

S U S A N

C O M B S

TEXAS COMPTROLLER *of* PUBLIC ACCOUNTS

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



December 14, 2012

Greg Poole
Superintendent
Barbers Hill Independent School District
P. O. Box 1108
Mont Belvieu, Texas 77580

Dear Superintendent Poole:

On Oct. 10, 2012, the Comptroller received the completed application for a limitation on appraised value under the provisions of Tax Code Chapter 313¹. This application was originally submitted in September, 2012 to the Barbers Hill Independent School District (Barbers Hill ISD) by Exxon Mobil Corporation (Exxon). 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 CISD 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 (\$782,000,000) 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. Exxon is proposing the construction of a manufacturing facility in Chambers County. Exxon 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 Exxon, the Comptroller's recommendation is that Exxon'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 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

¹ All statutory references are to the Texas TaxCode, unless otherwise noted.

interest of the school district and state. As stated above, we prepared the recommendation by generally reviewing the application and supporting documentation in light of the Section 313.026 criteria.

Note that any new building or other improvement existing as of the application review start date of Oct. 10, 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 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	Exxon Mobil Corporation
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	\$1,190,000,000
Qualified Investment	\$782,000,000
Limitation Amount	\$30,000,000
Number of total jobs committed to by applicant	40
Number of qualifying jobs committed to by applicant	40
Average Weekly Wage of Qualifying Jobs committed to by applicant	\$1,136
Minimum Weekly Wage Required Tax Code, 313.051(b)	\$1,136
Minimum Annual Wage committed to by applicant for qualified jobs	\$75,000
Investment per Qualifying Job	\$29,750,000
Estimated 15 year M&O levy without any limit or credit:	\$116,324,453
Estimated gross 15 year M&O tax benefit	\$67,348,213
Estimated 15 year M&O tax benefit (<i>after</i> deductions for estimated school district revenue protection--but not including any deduction for supplemental payments or extraordinary educational expenses):	\$59,113,316
Tax Credits (estimated - part of total tax benefit in the two lines above - appropriated through Foundation School Program)	\$2,247,836
Net M&O Tax (15 years) After Limitation, Credits and Revenue Protection:	\$57,211,137
Tax benefit as a percentage of what applicant would have paid without value limitation agreement (percentage exempted)	50.8%
Percentage of tax benefit due to the limitation	96.7%
Percentage of tax benefit due to the credit.	3.3%

This presents the Comptroller's economic impact evaluation of ExxonMobil (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 40 new jobs when fully operational. All 40 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 \$53,711 in 2011. The annual average manufacturing wage for 2011 for Chambers County is \$81,484. That same year, the county annual average wage for all industries was \$48,932. In addition to a salary of \$59,076, each qualifying position will receive benefits such as 401(k) savings plan, pension plan, group health benefit for which Exxon Mobil offers to pay at least 80% of the premiums or other charges for employee-only coverage, dental and vision plans, pre-tax spending plans for medical, dental and vision plans, disability plan, life insurance plan, vacation & holiday pay, educational refund program. The project's total investment is \$1.19 billion, resulting in a relative level of investment per qualifying job of \$29.75 million.

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

According to ExxonMobil's application, "ExxonMobil's unmatched integration of natural gas, refining and chemical operations uniquely positions the chemical company to benefit from ExxonMobil's significant investment in American natural gas production. The new facilities could be constructed at any of our fully integrated refining manufacturing locations in Sarnia (Canada), Baton Rouge (LA), Beaumont (TX) or non-integrated refining manufacturing locations in Joliet (IL), Torrance (CA), Billings (MT) and Chalmette (LA). Competitive abatement programs exist in alternate locations. The impact of tax burden on the economic return of any given project is one factor that influences the viability of projects and their ultimate location."

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

During the past two years, 25 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 ExxonMobil 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 ExxonMobil'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. In years 2018 to 2022, the negative results are due to the sharp drop-off in construction following the end of the construction phase of the project.

Table 1: Estimated Statewide Economic Impact of Investment and Employment in ExxonMobil

Year	Employment			Personal Income		
	Direct	Indirect + Induced	Total	Direct	Indirect + Induced	Total
2012	200	196	396	\$12,000,000	\$11,000,000	\$23,000,000
2013	1000	971	1971	\$61,200,000	\$58,800,000	\$120,000,000
2014	4018	3921	7939	\$250,686,930	\$253,313,070	\$504,000,000
2015	5040	5073	10113	\$320,550,160	\$372,449,840	\$693,000,000
2016	2040	2278	4318	\$132,584,920	\$235,415,080	\$368,000,000
2017	40	172	212	\$2,959,040	\$98,040,960	\$101,000,000
2018	40	-71	-31	\$2,999,840	\$65,000,160	\$68,000,000
2019	40	-145	-105	\$2,999,840	\$45,000,160	\$48,000,000
2020	40	-144	-104	\$2,999,840	\$33,000,160	\$36,000,000
2021	40	-89	-49	\$2,999,840	\$28,000,160	\$31,000,000
2022	40	-18	22	\$2,999,840	\$28,000,160	\$31,000,000
2023	40	7	47	\$2,999,840	\$25,000,160	\$28,000,000
2024	40	67	107	\$2,999,840	\$27,000,160	\$30,000,000
2025	40	122	162	\$2,999,840	\$31,000,160	\$34,000,000
2026	40	177	217	\$2,999,840	\$36,000,160	\$39,000,000
2027	40	224	264	\$2,999,840	\$41,000,160	\$44,000,000

