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TEXAS BOARD OF LEGAL SPECIALIZATION

**JUSTIN DEMERATH**

August 3, 2016

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

RE: Application to the Texas City Independent School District from Gulf Coast Ammonia LLC

**(First Qualifying Year 2017)**

To the Local Government Assistance & Economic Analysis Division:

By copy of this letter transmitting the application for review to the Comptroller's Office, the Texas City Independent School District is notifying Gulf Coast Ammonia LLC of its intent to consider the application for appraised value limitation on qualified property. The Applicant submitted an Application to the school district on July 22, 2016. The Board voted to accept the application on July 22, 2016. The application has been determined complete as of July 27, 2016. Please prepare the economic impact report.

Please note, this project will be built next to an adjacent facility. The Applicant has provided a detailed description to distinguish the existing property that will be demolished and/or relocated outside the reinvestment zone from the new improvements that are the subject of this application.

The school district has determined that the wage information included in the application represents the most recent wage data available at the time of the application and the most recent regional wage information.

In accordance with 34 Tex. Admin Code §9.1054, a copy of the application will be submitted to the Galveston County Appraisal District.

The Applicant has submitted a request to keep a portion of Tab 5, Tab 7 and Tab 11 confidential under Section 552.104 of the Texas Government code. In accordance with 34 TAC 9.1053, the information that is the subject of this request is segregated from the materials submitted

Letter to Local Government Assistance & Economic Analysis Division

July 27, 2016

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contemporaneously with this application, that is, the proprietary commercial information regarding the competitive siting decisions for the possible project. The confidential materials are being submitted separately to protect against unintended disclosure.

This Section of the Texas Government Code provides that information is excepted from disclosure if it would give advantage to a competitor. As for the same reasons stated above, maintaining the confidential status of the underlying data is critical to maintaining PRIDDY WIND's competitive position in the market.

The public release of this information would reveal information which the company believes would cause the company to suffer substantial competitive harm and weaken its position in competitive siting decisions.

A hard copy and an electronic copy of the application will be hand delivered to your office today. Please feel free to contact me with questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin O'Hanlon', with a stylized flourish at the end.

Kevin O'Hanlon  
School District Consultant

Cc: Galveston County Appraisal District

Gulf Coast Ammonia LLC

**GULF COAST AMMONIA LLC**

**CHAPTER 313 APPLICATION  
FOR APPRAISED VALUE LIMITATION  
TO TEXAS CITY ISD**

CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

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**TAB 1**

*Pages 1 through 9 of application*



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

Economic Development  
and Analysis  
**Form 50-296-A**

**INSTRUCTIONS:** This application must be completed and filed with the school district. In order for an application to be processed, the governing body (school board) must elect to consider an application, but — by Comptroller rule — the school board may elect to consider the application only after the school district has received a completed application. Texas Tax Code, Section 313.025 requires that any completed application and any supplemental materials received by the school district must be forwarded within seven days to the Comptroller of Public Accounts.

If the school board elects to consider the application, the school district must:

- notify the Comptroller that the school board has elected to consider the application. This notice must include:
  - the date on which the school district received the application;
  - the date the school district determined that the application was complete;
  - the date the school board decided to consider the application; and
  - a request that the Comptroller prepare an economic impact analysis of the application;
- provide a copy of the notice to the appraisal district;
- must complete the sections of the application reserved for the school district and provide information required in the Comptroller rules located at 34 Texas Administrative Code (TAC) Section 9.1054; and
- forward the original hard copy of the completed application to the Comptroller in a three-ring binder with tabs, as indicated on page 9 of this application, separating each section of the documents, in addition to an electronic copy on CD. See 34 TAC Chapter 9, Subchapter F.

The governing body may, at its discretion, allow the applicant to supplement or amend the application after the filing date, subject to the restrictions in 34 TAC Chapter 9, Subchapter F.

When the Comptroller receives the notice and required information from the school district, the Comptroller will publish all submitted application materials on its website. The Comptroller is authorized to treat some application information as confidential and withhold it from publication on the Internet. To do so, however, the information must be segregated and comply with the other requirements set out in the Comptroller rules. For more information, see guidelines on Comptroller's website.

The Comptroller will independently determine whether the application has been completed according to the Comptroller's rules (34 TAC Chapter 9, Subchapter F). If the Comptroller finds the application is not complete, the Comptroller will request additional materials from the school district. Pursuant to 9.1053(a)(1)(C), requested information shall be provided within 20 days of the date of the request. When the Comptroller determines that the application is complete, it will send the school district a notice indicating so. The Comptroller will determine the eligibility of the project, issue a certificate for a limitation on appraised value to the school board regarding the application and prepare an economic impact evaluation by the 90th day after the Comptroller receives a complete application—as determined by the Comptroller.

The school board must approve or disapprove the application not later than the 150th day after the application review start date (the date the application is finally determined to be complete), unless an extension is granted. The Comptroller and school district are authorized to request additional information from the applicant that is reasonably necessary to issue a certificate, complete the economic impact evaluation or consider the application at any time during the application review period.

Please visit the Comptroller's website to find out more about the program at [www.texasahead.org/tax\\_programs/chapter313/](http://www.texasahead.org/tax_programs/chapter313/). There are links to the Chapter 313 statute, rules, guidelines and forms. Information about minimum limitation values for particular districts and wage standards may also be found at that site.

## SECTION 1: School District Information

### 1. Authorized School District Representative

\_\_\_\_\_  
Date Application Received by District

\_\_\_\_\_  
First Name

\_\_\_\_\_  
Last Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
School District Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
ZIP

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Fax Number

\_\_\_\_\_  
Mobile Number (optional)

\_\_\_\_\_  
Email Address

2. Does the district authorize the consultant to provide and obtain information related to this application? .....  Yes  No

**SECTION 1: School District Information (continued)**

**3. Authorized School District Consultant (If Applicable)**

\_\_\_\_\_  
First Name

\_\_\_\_\_  
Last Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Firm Name

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Fax Number

\_\_\_\_\_  
Mobile Number (optional)

\_\_\_\_\_  
Email Address

4. On what date did the district determine this application complete? .....
5. Has the district determined that the electronic copy and hard copy are identical? .....  Yes  No

**SECTION 2: Applicant Information**

**1. Authorized Company Representative (Applicant)**

\_\_\_\_\_  
First Name

\_\_\_\_\_  
Last Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Organization

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
ZIP

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Fax Number

\_\_\_\_\_  
Mobile Number (optional)

\_\_\_\_\_  
Business Email Address

2. Will a company official other than the authorized company representative be responsible for responding to future information requests? .....  Yes  No
- 2a. If yes, please fill out contact information for that person.

