County

### Population

- Total county population in 2010 for Chambers County: 32,332 , up 2.5 percent from 2009. State population increased 1.8 percent in the same time period.
- Chambers County was the state's 91th largest county in population in 2010 and the 25 th fastest growing county from 2009 to 2010.
- Chambers County's population in 2009 was 68.9 percent Anglo (above the state average of 46.7 percent), 10.5 percent African-American (below the state average of 11.3 percent) and 18.4 percent Hispanic (below the state average of 36.9 percent).
- 2009 population of the largest cities and places in Chambers County:

Mont Belvieu:	2,913	Anahuac:	2,081
Beach City:	2,058	Old River-Winfree:	1,812
Cove:	307		

### Economy and Income

#### *Employment*

- September 2011 total employment in Chambers County: 14,359 , up 1.8 percent from September 2010. State total employment increased 0.9 percent during the same period.  
*(October 2011 employment data will be available November 18, 2011).*
- September 2011 Chambers County unemployment rate: 10.5 percent, up from 9.4 percent in September 2010. The statewide unemployment rate for September 2011 was 8.5 percent, up from 8.2 percent in September 2010.
- September 2011 unemployment rate in the city of:

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

#### *Income*

- Chambers County's ranking in per capita personal income in 2009: 13th with an average per capita income of \$45,257, down 1.5 percent from 2008. Statewide average per capita personal income was \$38,609 in 2009, down 3.1 percent from 2008.

#### *Industry*

- Agricultural cash values in Chambers County averaged \$22.26 million annually from 2007 to 2010. County total agricultural values in 2010 were up 44.2 percent from 2009. Major agriculture related commodities in Chambers County during 2010 included:
  - Aquaculture      • Rice                      • Hunting                      • Hay                      • Other Beef
- 2011 oil and gas production in Chambers County: 758,413.0 barrels of oil and 3.6 million Mcf of gas. In September 2011, there were 182 producing oil wells and 62 producing gas wells.

### Taxes

#### *Sales Tax - Taxable Sales*

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

*Quarterly (September 2010 through December 2010)*

- Taxable sales in Chambers County during the fourth quarter 2010: \$53.17 million, up 18.5 percent from the same quarter in 2009.
- Taxable sales during the fourth quarter 2010 in the city of:

Mont Belvieu:	\$21.65 million, up 88.2 percent from the same quarter in 2009.
Anahuac:	\$2.21 million, up 1.5 percent from the same quarter in 2009.
Old River-Winfree:	\$0.00
Cove:	\$1.05 million, up 24.0 percent from the same quarter in 2009.

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

- Taxable sales in Chambers County through the fourth quarter of 2010: \$192.70 million, down 1.9 percent from the same period in 2009.
- Taxable sales through the fourth quarter of 2010 in the city of:

Mont Belvieu:	\$64.92 million, up 14.8 percent from the same period in 2009.
Anahuac:	\$8.73 million, down 5.0 percent from the same period in 2009.
Old River-Winfree:	\$0.00
Cove:	\$3.77 million, up 5.7 percent from the same period in 2009.

*Annual (2010)*

- Taxable sales in Chambers County during 2010: \$192.70 million, down 1.9 percent from 2009.
- Chambers County sent an estimated \$12.04 million (or 0.07 percent of Texas' taxable sales) in state sales taxes to the state treasury in 2010.

- Taxable sales during 2010 in the city of:

Mont Belvieu:	\$64.92 million, up 14.8 percent from 2009.
Anahuac:	\$8.73 million, down 5.0 percent from 2009.
Old River-Winfree:	\$0.00
Cove:	\$3.77 million, up 5.7 percent from 2009.

### ***Sales Tax – Local Sales Tax Allocations***

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

#### ***Monthly***

- Statewide payments based on the sales activity month of August 2011: \$505.22 million, up 13.9 percent from August 2010.
- Payments to all cities in Chambers County based on the sales activity month of August 2011: \$251,094.84, down 9.6 percent from August 2010.
- Payment based on the sales activity month of August 2011 to the city of:
 

Mont Belvieu:	\$237,085.85, down 10.2 percent from August 2010.
Anahuac:	\$5,641.51, down 26.2 percent from August 2010.
Old River-Winfree*:	\$4,805.15, up 184.3 percent from August 2010.
Cove:	\$3,562.33, down 17.8 percent from August 2010.

#### ***Fiscal Year***

- Statewide payments based on sales activity months from September 2010 through August 2011: \$6.08 billion, up 8.0 percent from the same period in 2010.
- Payments to all cities in Chambers County based on sales activity months from September 2010 through August 2011: \$3.65 million, up 68.9 percent from fiscal 2010.
- Payments based on sales activity months from September 2010 through August 2011 to the city of:
 

Mont Belvieu:	\$3.47 million, up 73.2 percent from fiscal 2010.
Anahuac:	\$87,555.03, down 15.7 percent from fiscal 2010.
Old River-Winfree*:	\$49,878.98, up 149.7 percent from fiscal 2010.
Cove:	\$46,617.53, up 27.9 percent from fiscal 2010.