Source: CPA, REMI, ExxonMobil

The statewide average ad valorem tax base for school districts in Texas was \$1.74 billion in 2011. Barbers Hill ISD's ad valorem tax base in 2011 was \$3.39 billion. The statewide average wealth per WADA was estimated at \$347,943 for fiscal 2011-2012. During that same year, Barbers Hill ISD's estimated wealth per WADA was \$669,576. 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, with all property tax incentives sought being granted using estimated market value from ExxonMobil's application. ExxonMobil has applied for both a value limitation under Chapter 313, Tax Code and tax abatements with the city and county. Table 3 illustrates the estimated tax impact of the ExxonMobil project on the region if all taxes are assessed.

Table 2 Estimated Direct Ad Valorem Taxes with all property tax incentives sought

Year	Estimated Taxable value for I&S	Estimated Taxable value for M&O	Tax Rate ¹	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 Tax Levy	Estimated Total Property Taxes
			0.2698	0.2698	1.0600			0.6466	0.4367	
2013	\$16,000,000	\$16,000,000		\$43,168	\$169,600	\$212,768	\$212,768	\$0	\$0	\$212,768
2014	\$242,060,000	\$242,060,000		\$653,078	\$2,565,836	\$3,218,914	\$3,218,914	\$0	\$0	\$3,218,914
2015	\$379,270,000	\$300,000,000		\$1,023,270	\$318,000	\$1,341,270	\$1,341,270	\$0	\$0	\$1,341,270
2016	\$512,525,000	\$300,000,000		\$1,382,792	\$318,000	\$1,700,792	\$1,379,673	\$0	\$0	\$1,379,673
2017	\$503,350,000	\$300,000,000		\$1,358,038	\$318,000	\$1,676,038	\$1,354,919	\$0	\$0	\$1,354,919
2018	\$1,033,900,000	\$300,000,000		\$2,789,462	\$318,000	\$3,107,462	\$2,786,343	\$0	\$0	\$2,786,343
2019	\$1,010,600,000	\$300,000,000		\$2,726,599	\$318,000	\$3,044,599	\$2,723,479	\$0	\$0	\$2,723,479
2020	\$1,011,300,000	\$300,000,000		\$2,728,487	\$318,000	\$3,046,487	\$2,725,368	\$0	\$0	\$2,725,368
2021	\$976,700,000	\$300,000,000		\$2,635,137	\$318,000	\$2,953,137	\$2,632,017	\$0	\$0	\$2,632,017
2022	\$953,900,000	\$300,000,000		\$2,573,622	\$318,000	\$2,891,622	\$2,570,503	\$0	\$0	\$2,570,503
2023	\$931,000,000	\$931,000,000		\$2,511,838	\$9,868,600	\$12,380,438	\$12,380,438	\$6,020,218	\$4,065,770	\$22,466,427
2024	\$896,800,000	\$896,800,000		\$2,419,566	\$9,506,080	\$11,925,646	\$11,925,646	\$5,799,068	\$3,916,415	\$21,641,129
2025	\$862,200,000	\$862,200,000		\$2,326,216	\$9,139,320	\$11,465,536	\$11,465,536	\$5,575,330	\$3,765,314	\$20,806,179
2026	\$839,300,000	\$839,300,000		\$2,264,431	\$8,896,580	\$11,161,011	\$11,161,011	\$5,427,250	\$3,665,307	\$20,253,568
2027	\$805,100,000	\$805,100,000		\$2,172,160	\$8,534,060	\$10,706,220	\$10,706,220	\$5,206,099	\$3,515,952	\$19,428,271
						Total	\$78,584,105	\$28,027,964	\$18,928,758	\$125,540,828

