

# LEON | ALCALA

ATTORNEYS AT LAW

May 12, 2022

Via Electronic Mail: [Ch313.apps@cpa.texas.gov](mailto:Ch313.apps@cpa.texas.gov)

Data Analysis and Transparency Division  
Texas Comptroller of Public Accounts  
111 E. 17<sup>th</sup> Street  
Austin, Texas 78774

Re: Application for a Chapter 313 Value Limitation Agreement between the Deer Park Independent School District and Oxy Vinyls, LP

*First Year of Qualifying Time Period – 2024*  
*First Year of Limitation – 2027*

Dear Local Government Assistance and Economic Analysis Division:

The Deer Park Independent School District Board of Trustees approved the enclosed Application for Appraised Value Limitation on Qualified Property at a duly called meeting held on April 11, 2022. The Application was determined to be complete on May 12, 2022.

A copy is being provided to the Harris County Appraisal District by copy of this correspondence. The Board of Trustees believes this project will be beneficial to the District and looks forward to your review and certification of this Application.

Thanks so much for your kind attention to this matter.

Respectfully submitted,



Sara Hardner Leon

Enclosures

May 12, 2022

Page 2

cc: *Via Electronic Mail: help@hcad.org*  
Roland H. Altinger, Chief Appraiser, Harris County Appraisal District

*Via Electronic Mail: sharrell@dpisd.org*  
Stephen Harrell, Superintendent, Deer Park Independent School District

*Via Electronic Mail: michael\_horne@oxy.com*  
Michael Horne, Tax Director, Occidental Petroleum Corporation

*Via Electronic Mail: erin\_pogue@oxy.com*  
Erin Pogue, Tax Manager, Occidental Petroleum Corporation

*Via Electronic Mail: michael.lateur@kroll.com*  
Michael Lateur, Managing Director, Kroll, LLC

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Stephen Harrell  
Superintendent  
Deer Park ISD  
2800 Texas Avenue  
Deer Park, Tx 77536

April 11, 2022

Page 1 of 1

Re: Chapter 313 Application for Appraised Value Limitation on Qualified Property for *Oxy VinyIs LP*

Dear Superintendent Harrell:

On behalf of our client, *Oxy VinyIs LP* we are pleased to submit for your consideration the enclosed Form 50-296-A application for their proposed project, an expansion and modernization of their existing chlorine manufacturing complex located in Deer Park Independent School District.

Pursuant to our evaluation of Texas and the target site in Harris County for the proposed project, we respectfully request your support of our completed application, as well as your subsequent submittal of the application to the Texas Comptroller's Office for its formal review and certification.

We look forward to working with you and the Comptroller toward a final investment decision for this project. If you have any questions, please don't hesitate to reach me at (512) 671-5575.

Sincerely,



Michael Lateur  
Managing Director  
Property Tax | SSIA

**Tab 1**

**Application**

# Application for Appraised Value Limitation on Qualified Property

(Tax Code, Chapter 313, Subchapter B or C)

**INSTRUCTIONS:** This application must be completed and filed with the school district. In order for an application to be processed, the governing body (school board) must elect to consider an application, but — by Comptroller rule — the school board may elect to consider the application only after the school district has received a completed application. Texas Tax Code, Section 313.025 requires that any completed application and any supplemental materials received by the school district must be forwarded within seven days to the Texas 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 completed application to the Comptroller, separating each section of the documents. 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, and has determined that all assertions of confidentiality are appropriate, the Comptroller will publish all submitted non-confidential 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's 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 and issue a certificate for a limitation on appraised value to the school board regarding the application 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 by the Comptroller), unless an extension is granted. The Comptroller and school district are authorized to request additional information from the applicant that is reasonably necessary to issue a certificate, complete the economic impact evaluation or consider the application at any time during the application review period.