\_\_\_\_\_  
First Name

\_\_\_\_\_  
Last Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Organization

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
ZIP

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Fax Number

\_\_\_\_\_  
Mobile Number (optional)

\_\_\_\_\_  
Business Email Address

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

**SECTION 2: Applicant Information (continued)**

**4. Authorized Company Consultant (If Applicable)**

First Name \_\_\_\_\_ Last Name \_\_\_\_\_

Title \_\_\_\_\_

Firm Name \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

Business Email Address \_\_\_\_\_

**SECTION 3: Fees and Payments**

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

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

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

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

2. Will any "payments to the school district" that you may make in order to receive a property tax value limitation agreement result in payments that are not in compliance with Tax Code §313.027(i)?  Yes  No  N/A

3. If "payments to the school district" will only be determined by a formula or methodology without a specific amount being specified, could such method result in "payments to the school district" that are not in compliance with Tax Code §313.027(i)?  Yes  No  N/A

**SECTION 4: Business Applicant Information**

1. What is the legal name of the applicant under which this application is made? \_\_\_\_\_

2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) \_\_\_\_\_

3. List the NAICS code \_\_\_\_\_

4. Is the applicant a party to any other pending or active Chapter 313 agreements?  Yes  No

4a. If yes, please list application number, name of school district and year of agreement

**SECTION 5: Applicant Business Structure**

1. Identify Business Organization of Applicant (corporation, limited liability corporation, etc) \_\_\_\_\_

2. Is applicant a combined group, or comprised of members of a combined group, as defined by Tax Code §171.0001(7)?  Yes  No

2a. If yes, attach in **Tab 3** a copy of Texas Comptroller Franchise Tax Form No. 05-165, No. 05-166, or any other documentation from the Franchise Tax Division to demonstrate the applicant's combined group membership and contact information.

3. Is the applicant current on all tax payments due to the State of Texas?  Yes  No

4. Are all applicant members of the combined group current on all tax payments due to the State of Texas?  Yes  No  N/A

5. If the answer to question 3 or 4 is no, please explain and/or disclose any history of default, delinquencies and/or any material litigation, including litigation involving the State of Texas. (If necessary, attach explanation in **Tab 3**)

**SECTION 6: Eligibility Under Tax Code Chapter 313.024**

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

**SECTION 7: Project Description**

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

<input type="checkbox"/> Land has no existing improvements	<input type="checkbox"/> Land has existing improvements ( <i>complete Section 13</i> )
<input type="checkbox"/> Expansion of existing operation on the land ( <i>complete Section 13</i> )	<input type="checkbox"/> Relocation within Texas

**SECTION 8: Limitation as Determining Factor**

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

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

# Application for Appraised Value Limitation on Qualified Property

## SECTION 9: Projected Timeline

1. Application approval by school board .....
  2. Commencement of construction .....
  3. Beginning of qualifying time period .....
  4. First year of limitation .....
  5. Begin hiring new employees .....
  6. Commencement of commercial operations .....
  7. Do you propose to construct a new building or to erect or affix a new improvement after your application review start date *(date your application is finally determined to be complete)*? .....  Yes  No
- Note:** Improvements made before that time may not be considered qualified property.
8. When do you anticipate the new buildings or improvements will be placed in service? .....

## SECTION 10: The Property

1. Identify county or counties in which the proposed project will be located .....
2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property .....
3. Will this CAD be acting on behalf of another CAD to appraise this property? .....  Yes  No
4. List all taxing entities that have jurisdiction for the property, the portion of project within each entity and tax rates for each entity:
 

County: .....	City: .....
<small>(Name, tax rate and percent of project)</small>	<small>(Name, tax rate and percent of project)</small>
Hospital District: .....	Water District: .....
<small>(Name, tax rate and percent of project)</small>	<small>(Name, tax rate and percent of project)</small>
Other (describe): .....	Other (describe): .....
<small>(Name, tax rate and percent of project)</small>	<small>(Name, tax rate and percent of project)</small>
5. Is the project located entirely within the ISD listed in Section 1? .....  Yes  No
  - 5a. If no, attach in **Tab 6** additional information on the project scope and size to assist in the economic analysis.
6. Did you receive a determination from the Texas Economic Development and Tourism Office that this proposed project and at least one other project seeking a limitation agreement constitute a single unified project (SUP), as allowed in §313.024(d-2)? .....  Yes  No
  - 6a. If yes, attach in **Tab 6** supporting documentation from the Office of the Governor.

## SECTION 11: Investment

**NOTE:** The minimum amount of qualified investment required to qualify for an appraised value limitation and the minimum amount of appraised value limitation vary depending on whether the school district is classified as Subchapter B or Subchapter C, and the taxable value of the property within the school district. For assistance in determining estimates of these minimums, access the Comptroller's website at [www.texasahead.org/tax\\_programs/chapter313/](http://www.texasahead.org/tax_programs/chapter313/).

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

**SECTION 12: Qualified Property**

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

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

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

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

**SECTION 14: Wage and Employment Information**

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

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

3. What were the number of permanent jobs (more than 1,600 hours a year) this applicant had in Texas during the most recent quarter reported to the Texas Workforce Commission (TWC)? .....

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

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

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

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

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

7. Attach in **Tab 13** the four most recent quarters of data for each wage calculation below, including documentation from the TWC website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information from the four quarterly periods for which data were available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22).

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

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

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

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

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

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

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

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

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

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

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

**SECTION 15: Economic Impact**

1. Complete and attach Schedules A1, A2, B, C, and D in **Tab 14**. Note: Excel spreadsheet versions of schedules are available for download and printing at URL listed below.

2. Attach an Economic Impact Analysis, if supplied by other than the Comptroller's Office, in **Tab 15**. (*not required*)

3. If there are any other payments made in the state or economic information that you believe should be included in the economic analysis, attach a separate schedule showing the amount for each year affected, including an explanation, in **Tab 15**.

**SECTION 16: Authorized Signatures and Applicant Certification**

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

**1. Authorized School District Representative Signature**

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

**print here** → Cynthia Lusignolo  
 Print Name (Authorized School District Representative)

Superintendent  
 Title

**sign here** → *Cynthia Lusignolo*  
 Signature (Authorized School District Representative)

8-2-16  
 Date

**2. Authorized Company Representative (Applicant) Signature and Notarization**

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

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

**print here** → Hamza Slimani  
 Print Name (Authorized Company Representative (Applicant))

CEO  
 Title

**sign here** → *Hamza Slimani*  
 Signature (Authorized Company Representative (Applicant))

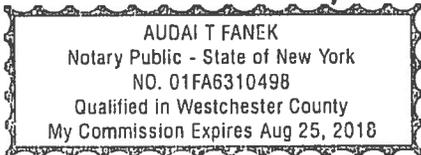
18 of July 2016  
 Date

GIVEN under my hand and seal of office this, the

18 day of July 2016

*[Signature]*  
 Notary Public in and for the State of Texas - New York

My Commission expires: 8-25-18



(Notary Seal)