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

Source: CPA, ExxonMobil

¹Tax Rate per \$100 Valuation

Table 3 Estimated Direct Ad Valorem Taxes without property tax incentives

Year	Estimated Taxable value for I&S	Estimated Taxable value for M&O	Tax Rate ¹	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 Tax Levy	Estimated Total Property Taxes	
			0.2698	0.2698	1.0600		0.6466	0.4367		
2013	\$16,000,000	\$16,000,000		\$43,168	\$169,600	\$212,768	\$103,462	\$69,874	\$386,104	
2014	\$242,060,000	\$242,060,000		\$653,078	\$2,565,836	\$3,218,914	\$1,565,257	\$1,057,100	\$5,841,271	
2015	\$379,270,000	\$379,270,000		\$1,023,270	\$4,020,262	\$5,043,532	\$2,452,512	\$1,656,310	\$9,152,354	
2016	\$512,525,000	\$512,525,000		\$1,382,792	\$5,432,765	\$6,815,557	\$3,314,192	\$2,238,248	\$12,367,997	
2017	\$503,350,000	\$503,350,000		\$1,358,038	\$5,335,510	\$6,693,548	\$3,254,862	\$2,198,180	\$12,146,591	
2018	\$1,033,900,000	\$1,033,900,000		\$2,789,462	\$10,959,340	\$13,748,802	\$6,685,611	\$4,515,145	\$24,949,558	
2019	\$1,010,600,000	\$1,010,600,000		\$2,726,599	\$10,712,360	\$13,438,959	\$6,534,944	\$4,413,391	\$24,387,294	
2020	\$1,011,300,000	\$1,011,300,000		\$2,728,487	\$10,719,780	\$13,448,267	\$6,539,470	\$4,416,448	\$24,404,186	
2021	\$976,700,000	\$976,700,000		\$2,635,137	\$10,353,020	\$12,988,157	\$6,315,733	\$4,265,347	\$23,569,236	
2022	\$953,900,000	\$953,900,000		\$2,573,622	\$10,111,340	\$12,684,962	\$6,168,299	\$4,165,777	\$23,019,038	
2023	\$931,000,000	\$931,000,000		\$2,511,838	\$9,868,600	\$12,380,438	\$6,020,218	\$4,065,770	\$22,466,427	
2024	\$896,800,000	\$896,800,000		\$2,419,566	\$9,506,080	\$11,925,646	\$5,799,068	\$3,916,415	\$21,641,129	
2025	\$862,200,000	\$862,200,000		\$2,326,216	\$9,139,320	\$11,465,536	\$5,575,330	\$3,765,314	\$20,806,179	
2026	\$839,300,000	\$839,300,000		\$2,264,431	\$8,896,580	\$11,161,011	\$5,427,250	\$3,665,307	\$20,253,568	
2027	\$805,100,000	\$805,100,000		\$2,172,160	\$8,534,060	\$10,706,220	\$5,206,099	\$3,515,952	\$19,428,271	
						Total	\$145,932,318	\$70,962,306	\$47,924,577	\$264,819,202

Source: CPA, ExxonMobil

¹Tax 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 \$116,324,453. The estimated gross 15 year M&O tax benefit, or levy loss, is \$67,348,213.

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 A (Rev. May 2010): Investment

Form 50-296

Applicant Name
ISD Name
EXXON MOBIL CORPORATION
BARBERS HILL ISD

PROPERTY INVESTMENT AMOUNTS									
(Estimated investment in each year. Do not put cumulative totals.)									
	School Year (YYYY-YYYY)	Tax Year (Fit in actual tax year below) YYYY	Column A: Tangible Personal Property The amount of new investment (original cost) placed in service during this year	Column B: Building or permanent nonremovable component of building (annual amount only)	Column C: Sum of A and B Qualifying investment (during the qualifying time period)	Column D: Other investment that is not qualified investment but investment affecting economic impact and total value	Column E: Total Investment (A+B+D)		
The year preceding the first complete tax year of the qualifying time period (assuming no deferrals)	Investment made before filing complete application with distinct (neither qualified property nor eligible to become qualified investment) Investment made after filing complete application with distinct, 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)	2012-2013	2012	0	0	0	0	0	0
		2013-2014	2013	32,000,000	0	32,000,000	0	32,000,000	0
		2014-2015	2014	462,000,000	0	462,000,000	0	462,000,000	0
		2015-2016	2015	283,000,000	5,000,000	288,000,000	0	288,000,000	0
		2016-2017	2016	293,000,000	4,000,000	297,000,000	0	297,000,000	0
		2017-2018	2017	110,000,000	1,000,000	111,000,000	0	111,000,000	0
		2018-2019	2018						
		2019-2020	2019						
		2020-2021	2020						
		2021-2022	2021						
		2022-2023	2022						
		2023-2024	2023						
		2024-2025	2024						
		2025-2026	2025						
		2026-2027	2026						
2027-2028	2027								
Tax Credit Period (with 50% cap on credits)									
Credit Settle-Up Period									
Post-Settle-Up Period									
Post-Settle-Up Period									

Qualifying Time Period usually begins with the final board approval of the application and extends generally for the following two complete tax years.

Column A: This represents the total dollar amount of planned investment in tangible personal property the applicant considers qualified investment - as defined in Tax Code §313.021(1)(A)-(D).

For the purposes of investment, please list amount invested each year, not cumulative totals.

Column B: For the years outside the qualifying time period, this number should simply represent the planned investment in tangible personal property. Include estimates of investment for "replacement" property-property that is part of original agreement but scheduled for probable replacement during limitation period.

Column C: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings that the applicant considers qualified investment under Tax Code §313.021(1)(E).

Column D: For the years outside the qualifying time period, this number should simply represent the planned investment in new buildings or nonremovable components of buildings. Dollar value of other investment that may not be qualified investment but that may affect economic impact and total value for planning, construction and operation of the facility. The most significant example for many projects would be land. Other examples may be items such as professional services, etc.