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

## SECTION 1: School District Information

### 1. Authorized School District Representative

<u>April 11, 2022</u>		
Date Application Received by District		
<u>Stephen</u>	<u>Harrell</u>	
First Name	Last Name	
<u>Superintendent</u>		
Title		
<u>Deer Park ISD</u>		
School District Name		
<u>2800 Texas Avenue</u>		
Street Address		
<u>2800 Texas Avenue</u>		
Mailing Address		
<u>Deer Park</u>	<u>Texas</u>	<u>77536</u>
City	State	ZIP
<u>(832) 668-7000</u>	<u>N/A</u>	
Phone Number	Fax Number	
<u>N/A</u>	<u>sharrell@dpsid.org</u>	
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)**

Sara _____ First Name Partner _____ Title Leon Alcala, PLLC _____ Firm Name 512-637-4298 _____ Phone Number N/A _____ Mobile Number (optional)	Leon _____ Last Name _____ N/A _____ Fax Number saraleongroup@leoncalca.com _____ Email Address _____ 05/12/2022 _____ 4. On what date did the district determine this application complete?
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**SECTION 2: Applicant Information**

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

Michael _____ First Name Tax Director _____ Title P.O. Box 27711 _____ Street Address P.O. Box 27711 _____ Mailing Address Houston _____ City (713) 840-3022 _____ Phone Number N/A _____ Mobile Number (optional)	Horne _____ Last Name Occidental Petroleum Corporation _____ Organization _____ Texas _____ State N/A _____ Fax Number michael_horne@oxy.com _____ Business Email Address _____ 77227 _____ ZIP
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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.

Erin _____ First Name Tax Manager _____ Title P.O. Box 27711 _____ Street Address P.O. Box 27711 _____ Mailing Address Houston _____ City (713) 840-3056 _____ Phone Number N/A _____ Mobile Number (optional)	Pogue _____ Last Name Occidental Petroleum Corporation _____ Organization _____ Texas _____ State N/A _____ Fax Number erin_pogue@oxy.com _____ Business Email Address _____ 77227 _____ ZIP
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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)**

Michael	Lateur
First Name	Last Name
Managing Director	
Title	
Kroll, LLC	
Firm Name	
(512) 671-5575	N/A
Phone Number	Fax Number
michael.lateur@kroll.com	
Business Email Address	

**SECTION 3: Fees and Payments**

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

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

1a. If yes, include all transaction information below. Include proof of application fee paid to the school district in **Tab 2**. Any confidential banking information provided will not be publicly posted.

\$ 125,000.00	Wire Transfer
Payment Amount	Transaction Type
Kroll, LLC	Deer Park ISD
Payor	Payee
April 13, 2022	
Date transaction was processed	

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?	Oxy Vinyls, LP
2. Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits)	17315614267
3. Parent Company Name	Occidental Petroleum
4. Parent Company Tax ID	32048312808
5. NAICS code	325181
6. Is the applicant a party to any other pending or active Chapter 313 agreements?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
6a. If yes, please list application number, name of school district and year of agreement	

**SECTION 5: Applicant Business Structure**

1. Business Organization of Applicant (corporation, limited liability corporation, etc)	Limited Partnership
2. Is applicant a combined group, or comprised of members of a combined group, as defined by Tax Code §171.0001(7)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2a. If yes, attach in <b>Tab 3</b> a copy of the most recently submitted 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.	

**SECTION 5: Applicant Business Structure (continued)**

2b. Texas Franchise Tax Reporting Entity Taxpayer Name

Oxy Vinyls, LP

2c. Reporting Entity Taxpayer Number

17315614267

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

**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

\*Note: Applicants requesting eligibility under this category should note that there are additional application and reporting data submission requirements.

**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. If the project is an amendment or a reapplication please specify and provide details regarding the original project.
2. Check the project characteristics that apply to the proposed project:
- Land has no existing improvements
  - Land has existing improvements (complete Section 13)
  - Expansion of existing operation on the land (complete Section 13)
  - Relocation within Texas



**SECTION 8: Limitation as Determining Factor**

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

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

**SECTION 9: Projected Timeline**

**NOTE:** Only construction beginning after the application review start date (the date the Texas Comptroller of Public Accounts deems the application complete) can be considered qualified property and/or qualified investment.

- 1. Estimated school board ratification of final agreement Q4 2022
- 2. Estimated commencement of construction Q3 2023
- 3. Beginning of qualifying time period (MM/DD/YYYY) 01/01/2024
- 4. First year of limitation (YYYY) 2027

4a. For the beginning of the limitation period, notate which **one of the following** will apply according to provision of 313.027(a-1)(2):

- A. January 1 following the application date
- B. January 1 following the end of QTP
- C. January 1 following the commencement of commercial operations