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

APPLICATION TAB ORDER FOR REQUESTED ATTACHMENTS

TAB	ATTACHMENT
1	Pages 1 through 11 of Application
2	Proof of Payment of Application Fee
3	Documentation of Combined Group membership under Texas Tax Code 171.0001(7), history of tax default, delinquencies and/or material litigation <i>(if applicable)</i>
4	Detailed description of the project
5	Documentation to assist in determining if limitation is a determining factor
6	Description of how project is located in more than one district, including list of percentage in each district and, if determined to be a single unified project, documentation from the Office of the Governor <i>(if applicable)</i>
7	Description of Qualified Investment
8	Description of Qualified Property
9	Description of Land
10	Description of all property not eligible to become qualified property <i>(if applicable)</i>
11	<p>Maps that clearly show:</p> <ul style="list-style-type: none"> <li>a) Project vicinity</li> <li>b) Qualified investment including location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period</li> <li>c) Qualified property including location of new buildings or new improvements</li> <li>d) Existing property</li> <li>e) Land location within vicinity map</li> <li>f) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size</li> </ul> <p><b>Note:</b> Electronic maps should be high resolution files. Include map legends/markers.</p>
12	Request for Waiver of Job Creation Requirement and supporting information <i>(if applicable)</i>
13	Calculation of three possible wage requirements with TWC documentation
14	Schedules A1, A2, B, C and D completed and signed Economic Impact <i>(if applicable)</i>
15	Economic Impact Analysis, other payments made in the state or other economic information <i>(if applicable)</i>
16	<p>Description of Reinvestment or Enterprise Zone, including:</p> <ul style="list-style-type: none"> <li>a) evidence that the area qualifies as a enterprise zone as defined by the Governor's Office</li> <li>b) legal description of reinvestment zone*</li> <li>c) order, resolution or ordinance establishing the reinvestment zone*</li> <li>d) guidelines and criteria for creating the zone*</li> </ul> <p><b>* To be submitted with application or before date of final application approval by school board</b></p>
17	Signature and Certification page, signed and dated by Authorized School District Representative and Authorized Company Representative <i>(applicant)</i>

CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

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**TAB 2**

*Proof of Payment of Application Fee*

Tax credit application proof of payment.

*(Page Inserted by Office of Texas Comptroller of Public  
Accounts)*

CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

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**TAB 3**

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

See attached.

# Texas Nexus Questionnaire

for corporations, limited liability companies, partnerships, associations, trusts, joint ventures, holding companies, joint stock companies and railroad companies

ACID

<b>GULF COAST AMMONIA LLC</b> <b>1815 PURDY AVENUE</b> <b>MIAMI BEACH, FL 33139</b>	Texas taxpayer number <div style="text-align: right;"><b>32056951828</b></div>
	File number <div style="text-align: right;"><b>0802195283</b></div>
	<i>You have certain rights under Chapters 552 and 559, Government Code, to review, request and correct information we have on file about you. Contact us at the address or phone number listed on this form.</i>
<b>1. Entity name</b> <b>Gulf Coast Ammonia LLC</b>	<b>2. Federal employer identification number (FEIN)</b> <div style="text-align: right;"><b>36-4780505</b></div>
<b>3. Mailing address (if different than above address)</b> <b>1815 Purdy Avenue</b> City <span style="margin-left: 150px;">State</span> <span style="margin-left: 100px;">ZIP code</span> <b>Miami Beach</b> <span style="margin-left: 150px;"><b>FL</b></span> <span style="margin-left: 100px;"><b>33139</b></span>	
<b>4. Contact person</b> <div style="text-align: center;"><b>Hamza Slimani</b></div>	<b>5. Contact phone (Area code and number)</b> <div style="text-align: center;"><b>(212) 315-3686</b></div>

**6. Entity type**

<input type="checkbox"/> Profit corporation (CF)	<input type="checkbox"/> General partnership (PB,PI)	<input type="checkbox"/> Joint venture (JV)
<input type="checkbox"/> Professional corporation (CU)	<input type="checkbox"/> Professional association (AF)	<input type="checkbox"/> Joint stock company (SF)
<input type="checkbox"/> Nonprofit corporation (CM)	<input type="checkbox"/> Business association (AC)	<input type="checkbox"/> Holding company (HF)
<input checked="" type="checkbox"/> Limited liability company (CL)	<input type="checkbox"/> Business trust (TF)	<input type="checkbox"/> Railroad company (CX)
<input type="checkbox"/> Limited partnership (PF)	<input type="checkbox"/> Real estate investment trust (TI)	<input type="checkbox"/> Other _____

**7. In what state or country was this entity formed?** DE      **Formation date** 0 3 | 0 6 | 1 4  
month    day    year

**8. If this entity is registered with the Texas Secretary of State, please provide the file number.** 0802195283

**9. Please provide the entity's North American Industry Classification System (NAICS) code.** 3 2 5 3 1 1  
(NAICS codes are available at [www.census.gov/epcd/www/naics.html](http://www.census.gov/epcd/www/naics.html).)

**10. Please list any tax permits or licenses issued to this entity by the Texas Comptroller.**

Type of permit or license	Taxpayer number for permit or license
_____	_____
_____	_____

If included in a combined group Texas Franchise Tax Report, provide the reporting entity's Texas taxpayer number \_\_\_\_\_

**11. Please describe this entity's business activities:** Gulf Coast Ammonia LLC ("GCA") is a special purpose company aiming to develop a nitrogen plant along the US Gulf Coast.

**12. Please check the items pertaining to this entity in Texas during the last seven years.**

	Start Date
	month    day    year
<input type="checkbox"/> Place of business <small>(maintaining a place of business, manufacturing plant, office, warehouse or retail outlet, owned or leased)</small> .....	_ _ _ _ _ _ _
<input type="checkbox"/> Performance of a contract <small>(with own employees, local labor or contractors)</small> .....	_ _ _ _ _ _ _
<input type="checkbox"/> Delivering <small>(items sold and delivered into Texas in company vehicles)</small> .....	_ _ _ _ _ _ _
<input type="checkbox"/> Warranty work <small>(with own employees or third party)</small> .....	_ _ _ _ _ _ _
<input type="checkbox"/> Real property in Texas <small>(hold, acquire, lease or dispose of)</small> .....	_ _ _ _ _ _ _
<input type="checkbox"/> Personal property <small>(hold, acquire, lease, install, erect, modify, maintain, repair or dispose of personal property used or located in Texas)</small> .....	_ _ _ _ _ _ _
<input type="checkbox"/> General partner <small>(in a general or limited partnership that is doing business in Texas)</small> .....	_ _ _ _ _ _ _
<input type="checkbox"/> Shows <small>(staging of or participation in shows, theatrical performances, sporting events or other events in Texas)</small> .....	_ _ _ _ _ _ _

(continued on back)