Column E: 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: *[Handwritten Signature]*
DATE: 9/13/12

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

Schedule B (Rev. May 2010): Estimated Market And Taxable Value

Applicant Name
ISD Name
EXXON MOBIL CORPORATION
BARBERS HILL ISD

Form 50-296

Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Qualified Property			Reductions from Market Value	Estimated Taxable Value	
			Estimated Total Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of intangible personal property in the new building or "in or on the new improvement"		Final taxable value for 185 - after all reductions	Final taxable value for M&O—after all reductions
pre- year 1	2012-2013	2012	0	0	0	0	0	0
Complete tax years of qualifying time period	1	2013-2014	0	16,000,000	0	0	16,000,000	16,000,000
	2	2014-2015	0	242,060,000	0	0	242,060,000	242,060,000
	3	2015-2016	0	376,845,000	2,425,000	0	379,270,000	30,000,000
	4	2016-2017	0	508,250,000	4,275,000	0	512,525,000	30,000,000
Tax Credit Period (with 50% cap on credit)	5	2017-2018	0	548,700,000	4,650,000	50,000,000	503,350,000	30,000,000
	6	2018-2019	0	1,073,800,000	9,100,000	49,000,000	1,033,900,000	30,000,000
	7	2019-2020	0	1,050,200,000	8,900,000	48,500,000	1,010,600,000	30,000,000
	8	2020-2021	0	1,050,200,000	8,600,000	47,500,000	1,011,300,000	30,000,000
	9	2021-2022	0	1,014,800,000	8,400,000	46,500,000	976,700,000	30,000,000
	10	2022-2023	0	991,200,000	8,200,000	45,500,000	953,900,000	30,000,000
Credit Settle-Up Period	11	2023-2024	0	967,600,000	7,900,000	44,500,000	931,000,000	931,000,000
	12	2024-2025	0	932,200,000	7,600,000	43,000,000	896,800,000	896,800,000
	13	2025-2026	0	896,800,000	7,400,000	42,000,000	862,200,000	862,200,000
Post- Settle-Up Period	14	2026-2027	0	873,200,000	7,100,000	41,000,000	839,300,000	839,300,000
	15	2027-2028	0	837,800,000	6,800,000	39,500,000	805,100,000	805,100,000

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

Signature: William J. McRae DATE: 9/13/12

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

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

Form 50-286
BARBERS HILL ISD
Other Property Tax Abatements Sought

ISD Name
Franchise Tax

Sales Tax Information

Applicant Name
EXXON MOBIL CORPORATION

	Year	School Year (YYYY-YYYY)	Tax/Calendar Year YYYY	Sales Taxable Expenditures		Franchise Tax	County	City	Hospital	Other
				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					
The year preceding the first complete tax year of the qualifying time period (assuming no deferrals)		2012-2013	2012	\$2,000,000	\$30,000,000	\$70,000,000	100%	100%	0%	0%
Complete tax years of qualifying time period	1	2013-2014	2013	\$23,000,000	\$439,000,000	\$70,000,000	100%	100%	0%	0%
	2	2014-2015	2014	\$14,000,000	\$274,000,000	\$70,000,000	100%	100%	0%	0%
	3	2015-2016	2015	\$15,000,000	\$282,000,000	\$70,000,000	100%	100%	0%	0%
	4	2016-2017	2016	\$6,000,000	\$105,000,000	\$70,000,000	100%	100%	0%	0%
	5	2017-2018	2017	\$42,700,000	\$42,700,000	\$70,000,000	100%	100%	0%	0%
	6	2018-2019	2018	\$42,700,000	\$42,700,000	\$70,000,000	100%	100%	0%	0%
	7	2019-2020	2019	\$42,700,000	\$42,700,000	\$70,000,000	100%	100%	0%	0%
	8	2020-2021	2020	\$42,700,000	\$42,700,000	\$70,000,000	100%	100%	0%	0%
	9	2021-2022	2021	\$42,700,000	\$42,700,000	\$70,000,000	100%	100%	0%	0%
	10	2022-2023	2022	\$42,700,000	\$42,700,000	\$70,000,000	100%	100%	0%	0%
	11	2023-2024	2023	\$42,700,000	\$42,700,000	\$70,000,000	100%	100%	0%	0%
	12	2024-2025	2024	\$42,700,000	\$42,700,000	\$70,000,000	100%	100%	0%	0%
	13	2025-2026	2025	\$42,700,000	\$42,700,000	\$70,000,000	100%	100%	0%	0%
	14	2026-2027	2026	\$42,700,000	\$42,700,000	\$70,000,000	100%	100%	0%	0%
	15	2027-2028	2027	\$42,700,000	\$42,700,000	\$70,000,000	100%	100%	0%	0%
Tax Credit Period (with 50% cap on credit)										
Value Limitation Period										
Credit Settle-Up Period										
Post-Settle-Up Period										

*For planning, participation and operation of the facility.

Signature of *William J. McFall*
SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

DATE
9/13/12

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

Michael L. Williams
Commissioner

December 7, 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 (TEA) has analyzed the revenue gains that would be realized by the proposed Exxon Mobil project for the Barbers Hill Independent School District (BHISD). Projections prepared by the TEA State Funding Division confirm the analysis that was prepared by Moak, Casey and Associates and provided to us by your division. We believe the firm's assumptions regarding the potential revenue gain are valid, and its estimates of the impact of the Exxon Mobil project on BHISD are correct.