- 5. Commencement of commercial operations Q2 2026

**SECTION 10: The Property**

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

M&O (ISD): <u>Deer Park ISD, 1.0796, 100%</u> <small>(Name, tax rate and percent of project)</small>	I&S (ISD): <u>Deer Park ISD, .2700, 100%</u> <small>(Name, tax rate and percent of project)</small>
County: <u>Harris County, .376930, 100%</u> <small>(Name, tax rate and percent of project)</small>	City: <u>Harris Co. Edu. Dept., .004990, 100%</u> <small>(Name, tax rate and percent of project)</small>
Hospital District: <u>Harris Co. HD, .162210, 100%</u> <small>(Name, tax rate and percent of project)</small>	Water District: <u>Harris Co. Flood Cntrl., .033490, 100%</u> <small>(Name, tax rate and percent of project)</small>
Other (describe): <u>Port of Houston Auth., .008720, 100%</u> <small>(Name, tax rate and percent of project)</small>	Other (describe): <u>San Jacinto Junior College, .167967, 100%</u> <small>(Name, tax rate and percent of project)</small>



**SECTION 12: Texas Tax Code 313.021(2) Qualified Property (continued)**

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 an 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? Q2 2022

**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 within the project boundary**. 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 within the project boundary 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 (statement 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 within the project boundary in response to statements 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 within the project boundary (that property described in response to statement 1): ..... \$ 67,611,890.00
5. In Tab 10, include an appraisal value by the CAD of all the buildings and improvements existing as of a date within 15 days of the date the application is received by the school district.
6. Total estimated market value of proposed property not eligible to become qualified property (that property described in response to statement 2): ..... \$ 67,611,890.00

**Note:** Investment for the property listed in statement 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 number of new qualifying jobs you are committing to create? ..... 0
2. What is the number of new non-qualifying jobs you are estimating you will create? (See TAC 9.1051(14)) ..... 0
3. 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
  - 3a. If yes, attach evidence of industry standard 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.
4. Attach in **Tab 13** the four most recent quarters of data for each wage calculation below, including documentation from the Texas Workforce Commission 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 available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22). **Note:** If a more recent quarter of information becomes available before the application is deemed complete, updated wage information will be required.
  - a. Non-qualified job wages  
- average weekly wage for all jobs (all industries) in the county is ..... \$ 1,455.75
  - b. Qualifying job wage minimum option §313.021(5)(A)  
-110% of the average weekly wage for manufacturing jobs in the county is ..... \$ 1,878.25
  - c. Qualifying job wage minimum option §313.021(5)(B)  
-110% of the average weekly wage for manufacturing jobs in the region is ..... \$ 1,312.52
5. 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)
6. What is the minimum required annual wage for each qualifying job based on the qualified property? ..... \$ 68,251.04
7. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? ..... \$ 68,251.04
8. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? .....  Yes  No
9. 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
  - 9a. If yes, attach in **Tab 13** supporting documentation from the TWC, pursuant to §313.021(3)(F).
10. 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
  - 10a. 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, and C 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 an entity 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**.

**Tab 2**

**Proof of Application Filing Fee Payment**

Please see attached proof of payment.

Proof of payment of filing fee received by the  
Comptroller of Public Accounts per TAC Rule  
§9.1054 (b)(5)

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

**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*)**

Please see attached.

**Response to Section 5 question 2a.,  
documentation of combined group  
membership, received by CPA**



**Tab 4**

**Detailed Description of the Project**

Oxy Vinyls LP (“OV”), a subsidiary of Occidental Chemical Corporation (“OxyChem”) and Occidental Petroleum Corporation (“Oxy”), is requesting an appraised value limitation from Deer Park Independent School District (“Deer Park ISD”) for Project Orca (“Project”), a proposed expansion and modernization of OV’s existing chlor-alkali manufacturing complex, known as the Battleground site, in Harris County, Texas.

OV, which is a subsidiary of OxyChem, a top global manufacturer of chlorine and caustic soda, is contemplating a strategic initiative to modernize and expand its existing chlorine and caustic soda manufacturing complex with more efficient and effective technology. The proposed improvements, outlined below, would result in a significant expansion of production capacity while simultaneously lowering the carbon intensity per ton of the product produced and delivered. This would help OV maintain its position as a top producer of chlorine and caustic soda in the world as well as address potential future industry regulations that could require OV to cease using its existing technology, require significant additional cost and add complexity to production. The benefits of this project would help to ensure long-term viability of the Battleground plant operations.