**12. Please check the items pertaining to this entity in Texas during the last seven years. (continued)**

	Start Date
	month day year
<input type="checkbox"/> Inventory <i>(including consigned goods)</i>	_____
<input type="checkbox"/> Loan production activities <i>(solicit sales/loan contracts, gather data, make credit checks or other financial activities in Texas with own employees, independent contractors or agents)</i>	_____
<input type="checkbox"/> Solicitation <i>(promote sales/service using employees, independent contractors, agents or other representatives)</i>	_____
<input checked="" type="checkbox"/> Employees/independent representatives <i>(including temporary employees, contractors, agents)</i>	<b>0 4 1 5 1 5</b>
<input type="checkbox"/> Sell and license software in Texas	_____
<input type="checkbox"/> Processing, manufacturing, storing goods	_____
<input type="checkbox"/> Processing and shipment <i>(send materials to Texas manufacturer, processor, repairer or printer to be processed, stored in completed form, awaiting orders for shipment)</i>	_____
<input type="checkbox"/> Advertising <i>(enter Texas to purchase, place or display advertising for the benefit of another)</i>	_____
<input type="checkbox"/> Provide a service <i>(through employees, independent contractors, agents or other representatives)</i>	_____
<input type="checkbox"/> Federal enclave <i>(doing business in Texas even if the area is leased, owned or controlled by the federal government)</i>	_____
<input type="checkbox"/> Holding company <i>(maintain place of business, manage, direct and/or perform services for subsidiaries or related entities)</i>	_____
<input type="checkbox"/> Transportation <i>(carry passengers or property where the pickup and delivery is in Texas; have Texas facilities, employees or other representatives for storage, delivery, shipping of goods; servicing, maintaining, repairing vehicles or other equipment; coordinating/directing the transportation of passengers or property)</i>	_____
<input type="checkbox"/> Franchisors <i>(contracts where a franchisee is granted the right to engage in business under a marketing plan/system substantially prescribed by the franchisor or if franchisee's business is substantially associated with the franchisor's brand, service mark or other commercial symbol)</i>	_____

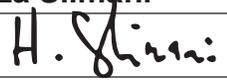
**13. Please provide a full description of the entity's activities in Texas. If the entity no longer has nexus in Texas, enter the end date of the entity's activities in Texas and provide the reason why this entity does not have Texas franchise tax responsibility. **GCA's Texas activities are related to potentially developing a new ammonia production facility.****

Nexus end date  
month day year  
\_\_\_\_\_

**14. Please complete this information for all members, all general partners and each limited partner with a 10% or more interest in the partnership. (For limited partnerships, general partnerships, joint ventures and joint stock companies.) (Attach additional sheets if necessary.)**

Name <b>GCA Holdings LLC</b>	Type of owner <input checked="" type="checkbox"/> Member <input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner	FEIN <b>81-0909426</b>	Percentage of ownership <b>100 %</b>
Mailing address <b>1815 Purdy Ave, Miami Beach, FL 33139-1425</b>	City <b>MIAMI BEACH</b>	State <b>FL</b>	ZIP code <b>33139</b>
<b>sign here</b> 	Printed name <b>Hamza Slimani</b>	Title <b>CEO</b>	
Name	Type of owner	FEIN	Percentage of ownership
Mailing address	City	State	ZIP code
<b>sign here</b>	Printed name	Title	
Name	Type of owner	FEIN	Percentage of ownership
Mailing address	City	State	ZIP code
<b>sign here</b>	Printed name	Title	

I declare that the information in this document and any attachment is true and correct to the best of my knowledge and belief.

Print preparer's name <b>Hamza Slimani</b>	Title <b>CEO</b>	Phone (Area code and number) <b>(212) 315-3686</b>
<b>sign here</b> 	Date <b>7/29/2016</b>	

Information about franchise tax is available online at [www.window.state.tx.us/taxinfo/franchise/](http://www.window.state.tx.us/taxinfo/franchise/). For taxpayer assistance, call 1-800-252-1381 or 512-463-4600.

Please return this completed questionnaire to:  
Texas Comptroller of Public Accounts  
P.O. Box 149348  
Austin, TX 78714-9348

CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

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**TAB 4**

*Detailed description of the project*

**Project Description**

Gulf Coast Ammonia LLC plans to design and construct a new ammonia production facility. The plant will manufacture ammonia, which is used in products such as fertilizers, fibers, plastics, and many other industrial applications. Once operating, the ammonia plant planned production capacity will exceed 750,000 metric tons per year.

Construction of the proposed facility is expected to begin in 2017 with commercial operations commencing in early 2020.

**Site Description**

If approved, the ammonia plant and related storage and cooling facilities will be located on approximately 25 acres of land of an existing brownfield chemical site in Texas City ISD. The site currently houses multiple plants producing a variety of chemical products. The proposed ammonia plant will be independent from the assets currently operating on the site.

**Proposed Investment**

The proposed improvements for which the tax limitation is sought includes, but is not limited to, site development, storage tanks, compressors, drums, heat exchangers, pumps, filters, piping, insulation, electrical, switchgear, transformers, instrumentation equipment, control equipment and facilities, and other chemical processing equipment.

New property necessary for the production of ammonia includes, but is not limited to, the following:

- Reactors
- Synthesis Loop
- Refrigeration system
- Process storage tanks
- Cooling tower
- Heat Exchangers
- Pumps
- Valves
- Compressors
- Vacuum Systems
- Motors and Motor Control Centers
- Transformers
- Process Control Systems
- Flare Stacks
- Manufacturing Buildings
- Piping
- Pollution Control Equipment
- Process Control Buildings
- Warehouse, Maintenance and all other buildings

CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

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**TAB 5**

*Documentation to assist in determining if limitation is a determining factor*

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

Gulf Coast Ammonia LLC (“GCA”) was formed in 2014. In support of its creation the participating member(s) executed certain documents necessary to charter, organize or form the entity.

Since its formation GCA has worked closely with Borealis AG (“Borealis”), headquartered in Vienna, Austria. Borealis, a leading provider of innovative solutions in the fields of polyolefins, base chemicals and fertilizers, and Agrifos Partners LLC (“Agrifos”), a project development company, have reached a preliminary agreement to jointly develop a world-scale ammonia project through GCA. No final agreement with Borealis has been reached for the implementation of the ammonia plant. However, it is contemplated that in a final agreement related to the implementation of this facility, Borealis will have significant equity participation in the project as well as enter into a long-term offtake agreement for significant quantities of ammonia produced by the plant. It is anticipated that a final agreement will be reached by the end of 2016.

GCA has engaged Macquarie Capital (“Macquarie”) to serve as its financial advisor for the arrangement of a non-recourse project financing. GCA has also engaged Vinson & Elkins LLP as legal counsel for the project. GCA has engaged PricewaterhouseCoopers, LLP to provide advice and assistance on certain tax matters.