Please feel free to contact me by phone at (512) 463-9186 or by email at al.mckenzie@tea.state.tx.us if you need further information regarding this issue.

Sincerely,

A handwritten signature in black ink, appearing to read "Al McKenzie", is written over a white background.

Al McKenzie, Manager
Foundation School Program Support

AM/bd



TEXAS EDUCATION AGENCY

1701 North Congress Ave. • Austin, Texas 78701-1494 • 512 463-9734 • 512 463-9838 FAX • www.tea.state.tx.us

Michael L. Williams
Commissioner

December 7, 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 Exxon Mobil 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 conversation with the BHISD assistant superintendent for finance, Rebecca McManus, the TEA has found that the Exxon Mobil project would not have a significant impact on the number or size of school facilities in BHISD.

Please feel free to contact me by phone at (512) 463-9186 or by email at al.mckenzie@tea.state.tx.us if you need further information regarding this issue.

Sincerely,

A handwritten signature in black ink, appearing to read "Al McKenzie", with a stylized flourish at the end.

Al McKenzie, Manager
Foundation School Program Support

AM/bd

**SUMMARY OF FINANCIAL IMPACT OF THE PROPOSED EXXON
MOBIL CORPORATION POLYETHYLENE PROJECT ON THE
FINANCES OF THE BARBERS HILL INDEPENDENT SCHOOL
DISTRICT UNDER A REQUESTED CHAPTER 313 PROPERTY
VALUE LIMITATION**

October 18, 2012

Final Report

PREPARED BY



Estimated Impact of the Proposed Exxon Mobil Corporation Polyethylene Project on the Finances of the Barbers Hill Independent School District under a Requested Chapter 313 Property Value Limitation

Introduction

Exxon Mobil Corporation (Exxon Mobil) has requested that the Barbers Hill Independent School District (BISD) 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 BISD on September 25, 2012, Exxon Mobil proposes to invest \$1.19 billion to construct a new polyethylene project in BISD.

The Exxon Mobil 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, BISD 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 the 2015-16 school year, the project would go on the local tax roll at \$30 million and remain at that level of taxable value for eight years for maintenance and operations taxes.

The full taxable value of the project could be assessed for debt service taxes on voter-approved bond issues throughout the limitation period, with BISD currently levying a \$0.270 I&S tax rate. The full value of the investment is expected to reach \$1.034 billion in 2018-19, with depreciation expected to reduce the taxable value of the project over the course of the value limitation agreement.

In the case of the Exxon Mobil 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. BISD would experience a revenue loss as a result of the implementation of the value limitation in the 2015-16 school year (-\$209,387) and the subsequent years for a total of \$8.2 million.

Under the assumptions outlined below, the potential tax benefits under a Chapter 313 agreement could reach an estimated \$59.1 million over the course of the agreement. This amount is net of any anticipated revenue losses for the District.

School Finance Mechanics

Under the current school finance system, the property values established by the Comptroller's Office that are used to calculate state aid and recapture lag by one year, a practical consequence of the fact that the Comptroller's Office needs this time to conduct its property value study and 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 would be 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, assuming a similar deduction is made in the state property values. One exception to this rule is the hold-harmless amounts associated with major increases in value during the years the limitation is in effect.

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 815 school districts still receiving ASATR to maintain their target revenue funding levels, while an estimated 209 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. In terms of impact on ASATR funding, an estimated 421 districts would receive ASATR funding in the 2012-13 school year, while 603 school districts would operate on the state funding formulas.

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 is likely to 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 Exxon Mobil 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 incorporate the same moderate increases in enrollment and stable base property values in the models presented here 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 Exxon Mobil Corporation project are factored into the base model used here. The impact of the limitation value for the proposed Exxon Mobil project is isolated separately and the focus of this analysis.

Student enrollment counts used here reflect increases of two to three percent annually in average daily attendance (ADA) in analyzing the effects of the Exxon Mobil project on the finances of BISD. The District's local tax base reached \$3.0 billion for the 2012 tax year and is maintained for the forecast period in order to isolate the effects of the property value limitation. An M&O tax rate of \$1.06 is used throughout this analysis. BISD 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 BISD under the assumptions outlined above through the 2027-28 school year. Beyond the 2012-13 school year, no attempt was made to forecast the 88th percentile or Austin yield that influence 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 Exxon Mobil 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 Exxon Mobil 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.

Under these assumptions, BISD would experience a revenue loss as a result of the implementation of the value limitation in the 2015-16 school year (-\$209,387). The revenue reduction results from the mechanics of the up to six cents beyond the compressed M&O tax rate not subject to recapture, which reflect the one-year lag in value associated with the property value study. Additional revenue losses are expected in several of the limitation years, as noted below.

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. 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 \$209,387 cited above between the base and the limitation models is based on an assumption of M&O tax savings for Exxon Mobil reaching \$3.7 million when the \$30 million limitation is implemented. Much of this reduction is offset by \$2.6 million in ASATR funding, coupled with nearly a \$900,000 reduction in recapture costs.

The largest revenue loss occurs in the 2018-19 school year, the same year the total value of the project reaches \$1.03 billion. The estimated loss for that school year is \$5.1 million. Formula losses are expected to total \$8.2 million over the course of the agreement.