The OV Battleground site uses the following production process for chlorine and caustic soda:

- (1) Brine, salt dissolved with water, is the basic raw material for the process and sourced from underground wells.
- (2) Impurities contained in the raw brine which interfere with production are removed by chemical treatment, settling, and filtration.
- (3) The purified brine is pumped to the cell room. The Battleground cell room contains electrolytic cells for processing brine into chlorine, caustic soda and hydrogen. Battleground’s existing technology utilizes diaphragm cells. The chlorine that leaves the cellroom is in a gaseous state and the caustic soda is in liquid form.
- (4) The chlorine gas must be dried, chilled and pressurized or converted to liquid form for storage or shipping.
- (5) The caustic soda is further processed and can be provided in various concentrations.

The Project would modernize and expand upon current system equipment and processes through the integration of new equipment that better utilizes the latest membrane cell technology.

OV has operated at the Battleground site for over 50 years, providing quality jobs, community engagement, and local tax revenue. Currently, OxyChem employs approximately 203 full-time equivalent positions at the OV Battleground site at an average annual salary well above that of the Harris County average wage. The chlorine production at Battleground serves as a key raw material for other OV manufacturing sites in the Houston area and supports approximately another 800 full-time equivalent jobs in Harris County. During construction of the Project, existing operations would continue as normal. Upon completion of the Project, the proposed improvements would immediately commence operations.

The Project would encompass approximately 197 acres within Harris County in a reinvestment zone to be established on land generally northeast of Texas Highway 225 and Beltway 8, near the San Jacinto Battleground Site. Maps in Tab 11 further define the location of the proposed investment.

The project consists of the following proposed improvements:

- Expansion of the existing salt purification process and auxiliary equipment
- New salt purification process to meet the new cell technology requirements
- New membrane cells and related equipment with the latest technology
- Expansion of the chlorine purification system
- New caustic processing equipment for production of higher quality caustic soda
- New piping and pipe racks to support the integration and expansion of the new technology
- Expansion of supporting systems required for production
- New electrical main power distribution system
- New buildings to house new membrane cell equipment, electrical substations, maintenance shops and supporting systems
- All ancillary and eligible equipment necessary for operations

**Tab 5**

**Documentation to Assist in Determining if Limitation is a Determining Factor**

For 100 years, OxyChem has developed extensive assets, infrastructure, expertise, and technology in the industrial chemicals industry, improving products and lives around the world. OxyChem has built a large network of integrated operations in the LaPorte and Deer Park area that enable the production of essential products. These essential products have improved safety and standards of living across the world, and as a top-tier manufacturer in the global industrial chemicals market, OxyChem has a reputation for prioritizing safety, environmental protection, customer service, and sustainability.

OV's proposed investment in its Battleground facility would require the approval of local divisional leadership at the plant, OxyChem's and Oxy's management, and Oxy's Board of Directors. The decision whether to invest in the Battleground facility would hinge on several major factors, including a projected return on investment, other capital allocation requests within the OxyChem production network, and support from community partners to ensure that the substantial capital investment is successful in improving the facility's global competitiveness.

The success of the Project is ultimately dependent upon securing a location that can provide, in the aggregate, the best possible revenue, operational efficiency, infrastructure costs, labor availability, and taxing structures, among other critical location considerations. For the Project to be sited in Texas, property tax liabilities must be competitive. If the Project cannot offset a significant portion of the property tax liabilities associated with modernizing and expanding in Texas, other out of state and/or out of country sites, competitively vying for these same funding resources, may receive this capital allocation, or the Project may be cancelled altogether. Thus, the Ch. 313 value limitation is a pivotal determining factor when considering where to site the Project.

**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)***

Not applicable

## Tab 7

### Description of Qualified Investment

The Project would be constructed within the existing Battleground site of approximately 197 acres within Harris County in a reinvestment zone to be established on land generally northeast of Texas Highway 225 and Beltway 8, near the San Jacinto Battleground Site. Maps in Tab 11 further define the location of the proposed investment.

Should the Project be approved by OxyChem's and Oxy's management and Oxy's Board of Directors and be constructed, the Project would result in a significant expansion of chlorine and caustic soda production, thereby reducing dependency on imported chlorine into the State of Texas and the associated rail car tonnage. The conversion of the existing site to the latest technology would also provide a long-term solution to address potential future regulation. These benefits, among many more, would help ensure the long-term viability of existing site operations. This application covers any and all qualified investment and property within Deer Park ISD necessary for the commercial operations of the proposed Project, as described in Tab 4.