**Has the applicant made public statements in SEC filings or other documents regarding its intentions regarding the proposed project location?**

**Confidential**

**Has the applicant received commitments for state or local incentives for activities at the proposed project site?**

GCA has entered into discussions with Texas City, Galveston County and the College of the Mainland regarding potential property tax incentives for the proposed project, in addition to its discussions with Texas City ISD that form the basis for this application under Texas Tax Code Chapter 313 (“Chapter 313”).

CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

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**TAB 5**

*Documentation to assist in determining if limitation is a determining factor*

GCA has reached agreements in principle with Texas City, Galveston County and the College of the Mainland regarding potential incentive benefits, but these agreements have not been formalized pending the outcome for incentive benefits from Texas City ISD under Chapter 313.

Chapter 313's limitation of appraised value is a key tax incentive agreement necessary to ensure GCA's potential investment is financially competitive because without this requested limitation the planned investment will be unable to generate sufficient operating margins and net income returns to receive Supervisory Board approval and attract third-party equity investment.

Investment by Borealis and third-party equity is mandatory to finance the projected capital costs of approximately \$450 million, which is necessary to finance the construction and operation of the facility until it reaches commercial viability. Without the Chapter 313 tax incentives, the potential project is not financeable; GCA would be forced to abandon the project and deploy its development capital and prospective investment funds in other counties, or states where the rate of return is higher on a project basis

CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

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**TAB 6**

*Description of how project is located in more than one district, including list of percentage in each district and, if determined to be a single unified project, documentation from the Office of the Governor (if applicable).*

The project is located in the following tax districts:

- |                                  |      |
|----------------------------------|------|
| 1) Texas City ISD                | 100% |
| 2) Galveston County              | 100% |
| 3) City of Texas City            | 100% |
| 4) Galveston County Road & Flood | 100% |
| 5) College of the Mainland       | 100% |

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CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

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**TAB 7**

*Description of Qualified Investment*

**CONFIDENTIAL**

CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

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**TAB 8**

*Description of Qualified Property*

(See Tab 7)

CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

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**TAB 9**

*Description of Qualified Land*

The land upon which the new buildings and new improvements will be built is not part of the qualified property described by §313.021(2)(A).

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CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

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**TAB 10**

*Description of all property not eligible to become qualified property (if applicable)*

**CONFIDENTIAL**

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CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

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**TAB 11**

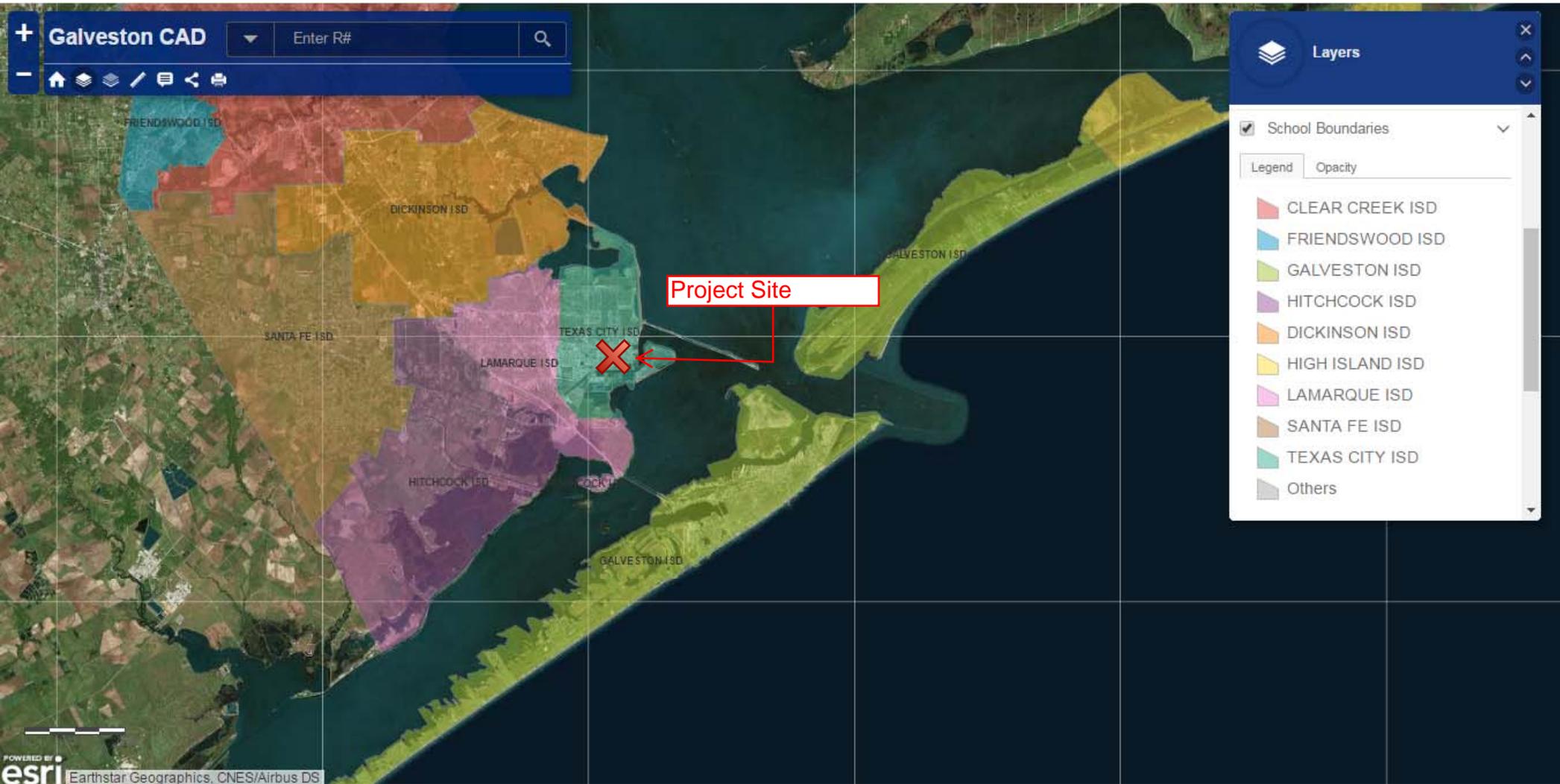
Maps that clearly show:

- a) Project vicinity
- b) Qualified investment including location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period\*\*\*
- c) Qualified property including location of new buildings or new improvements\*\*\*
- d) Existing property\*\*\*
- e) Land location within vicinity map
- f) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size\*\*\*

\*\*\* CONFIDENTIAL

- a) See attached map.
- b) CONFIDENTIAL
- c) CONFIDENTIAL
- d) CONFIDENTIAL
- e) The land upon which the new buildings and new improvements will be built is not part of the qualified property described by §313.021(2)(A).
- f) CONFIDENTIAL

# Tab 11a) Texas City ISD Vicinity Map



CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

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**TAB 12**

*Request for Waiver of Job Creation Requirement and supporting information (if applicable)*

The project does not intend to request that the governing body waive the minimum new qualifying job creation requirement, as provided under Tax Code §313.025(f-1).

CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

**TAB 13**

*Calculation of three possible wage requirements with TWC documentation*

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

**GALVESTON COUNTY**  
**CHAPTER 313 WAGE CALCULATION – ALL JOBS – ALL INDUSTRIES**

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FIRST	2015	\$ 894	\$ 46,488
SECOND	2015	\$ 863	\$ 44,876
THIRD	2015	\$ 853	\$ 44,356
FOURTH	2015	\$ 933	\$ 48,516
<b>AVERAGE</b>		<b>\$ 886</b>	<b>\$ 46,059</b>

**GALVESTON COUNTY**  
**CHAPTER 313 WAGE CALCULATION – ALL JOBS – MANUFACTURING JOBS**

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FIRST	2015	\$ 2,140	\$ 111,280
SECOND	2015	\$ 2,034	\$ 105,768
THIRD	2015	\$ 1,792	\$ 93,184
FOURTH	2015	\$ 2,014	\$ 104,728
<b>AVERAGE</b>		<b>\$ 1,995</b>	<b>\$ 103,740</b>
		x 110%	110%
		<b>\$ 2,194.50</b>	<b>\$ 114,114</b>

**CHAPTER 313 WAGE CALCULATION – REGIONAL WAGE RATE**

REGION	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
Houston - Galveston	2014	\$ 1,049	\$ 54,524
		x 110%	110%
		<b>\$ 1,153</b>	<b>\$ 59,976</b>

\*SEE ATTACHED TWC DOCUMENTATION

## Quarterly Employment and Wages (QCEW)

[Back](#)

Page 1 of 1 (40 results/page)

Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2015	1st Qtr	Galveston County	Total All	00	0	10	Total, All Industries	\$894
2015	2nd Qtr	Galveston County	Total All	00	0	10	Total, All Industries	\$863
2015	3rd Qtr	Galveston County	Total All	00	0	10	Total, All Industries	\$853
2015	4th Qtr	Galveston County	Total All	00	0	10	Total, All Industries	\$933

## Quarterly Employment and Wages (QCEW)

[Back](#)

Page 1 of 1 (40 results/page)

Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2015	1st Qtr	Galveston County	Total All	31	2	31-33	Manufacturing	\$2,140
2015	2nd Qtr	Galveston County	Total All	31	2	31-33	Manufacturing	\$2,034
2015	3rd Qtr	Galveston County	Total All	31	2	31-33	Manufacturing	\$1,792
2015	4th Qtr	Galveston County	Total All	31	2	31-33	Manufacturing	\$2,014

**2014 Manufacturing Average Wages by Council of Government Region  
Wages for All Occupations**

COG	Wages	
	Hourly	Annual
<b>Texas</b>	<b>\$24.18</b>	<b>\$50,305</b>
<a href="#">1. Panhandle Regional Planning Commission</a>	\$21.07	\$43,821
<a href="#">2. South Plains Association of Governments</a>	\$16.75	\$34,834
<a href="#">3. NORTEX Regional Planning Commission</a>	\$20.23	\$42,077
<a href="#">4. North Central Texas Council of Governments</a>	\$25.32	\$52,672
<a href="#">5. Ark-Tex Council of Governments</a>	\$17.80	\$37,017
<a href="#">6. East Texas Council of Governments</a>	\$19.87	\$41,332
<a href="#">7. West Central Texas Council of Governments</a>	\$19.41	\$40,365
<a href="#">8. Rio Grande Council of Governments</a>	\$17.82	\$37,063
<a href="#">9. Permian Basin Regional Planning Commission</a>	\$23.65	\$49,196
<a href="#">10. Concho Valley Council of Governments</a>	\$18.70	\$38,886
<a href="#">11. Heart of Texas Council of Governments</a>	\$20.98	\$43,636
<a href="#">12. Capital Area Council of Governments</a>	\$28.34	\$58,937
<a href="#">13. Brazos Valley Council of Governments</a>	\$17.57	\$36,547
<a href="#">14. Deep East Texas Council of Governments</a>	\$17.76	\$36,939
<a href="#">15. South East Texas Regional Planning Commission</a>	\$29.21	\$60,754
<a href="#">16. Houston-Galveston Area Council</a>	<b>\$26.21</b>	<b>\$54,524</b>
<a href="#">17. Golden Crescent Regional Planning Commission</a>	\$23.31	\$48,487
<a href="#">18. Alamo Area Council of Governments</a>	\$19.46	\$40,477
<a href="#">19. South Texas Development Council</a>	\$13.91	\$28,923
<a href="#">20. Coastal Bend Council of Governments</a>	\$25.12	\$52,240
<a href="#">21. Lower Rio Grande Valley Development Council</a>	\$16.25	\$33,808
<a href="#">22. Texoma Council of Governments</a>	\$20.51	\$42,668
<a href="#">23. Central Texas Council of Governments</a>	\$18.02	\$37,486
<a href="#">24. Middle Rio Grande Development Council</a>	\$20.02	\$41,646

Source: Texas Occupational Employment and Wages

Data published: July 2015

Data published annually, next update will be July 31, 2016

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

Wage data is produced from Texas OES data, and is not to be compared to BLS estimates.

Data intended for TAC 313 purposes only.

CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

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**TAB 14**

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

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

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

Date **5/24/2016**  
 Applicant Name **Gulf Coast Ammonia LLC**  
 ISD Name **Texas City Independent School District**

**Form 50-296A**

Revised May 2014

PROPERTY INVESTMENT AMOUNTS								
(Estimated Investment in each year. Do not put cumulative totals.)								
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in <b>tangible personal property</b> placed in service during this year that will become Qualified Property	New investment made during this year in <b>buildings or permanent nonremovable components of buildings</b> that will become Qualified Property	Other new investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Other new investment made during this year that may become Qualified Property [SEE NOTE]	<b>Total Investment</b> (Sum of Columns A+B+C+D)
Investment made before filing complete application with district				Not eligible to become Qualified Property		\$0	\$0	\$0
Investment made after filing complete application with district, but before final board approval of application	--	2017-2018	2017	\$0	\$0	\$0	\$0	\$0
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period				\$54,400,000	\$13,600,000	\$0	\$0	\$68,000,000
Complete tax years of qualifying time period	QTP1	2018-2019	2018	\$53,600,000	\$13,400,000	\$0	\$0	\$67,000,000
	QTP2	2019-2020	2019	\$252,000,000	\$63,000,000	\$0	\$0	\$315,000,000
<b>Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]</b>				\$360,000,000	\$90,000,000	\$0	\$0	\$450,000,000
Enter amounts from TOTAL row above in Schedule A2								
<b>Total Qualified Investment (sum of green cells)</b>				\$450,000,000				