In general, the ASATR offset poses little financial risk to the school district as a result of the adoption of the value limitation agreement. But 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.

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 \$65.1 million over the life of the agreement. In addition, Exxon Mobil 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 BISD revenue losses are expected to total approximately -\$8.2 million over the course of the agreement. The total potential net tax benefits (inclusive of tax credits but after hold-harmless payments are made) are estimated to total \$59.1 million over the life of the agreement. While legislative changes to ASATR funding could increase the hold-harmless amount owed in the initial year of the agreement, there would still be a substantial tax benefit to Exxon Mobil under the value limitation agreement for the remaining years that the limitation is in effect.

Facilities Funding Impact

The Exxon Mobil project remains fully taxable for debt services taxes, with BISD currently levying a \$0.270 I&S rate. The value of the Exxon Mobil project is expected to depreciate over the life of the agreement and beyond, but full access to the additional value is expected to be an important boost in taxable value and assist BHISD in meeting its debt service requirements.

The Exxon Mobil project is not expected to affect BISD in terms of enrollment. Based on the application, ExxonMobil expects to have 40 full-time employees when the plant goes into operation, which would not be expected to have a significant impact on enrollment if all the workers found housing within BHISD. 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 Exxon Mobil polyethylene plant project enhances the tax base of BISD. 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 \$59.1 million. (This amount is net of any anticipated revenue losses for the District.) The additional taxable value also enhances the tax base of BISD in meeting its future debt service obligations.

Table 1 – Base District Information with Exxon Mobil Corporation 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	\$3,293,715,198	\$3,293,715,198	\$3,390,889,261	\$3,390,889,261	\$669,516	\$669,516
1	2013-14	4,458.00	5,197.81	\$1.0600	\$0.2698	\$3,537,659,969	\$3,537,659,969	\$3,427,725,436	\$3,427,725,436	\$659,456	\$659,456
2	2014-15	4,606.00	5,350.99	\$1.0600	\$0.2698	\$3,951,124,969	\$3,951,124,969	\$3,671,670,207	\$3,671,670,207	\$686,167	\$686,167
3	2015-16	4,753.00	5,598.47	\$1.0600	\$0.2698	\$3,632,334,969	\$3,283,064,969	\$4,085,135,207	\$4,085,135,207	\$729,687	\$729,687
4	2016-17	4,901.00	5,752.92	\$1.0600	\$0.2698	\$3,765,589,969	\$3,283,064,969	\$3,766,345,207	\$3,417,075,207	\$654,684	\$593,972
5	2017-18	5,048.00	5,905.00	\$1.0600	\$0.2698	\$3,756,414,969	\$3,283,064,969	\$3,899,600,207	\$3,417,075,207	\$660,389	\$578,675
6	2018-19	5,195.00	6,055.89	\$1.0600	\$0.2698	\$4,286,964,969	\$3,283,064,969	\$3,890,425,207	\$3,417,075,207	\$642,420	\$564,256
7	2019-20	5,343.00	6,221.19	\$1.0600	\$0.2698	\$4,263,664,969	\$3,283,064,969	\$4,420,975,207	\$3,417,075,207	\$710,632	\$549,264
8	2020-21	5,490.00	6,392.34	\$1.0600	\$0.2698	\$4,419,814,665	\$3,438,514,665	\$4,397,675,207	\$3,417,075,207	\$687,961	\$534,558
9	2021-22	5,638.00	6,564.65	\$1.0600	\$0.2698	\$4,531,149,107	\$3,584,449,107	\$4,553,824,903	\$3,572,524,903	\$693,689	\$544,206
10	2022-23	5,785.00	6,735.80	\$1.0600	\$0.2698	\$5,061,038,863	\$4,137,138,863	\$4,665,159,345	\$3,718,459,345	\$692,592	\$552,044
11	2023-24	5,933.00	6,908.11	\$1.0600	\$0.2698	\$5,371,034,609	\$5,371,034,609	\$5,195,049,101	\$4,271,149,101	\$752,022	\$618,280
12	2024-25	6,080.00	7,079.26	\$1.0600	\$0.2698	\$5,277,774,049	\$5,277,774,049	\$5,505,044,847	\$5,505,044,847	\$777,630	\$777,630
13	2025-26	6,228.00	7,251.57	\$1.0600	\$0.2698	\$5,184,960,913	\$5,184,960,913	\$5,411,784,287	\$5,411,784,287	\$746,291	\$746,291
14	2026-27	6,375.00	7,422.72	\$1.0600	\$0.2698	\$5,149,412,381	\$5,149,412,381	\$5,318,971,151	\$5,318,971,151	\$716,580	\$716,580
15	2027-28	6,522.00	7,593.87	\$1.0600	\$0.2698	\$5,012,377,898	\$5,012,377,898	\$5,283,422,619	\$5,283,422,619	\$695,748	\$695,748