The Project consists of the following proposed improvements:

- Expansion of the existing salt purification process and auxiliary equipment
- New salt purification process to meet the new cell technology requirements
- New membrane cells and related equipment with the latest technology
- Expansion of the chlorine purification system
- New caustic processing equipment for production of higher quality caustic soda
- New piping and pipe racks to support the integration and expansion of the new technology
- Expansion of supporting systems required for production
- New electrical main power distribution system
- New buildings to house new membrane cell equipment, electrical substations, maintenance shops and supporting systems
- All ancillary and eligible equipment necessary for operations

**Tab 8**

**Description of Qualified Property**

The Project would be constructed within the existing Battleground site of approximately 197 acres within Harris County in a reinvestment zone to be established on land generally northeast of Texas Highway 225 and Beltway 8, near the San Jacinto Battleground Site. Maps in Tab 11 further define the location of the proposed investment.

Should the Project be approved by OxyChem's and Oxy's management and Oxy's Board of Directors and be constructed, the Project would result in a significant expansion of chlorine and caustic soda production, thereby reducing dependency on imported chlorine into the State of Texas and the associated rail car tonnage. The conversion of the existing site to the latest technology would also provide a long-term solution to address potential future regulation. These benefits, among many more, would help ensure the long-term viability of existing site operations. This application covers any and all qualified investment and property within Deer Park ISD necessary for the commercial operations of the proposed Project, as described in Tab 4.

The Project consists of the following proposed improvements:

- Expansion of the existing salt purification process and auxiliary equipment
- New salt purification process to meet the new cell technology requirements
- New membrane cells and related equipment with the latest technology
- Expansion of the chlorine purification system
- New caustic processing equipment for production of higher quality caustic soda
- New piping and pipe racks to support the integration and expansion of the new technology
- Expansion of supporting systems required for production
- New electrical main power distribution system
- New buildings to house new membrane cell equipment, electrical substations, maintenance shops and supporting systems
- All ancillary and eligible equipment necessary for operations

**Tab 9**

**Description of Land**

The land on which the Project would be developed would **not** be claimed as part of the Qualified Property as described by Texas Statute 313.021(2)(A).

**Tab 10**

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

The existing property on Parcel ID 0410020050128 consists of the assets listed below and in the attached appraisal summary. Please also reference the satellite map below highlighting the existing assets.

- Chlor-Alkali Cells and Facilities
- DCS Control Room
- Co-Gen Plant
- Electrical/Steam/Water Distribution Systems
- Chlorine Pipeline to Covestro Plant
- Chlorine Transfer Stations
- Loading/Unloading Racks
- Pumps
- Tanks
- Fencing
- Railroad Tracks
- Roads
- Admin Building
- Guard House
- Laboratory
- Maintenance Building
- Warehouse
- Misc. Buildings
- Inventory





# Appraisal Summary

Appraisal Year: 2021

**Battleground Chlor Alkali Plant**

2200 VISTA RD  
, TX

**OXY VINYLs BATTLEGROUND CA**

OXY VINYLs - BATTLEGROUND CA  
ATTN: TAX DEPT.  
P O BOX 27570  
HOUSTON, TX 772277570

**Agent:**  
**Agent Phone:** n/a

**Appraiser:** Hugh L. Landrum, Jr.  
**Date Inspected:** 2/17/2021

**Process Units**

	RCN	Life	Age	% Good	Svc Factor	Additions	Retirements	Market Value	Component Account
Chlor-Alkali Cells & Facilities	373,986,160	25	38.3247		0.5000			32,541,760	0410020050128
DCS Control Room	1,599,600	33	15.0000	58.59%	0.9500			712,280	0410020050128
<b>Total Process Units</b>	<b>375,585,760</b>					<b>0</b>	<b>0</b>	<b>33,254,040</b>	
								<b>Taxable Value:</b>	<b>33,254,040</b>

**Utilities**

	RCN	Life	Age	% Good	Svc Factor	Additions	Retirements	Market Value	Component Account
Co-Gen Plant (275 mw)	130,181,510	25	38.0000		0.4200			8,791,050	0410020050128
Electrical Distribution	3,526,450	25	38.0000		0.6000			308,270	0410020050128
Steam Distribution	2,497,700	31	38.0000		0.6000			218,340	0410020050128
Water Systems	2,234,820	25	38.0000		0.6000			195,360	0410020050128
<b>Total Utilities</b>	<b>138,440,480</b>					<b>0</b>	<b>0</b>	<b>9,513,020</b>	
								<b>Taxable Value:</b>	<b>9,513,020</b>