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

- Statewide payments based on sales activity months through August 2011: \$3.99 billion, up 8.3 percent from the same period in 2010.
- Payments to all cities in Chambers County based on sales activity months through August 2011: \$2.81 million, up 89.1 percent from the same period in 2010.
- Payments based on sales activity months through August 2011 to the city of:
 

Mont Belvieu:	\$2.69 million, up 93.5 percent from the same period in 2010.
Anahuac:	\$53,193.97, down 8.5 percent from the same period in 2010.
Old River-Winfree*:	\$37,220.66, up 185.7 percent from the same period in 2010.
Cove:	\$28,490.84, up 19.7 percent from the same period in 2010.

#### ***12 months ending in August 2011***

- Statewide payments based on sales activity in the 12 months ending in August 2011: \$6.08 billion, up 8.0 percent from the previous 12-month period.
- Payments to all cities in Chambers County based on sales activity in the 12 months ending in August 2011: \$3.65 million, up 68.9 percent from the previous 12-month period.
- Payments based on sales activity in the 12 months ending in August 2011 to the city of:
 

Mont Belvieu:	\$3.47 million, up 73.2 percent from the previous 12-month period.
Anahuac:	\$87,555.03, down 15.7 percent from the previous 12-month period.
Old River-Winfree*:	\$49,878.98, up 149.7 percent from the previous 12-month period.
Cove:	\$46,617.53, up 27.9 percent from the previous 12-month period.

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

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

Mont Belvieu:	\$3.08 million, up 82.7 percent from the same period in 2010.
Anahuac:	\$67,392.60, down 15.2 percent from the same period in 2010.
Old River-Winfree*:	\$44,170.61, up 170.2 percent from the same period in 2010.
Cove:	\$34,087.81, up 16.4 percent from the same period in 2010.

#### ***Annual (2010)***

- Statewide payments based on sales activity months in 2010: \$5.77 billion, up 3.3 percent from 2009.
- Payments to all cities in Chambers County based on sales activity months in 2010: \$2.33 million, up 8.0 percent from 2009.
- Payment based on sales activity months in 2010 to the city of:
 

Mont Belvieu:	\$2.17 million, up 11.7 percent from 2009.
Anahuac:	\$92,526.01, down 38.1 percent from 2009.
Old River-Winfree*:	\$25,685.64, up 20.4 percent from 2009.
Cove:	\$41,933.79, down 3.1 percent from 2009.

\*On 10/1/2010, the city of Old River-Winfree's local sales tax rate increased by 0.00 from 1.500 percent to 1.500 percent.

### ***Property Tax***

- As of January 2009, property values in Chambers County: \$6.94 billion, down 6.3 percent from January 2008 values. The property tax base per person in Chambers County is \$220,680, above the statewide average of \$85,809. About 2.0 percent of the property tax base is derived from oil, gas and minerals.

### **State Expenditures**

- Chambers County's ranking in state expenditures by county in fiscal year 2010: 87th. State expenditures in the county for FY2010: \$129.70 million, up 0.2 percent from FY2009.
- In Chambers County, 8 state agencies provide a total of 47 jobs and \$470,459.00 in annualized wages (as of 1st quarter 2011).
- Major state agencies in the county (as of first quarter 2011):
 

• Department of Public Safety	• Department of Transportation
• Parks & Wildlife Department	• AgriLife Extension Service
• Health & Human Services Commission	

### **Higher Education**

- Community colleges in Chambers County fall 2010 enrollment:
  - None.
- Chambers County is in the service area of the following:
  - Galveston College with a fall 2010 enrollment of 2,318 . Counties in the service area include:
    - Chambers County
    - Galveston County
    - Jefferson County
  - Lee College with a fall 2010 enrollment of 6,719 . Counties in the service area include:
    - Chambers County
    - Hardin County
    - Harris County
    - Liberty County
  - San Jacinto Community College with a fall 2010 enrollment of 32,105 . Counties in the service area include:
    - Chambers County
    - Harris County
- Institutions of higher education in Chambers County fall 2010 enrollment:
  - None.

### **School Districts**

- Chambers County had 3 school districts with 17 schools and 6,678 students in the 2009-10 school year. (Statewide, the average teacher salary in school year 2009-10 was \$48,263. The percentage of students, statewide, meeting the 2010 TAKS passing standard for all 2009-10 TAKS tests was 77 percent.)
  - Anahuac ISD had 1,286 students in the 2009-10 school year. The average teacher salary was \$44,844. The percentage of students meeting the 2010 TAKS passing standard for all tests was 82 percent.
  - Barbers Hill ISD had 4,096 students in the 2009-10 school year. The average teacher salary was \$55,305. The percentage of students meeting the 2010 TAKS passing standard for all tests was 90 percent.
  - East Chambers ISD had 1,296 students in the 2009-10 school year. The average teacher salary was \$45,678. The percentage of students meeting the 2010 TAKS passing standard for all tests was 80 percent.