*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	\$33,380,572	\$1,894,801	\$5,288,512	\$0	-\$6,905,356	\$2,001,065	\$0	\$0	\$35,659,594
1	2013-14	\$35,771,350	\$1,401,687	\$3,785,650	\$0	-\$6,416,922	\$2,144,385	\$0	\$0	\$36,686,149
2	2014-15	\$39,823,509	\$1,437,436	\$2,640,426	\$0	-\$8,343,290	\$2,387,300	\$0	\$0	\$37,945,381
3	2015-16	\$36,769,068	\$1,634,537	\$8,250,056	\$0	-\$9,453,533	\$2,204,195	\$0	\$0	\$39,404,324
4	2016-17	\$38,101,685	\$2,019,146	\$5,230,202	\$0	-\$7,126,150	\$2,284,082	\$0	\$0	\$40,508,965
5	2017-18	\$38,009,931	\$1,738,541	\$0	\$0	-\$7,021,001	\$2,278,581	\$0	\$0	\$35,006,052
6	2018-19	\$43,315,696	\$2,143,727	\$0	\$0	-\$7,488,464	\$2,596,646	\$0	\$0	\$40,567,606
7	2019-20	\$43,082,684	\$1,842,265	\$0	\$0	-\$10,298,013	\$2,582,678	\$0	\$0	\$37,209,614
8	2020-21	\$44,613,168	\$2,268,381	\$0	\$0	-\$10,013,150	\$2,674,426	\$0	\$0	\$39,542,825
9	2021-22	\$45,697,380	\$1,946,269	\$0	\$0	-\$10,131,844	\$2,739,421	\$0	\$0	\$40,251,227
10	2022-23	\$50,885,999	\$2,393,035	\$0	\$0	-\$11,671,067	\$3,050,463	\$0	\$0	\$44,658,429
11	2023-24	\$53,739,320	\$2,050,273	\$0	\$0	-\$15,049,200	\$3,221,511	\$0	\$0	\$43,961,903
12	2024-25	\$52,825,320	\$2,517,689	\$0	\$0	-\$16,430,437	\$3,166,720	\$0	\$0	\$42,079,292
13	2025-26	\$51,915,706	\$2,579,877	\$0	\$0	-\$14,646,247	\$3,112,191	\$0	\$0	\$42,961,527
14	2026-27	\$51,567,313	\$2,642,343	\$0	\$0	-\$13,076,612	\$3,091,306	\$0	\$0	\$44,224,350
15	2027-28	\$50,224,308	\$2,704,458	\$0	\$0	-\$11,689,975	\$3,010,797	\$0	\$0	\$44,249,588

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	\$33,380,572	\$1,894,801	\$5,288,512	\$0	-\$6,905,356	\$2,001,065	\$0	\$0	\$35,659,594
1	2013-14	\$35,771,350	\$1,401,687	\$3,785,650	\$0	-\$6,416,922	\$2,144,385	\$0	\$0	\$36,686,149
2	2014-15	\$39,823,509	\$1,437,436	\$2,640,426	\$0	-\$8,343,290	\$2,387,300	\$0	\$0	\$37,945,381
3	2015-16	\$33,276,194	\$1,634,537	\$10,844,892	\$0	-\$8,555,495	\$1,994,808	\$0	\$0	\$39,194,937
4	2016-17	\$33,276,194	\$2,019,146	\$6,558,119	\$0	-\$3,628,576	\$1,994,808	\$19,237	\$0	\$40,238,928
5	2017-18	\$33,276,194	\$1,738,541	\$0	\$0	-\$2,550,589	\$1,994,808	\$72,479	\$0	\$34,531,434
6	2018-19	\$33,276,194	\$2,143,727	\$0	\$0	-\$2,170,631	\$1,994,808	\$125,304	\$0	\$35,369,402
7	2019-20	\$33,276,194	\$1,842,265	\$0	\$0	-\$1,003,391	\$1,994,808	\$183,172	\$0	\$36,293,048
8	2020-21	\$34,799,677	\$2,268,381	\$0	\$0	-\$564,818	\$2,086,136	\$254,219	\$0	\$38,843,595
9	2021-22	\$36,229,906	\$1,946,269	\$0	\$0	-\$785,148	\$2,171,874	\$221,469	\$0	\$39,784,370
10	2022-23	\$41,646,537	\$2,393,035	\$0	\$0	-\$1,910,964	\$2,496,585	\$215,520	\$0	\$44,840,712
11	2023-24	\$53,739,320	\$2,050,273	\$0	\$0	-\$7,144,297	\$3,221,511	\$0	\$0	\$51,866,807
12	2024-25	\$52,825,320	\$2,517,689	\$0	\$0	-\$16,430,437	\$3,166,720	\$0	\$0	\$42,079,292
13	2025-26	\$51,915,706	\$2,579,877	\$0	\$0	-\$14,646,247	\$3,112,191	\$0	\$0	\$42,961,527
14	2026-27	\$51,567,313	\$2,642,343	\$0	\$0	-\$13,076,612	\$3,091,306	\$0	\$0	\$44,224,350
15	2027-28	\$50,224,308	\$2,704,458	\$0	\$0	-\$11,689,975	\$3,010,797	\$0	\$0	\$44,249,588