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

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

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

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

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

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

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

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

**Schedule A2: Total Investment for Economic Impact (including Qualified Property and other investments)**

Date **5/24/2016**  
 Applicant Name **Gulf Coast Ammonia LLC**  
 ISD Name **Texas City Independent School District**

**Form 50-296A**

*Revised May 2014*

PROPERTY INVESTMENT AMOUNTS								
(Estimated Investment in each year. Do not put cumulative totals.)								
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in <b>tangible personal property</b> placed in service during this year that will become Qualified Property	New investment made during this year in <b>buildings or permanent nonremovable components of buildings</b> that will become Qualified Property	Other investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Other investment made during this year that will become Qualified Property {SEE NOTE]	Total Investment (A+B+C+D)
Total Investment from Schedule A1*	--	<b>TOTALS FROM SCHEDULE A1</b>		\$360,000,000	\$90,000,000	\$0	\$0	\$450,000,000
<i>Enter amounts from TOTAL row in Schedule A1 in the row below</i>								
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	NA	NA	\$0	\$0	\$0	\$0	\$0
Value limitation period***	1	2020-2021	2020	\$0	\$0	\$0	\$0	\$0
	2	2021-2022	2021	\$0	\$0	\$0	\$0	\$0
	3	2022-2023	2022	\$0	\$0	\$0	\$0	\$0
	4	2023-2024	2023	\$0	\$0	\$0	\$0	\$0
	5	2024-2025	2024	\$0	\$0	\$0	\$0	\$0
	6	2025-2026	2025	\$0	\$0	\$0	\$0	\$0
	7	2026-2027	2026	\$0	\$0	\$0	\$0	\$0
	8	2027-2028	2027	\$0	\$0	\$0	\$0	\$0
	9	2028-2029	2028	\$0	\$0	\$0	\$0	\$0
	10	2029-2030	2029	\$0	\$0	\$0	\$0	\$0
<b>Total Investment made through limitation</b>				\$360,000,000	\$90,000,000	\$0	\$0	\$450,000,000
Continue to maintain viable presence	11	2030-2031	2030			\$0		\$0
	12	2031-2032	2031			\$0		\$0
	13	2032-2033	2032			\$0		\$0
	14	2033-2034	2033			\$0		\$0
	15	2034-2035	2034			\$0		\$0
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2035-2036	2035			\$0		\$0
	17	2036-2037	2036			\$0		\$0
	18	2037-2038	2037			\$0		\$0
	19	2038-2039	2038			\$0		\$0
	20	2039-2040	2039			\$0		\$0
	21	2040-2041	2040			\$0		\$0
	22	2041-2042	2041			\$0		\$0
	23	2042-2043	2042			\$0		\$0
	24	2043-2044	2043			\$0		\$0
	25	2044-2045	2044			\$0		\$0

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

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

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

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

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

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

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

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

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

Date **5/24/2016**  
 Applicant Name **Gulf Coast Ammonia LLC**  
 ISD Name **Texas City Independent School District**

**Form 50-296A**

*Revised May 2014*

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Qualified Property			Estimated Taxable Value		
				Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2017-2018	2017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	1	2018-2019	2018	\$ -	\$ 13,600,000	\$ 54,400,000	\$ 68,000,000	\$ 68,000,000	\$ 68,000,000
	2	2019-2020	2019	\$ -	\$ 27,000,000	\$ 108,000,000	\$ 135,000,000	\$ 135,000,000	\$ 135,000,000
Value Limitation Period	1	2020-2021	2020	\$ -	\$ 90,000,000	\$ 360,000,000	\$ 450,000,000	\$ 450,000,000	\$ 80,000,000
	2	2021-2022	2021	\$ -	\$ 87,300,000	\$ 349,200,000	\$ 436,500,000	\$ 436,500,000	\$ 80,000,000
	3	2022-2023	2022	\$ -	\$ 84,681,000	\$ 338,724,000	\$ 423,405,000	\$ 423,405,000	\$ 80,000,000
	4	2023-2024	2023	\$ -	\$ 82,140,570	\$ 328,562,280	\$ 410,702,850	\$ 410,702,850	\$ 80,000,000
	5	2024-2025	2024	\$ -	\$ 79,676,353	\$ 318,705,412	\$ 398,381,765	\$ 398,381,765	\$ 80,000,000
	6	2025-2026	2025	\$ -	\$ 77,286,062	\$ 309,144,249	\$ 386,430,312	\$ 386,430,312	\$ 80,000,000
	7	2026-2027	2026	\$ -	\$ 74,967,480	\$ 299,869,922	\$ 374,837,402	\$ 374,837,402	\$ 80,000,000
	8	2027-2028	2027	\$ -	\$ 72,718,456	\$ 290,873,824	\$ 363,592,280	\$ 363,592,280	\$ 80,000,000
	9	2028-2029	2028	\$ -	\$ 70,536,902	\$ 282,147,609	\$ 352,684,512	\$ 352,684,512	\$ 80,000,000
	10	2029-2030	2029	\$ -	\$ 68,420,795	\$ 273,683,181	\$ 342,103,976	\$ 342,103,976	\$ 80,000,000
Continue to maintain viable presence	11	2030-2031	2030	\$ -	\$ 66,368,171	\$ 265,472,686	\$ 331,840,857	\$ 331,840,857	\$ 331,840,857
	12	2031-2032	2031	\$ -	\$ 64,377,126	\$ 257,508,505	\$ 321,885,631	\$ 321,885,631	\$ 321,885,631
	13	2032-2033	2032	\$ -	\$ 62,445,812	\$ 249,783,250	\$ 312,229,062	\$ 312,229,062	\$ 312,229,062
	14	2033-2034	2033	\$ -	\$ 60,572,438	\$ 242,289,752	\$ 302,862,191	\$ 302,862,191	\$ 302,862,191
	15	2034-2035	2034	\$ -	\$ 58,755,265	\$ 235,021,060	\$ 293,776,325	\$ 293,776,325	\$ 293,776,325
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2035-2036	2035	\$ -	\$ 56,992,607	\$ 227,970,428	\$ 284,963,035	\$ 284,963,035	\$ 284,963,035
	17	2036-2037	2036	\$ -	\$ 55,282,829	\$ 221,131,315	\$ 276,414,144	\$ 276,414,144	\$ 276,414,144
	18	2037-2038	2037	\$ -	\$ 53,624,344	\$ 214,497,376	\$ 268,121,720	\$ 268,121,720	\$ 268,121,720
	19	2038-2039	2038	\$ -	\$ 52,015,614	\$ 208,062,455	\$ 260,078,068	\$ 260,078,068	\$ 260,078,068
	20	2039-2040	2039	\$ -	\$ 50,455,145	\$ 201,820,581	\$ 252,275,726	\$ 252,275,726	\$ 252,275,726
	21	2040-2041	2040	\$ -	\$ 48,941,491	\$ 195,765,963	\$ 244,707,454	\$ 244,707,454	\$ 244,707,454
	22	2041-2042	2041	\$ -	\$ 47,473,246	\$ 189,892,985	\$ 237,366,231	\$ 237,366,231	\$ 237,366,231
	23	2042-2043	2042	\$ -	\$ 46,049,049	\$ 184,196,195	\$ 230,245,244	\$ 230,245,244	\$ 230,245,244
	24	2043-2044	2043	\$ -	\$ 44,667,577	\$ 178,670,309	\$ 223,337,886	\$ 223,337,886	\$ 223,337,886
	25	2044-2045	2044	\$ -	\$ 43,327,550	\$ 173,310,200	\$ 216,637,750	\$ 216,637,750	\$ 216,637,750

Notes: <sup>mark</sup>  
 Only include market value for eligible property on this schedule.

**Schedule C: Employment Information**

Date **5/24/2016**  
 Applicant Name **Gulf Coast Ammonia LLC**  
 ISD Name **Texas City Independent School District**

**Form 50-296A**

*Revised May 2014*

	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A	Column B	Column C	Column D	Column E
				Number of Construction FTE's or man-hours (specify)	Average annual wage rates for construction workers	Number of non-qualifying jobs applicant estimates it will create (cumulative)	Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Average annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2017-2018	2017	50 FTE	\$ 68,000	N/A	5	\$ 65,000
	1	2018-2019	2018	150 FTE	\$ 68,000	N/A	35	\$ 65,000
	2	2019-2020	2019	75 FTE	\$ 68,000	N/A	40	\$ 65,000
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2020-2021	2020			N/A	40	\$ 65,000
	2	2021-2022	2021			N/A	40	\$ 65,000
	3	2022-2023	2022			N/A	40	\$ 65,000
	4	2023-2024	2023			N/A	40	\$ 65,000
	5	2024-2025	2024			N/A	40	\$ 65,000
	6	2025-2026	2025			N/A	40	\$ 65,000
	7	2026-2027	2026			N/A	40	\$ 65,000
	8	2027-2028	2027			N/A	40	\$ 65,000
	9	2028-2029	2028			N/A	40	\$ 65,000
10	2029-2030	2029			N/A	40	\$ 65,000	
Years Following Value Limitation Period	11 through 25	2030 - 2045	2030 - 2044			N/A	40	\$ 65,000

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

- C1.** Are the cumulative number of qualifying jobs listed in Column D less than the number of qualifying jobs required by statute? (25  Yes  No  
 qualifying jobs in Subchapter B districts, 10 qualifying jobs in Subchapter C districts)  
 If yes, answer the following two questions:
- C1a.** Will the applicant request a job waiver, as provided under 313.025(f-1)?  Yes  No
- C1b.** Will the applicant avail itself of the provision in 313.021(3)(F)?  Yes  No

**Schedule D: Other Incentives (Estimated)**

Date **5/24/2016**  
 Applicant Name **Gulf Coast Ammonia LLC**  
 ISD Name **Texas City Independent School District**

**Form 50-296A**  
 Revised May 2014

State and Local Incentives for which the Applicant intends to apply (Estimated)						
Incentive Description	Taxing Entity (as applicable)	Beginning Year of Benefit	Duration of Benefit	Annual Tax Levy without Incentive	Annual Incentive	Annual Net Tax Levy
Tax Code Chapter 311	County:					
	City:					
	Other:					
Tax Code Chapter 312	County:					
	City:					
	Other:					
Local Government Code Chapters 380/381	County: Galveston County	2017	13 Years	\$2,020,489 (estimated)	100% abatement for 3 years; then \$963,980 PILOT payment for 10 years	\$963,980 (estimated)
	City: Texas City	2017	13 Years	\$1,617,156 (estimated)	100% abatement for 3 years; then \$850,000 PILOT payment for 10 years	\$850,000 (estimated)
	Other: College of the Mainland	2017	13 Years	\$728,305 (estimated)	100% abatement for 3 years; then \$337,771 PILOT payment for 10 years	\$337,771 (estimated)
Freeport Exemptions						
Non-Annexation Agreements						
Enterprise Zone/Project						
Economic Development Corporation						
Texas Enterprise Fund						
Employee Recruitment						
Skills Development Fund						
Training Facility Space and Equipment						
Infrastructure Incentives						
Permitting Assistance						
Other:						
Other:						
Other:						
Other:						
<b>TOTAL</b>				<b>\$ 4,365,950</b>		<b>\$ 2,151,751</b>

Additional information on incentives for this project:

CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

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**TAB 15**

*Economic Impact Analysis, other payments made in the state or other economic information (if applicable)*

Not applicable.

CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

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**TAB 16**

*Description of Reinvestment Zone or Enterprise Zone, including:*

- a) Evidence that the area qualifies as an enterprise zone as defined by the Governor's office
  - b) Legal description of the reinvestment zone
  - c) Order, resolution, or ordinance establishing the reinvestment zone
  - d) Guidelines and criteria for creating the zone
- 
- a) Not applicable.
  - b) Will be submitted once the City of Texas City creates the Reinvestment Zone.
  - c) Will be submitted once the City of Texas City creates the Reinvestment Zone.
  - d) No guidelines and criteria are required for the City of Texas City to create the reinvestment zone.

CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

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**TAB 17**

*Signature and Certification page signed and dated by Authorized School District Representative and Authorized Gulf Coast Ammonia LLC Representative (applicant)*

See attached.

**SECTION 16: Authorized Signatures and Applicant Certification**

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

**1. Authorized School District Representative Signature**

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

**print here** → Cynthia Lusignolo  
 Print Name (Authorized School District Representative)

Superintendent  
 Title

**sign here** → *Cynthia Lusignolo*  
 Signature (Authorized School District Representative)

8-2-16  
 Date

**2. Authorized Company Representative (Applicant) Signature and Notarization**

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

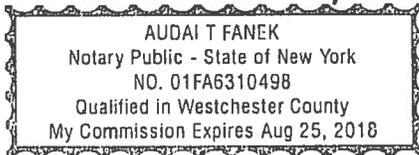
I hereby certify and affirm that the business entity I represent is in good standing under the laws of the state in which the business entity was organized and that no delinquent taxes are owed to the State of Texas.

**print here** → Hamza Slimani  
 Print Name (Authorized Company Representative (Applicant))

CEO  
 Title

**sign here** → *Hamza Slimani*  
 Signature (Authorized Company Representative (Applicant))

18 of July 2016  
 Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

18 day of July 2016

*Audai T Faneck*  
 Notary Public in and for the State of Texas - New York

My Commission expires: 8-25-18

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