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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	2014-15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	2015-16	-\$3,492,874	\$0	\$2,594,837	\$0	\$898,038	-\$209,387	\$0	\$0	-\$209,387
4	2016-17	-\$4,825,491	\$0	\$1,327,917	\$0	\$3,497,574	-\$289,274	\$19,237	\$0	-\$270,037
5	2017-18	-\$4,733,736	\$0	\$0	\$0	\$4,470,412	-\$283,773	\$72,479	\$0	-\$474,618
6	2018-19	-\$10,039,502	\$0	\$0	\$0	\$5,317,833	-\$601,838	\$125,304	\$0	-\$5,198,203
7	2019-20	-\$9,806,490	\$0	\$0	\$0	\$9,294,622	-\$587,870	\$183,172	\$0	-\$916,566
8	2020-21	-\$9,813,491	\$0	\$0	\$0	\$9,448,332	-\$588,289	\$254,219	\$0	-\$699,229
9	2021-22	-\$9,467,474	\$0	\$0	\$0	\$9,346,695	-\$567,547	\$221,469	\$0	-\$466,856
10	2022-23	-\$9,239,462	\$0	\$0	\$0	\$9,760,104	-\$553,878	\$215,520	\$0	\$182,283
11	2023-24	\$0	\$0	\$0	\$0	\$7,904,904	\$0	\$0	\$0	\$7,904,904
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 Exxon Mobil Corporation Project Property Value Limitation Request Submitted to BISS at \$1.06 M&O Tax Rate

School Year	Project Value	Estimated Taxable Value	Value Savings	Assumed M&O Tax Rate	Taxes Before Value Limit	Taxes after Value Limit	Tax Savings @ Projected M&O Rate	Tax Credits for First Two Years Above Limit	Tax Benefit to Company Before Revenue Protection	School District Revenue Losses	Estimated Net Tax Benefits
2012-13	\$0	\$0	\$0	\$1.060	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2013-14	\$16,000,000	\$16,000,000	\$0	\$1.060	\$169,600	\$169,600	\$0	\$0	\$0	\$0	\$0
2014-15	\$242,060,000	\$242,060,000	\$0	\$1.060	\$2,565,836	\$2,565,836	\$0	\$0	\$0	\$0	\$0
2015-16	\$379,270,000	\$30,000,000	\$349,270,000	\$1.060	\$4,020,262	\$318,000	\$3,702,262	\$0	\$3,702,262	-\$209,387	\$3,492,875
2016-17	\$512,525,000	\$30,000,000	\$482,525,000	\$1.060	\$5,432,765	\$318,000	\$5,114,765	\$321,119	\$5,435,884	-\$270,037	\$5,165,848
2017-18	\$503,350,000	\$30,000,000	\$473,350,000	\$1.060	\$5,335,510	\$318,000	\$5,017,510	\$321,119	\$5,338,629	-\$474,618	\$4,864,011
2018-19	\$1,033,900,000	\$30,000,000	\$1,003,900,000	\$1.060	\$10,959,340	\$318,000	\$10,641,340	\$321,119	\$10,962,459	-\$5,198,203	\$5,764,256
2019-20	\$1,010,600,000	\$30,000,000	\$980,600,000	\$1.060	\$10,712,360	\$318,000	\$10,394,360	\$321,119	\$10,715,479	-\$916,566	\$9,798,914
2020-21	\$1,011,300,000	\$30,000,000	\$981,300,000	\$1.060	\$10,719,780	\$318,000	\$10,401,780	\$321,119	\$10,722,899	-\$699,229	\$10,023,670
2021-22	\$976,700,000	\$30,000,000	\$946,700,000	\$1.060	\$10,353,020	\$318,000	\$10,035,020	\$321,119	\$10,356,139	-\$466,856	\$9,889,283
2022-23	\$953,900,000	\$30,000,000	\$923,900,000	\$1.060	\$10,111,340	\$318,000	\$9,793,340	\$321,119	\$10,114,459	\$0	\$10,114,459
2023-24	\$931,000,000	\$931,000,000	\$0	\$1.060	\$9,868,600	\$9,868,600	\$0	\$0	\$0	\$0	\$0
2024-25	\$896,800,000	\$896,800,000	\$0	\$1.060	\$9,506,080	\$9,506,080	\$0	\$0	\$0	\$0	\$0
2025-26	\$862,200,000	\$862,200,000	\$0	\$1.060	\$9,139,320	\$9,139,320	\$0	\$0	\$0	\$0	\$0
2026-27	\$839,300,001	\$839,300,001	\$0	\$1.060	\$8,896,580	\$8,896,580	\$0	\$0	\$0	\$0	\$0
2027-28	\$805,100,000	\$805,100,000	\$0	\$1.060	\$8,534,060	\$8,534,060	\$0	\$0	\$0	\$0	\$0
Totals					\$116,324,453	\$51,224,076	\$65,100,377	\$2,247,836	\$67,348,213	-\$8,234,897	\$59,113,316
Tax Credit for Value Over Limit in First 2 Years							Year 1	Year 2	Max Credits		
							\$0	\$2,247,836	\$2,247,836		
							Credits Earned		\$2,247,836		
							Credits Paid		<u>\$2,247,836</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
 - Parks & Wildlife Department
 - Health & Human Services Commission
 - Department of Transportation
 - AgriLife Extension Service

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.