**Receiving, Shipping & Storage**

	RCN	Life	Age	% Good	Svc Factor	Additions	Retirements	Market Value	Component Account
Chlorine Pipeline to Bayer in Plant	115,360	33	9.0000	86.23%	0.8000			79,580	0410020050128
Chlorine Transfer Stations (3ea)	10,245,460	25	9.0000	76.90%	0.8000			6,303,010	0410020050128
Loading & Unloading Racks	1,983,490	25	38.0000		0.6000			173,390	0410020050128
Pumps & Tankage	2,974,270	33	38.0000		0.6000			260,000	0410020050128
<b>Total Receiving, Shipping &amp; Storage</b>	<b>15,318,580</b>					<b>0</b>	<b>0</b>	<b>6,815,980</b>	
								<b>Taxable Value:</b>	<b>6,815,980</b>

# Appraisal Summary

Appraisal Year: 2021

**Battleground Chlor Alkali Plant**

2200 VISTA RD  
, TX

**OXY VINYLs BATTLEGROUND CA**

OXY VINYLs - BATTLEGROUND CA  
ATTN: TAX DEPT.  
P O BOX 27570  
HOUSTON, TX 772277570

**Agent:**

**Agent Phone:** n/a

**Appraiser:**

Hugh L. Landrum, Jr.

**Date Inspected:**

2/17/2021

**Service Facilities**

	RCN	Life	Age	% Good	Svc Factor	Additions	Retirements	Market Value	Component Account
Fencing & Gates	1,404,200	25	36.0000		0.6000			127,800	0410020050128
Infrastructure	787,150	25	38.0000		0.6000			68,810	0410020050128
Railroad Tracks	1,528,000	25	35.0000		0.6000			139,690	0410020050128
Roads & Paving	1,292,820	25	35.0000		0.6000			118,190	0410020050128
<b>Total Service Facilities</b>	<b>5,012,170</b>					<b>0</b>	<b>0</b>	<b>454,490</b>	
<b>Taxable Value:</b>								<b>454,490</b>	

**General Buildings**

	RCN	Life	Age	% Good	Svc Factor	Additions	Retirements	Market Value	Component Account
Administration Building	629,170	33	38.0000		0.5800			55,000	0410020050128
Guard House	205,910	33	38.0000		0.6000			18,000	0410020050128
Laboratory	571,970	33	38.0000		0.6000			50,000	0410020050128
Maintenance Building	686,370	33	38.0000		0.6000			60,000	0410020050128
Misc. Small Buildings	514,780	33	38.0000		0.6000			45,000	0410020050128
Warehouse	800,760	33	38.0000		0.6200			70,000	0410020050128
<b>Total General Buildings</b>	<b>3,408,960</b>					<b>0</b>	<b>0</b>	<b>298,000</b>	
<b>Taxable Value:</b>								<b>298,000</b>	

**TCEQ Pollution Control Equipment**

	RCN	Life	Age	% Good	Svc Factor	Additions	Retirements	Market Value	Component Account
1999 TCEQ Exempt Value								4,322,520	0410020030023
2004 TCEQ Exempt Value								2,114,950	0410020030023
2008 TCEQ Exempt Value								244,790	0410020030023
2008 TCEQ Non-Exempt Value	18,820,080			131.17%				12,342,210	0410020030023

# Appraisal Summary

Appraisal Year: 2021

**Battleground Chlor Alkali Plant**

2200 VISTA RD  
, TX

**OXY VINYL BATTLEGROUND CA**

OXY VINYL - BATTLEGROUND CA  
ATTN: TAX DEPT.  
P O BOX 27570  
HOUSTON, TX 772277570

Agent:  
Agent Phone: n/a

Appraiser: Hugh L. Landrum, Jr.  
Date Inspected: 2/17/2021

**TCEQ Pollution Control Equipment**

	RCN	Life	Age	% Good	Svc Factor	Additions	Retirements	Market Value	Component Account
2012 TCEQ Exempt Value								3,440,510	0410020030023
2017 TCEQ Exempt Value								17,553,500	0410020030023
<b><u>Total TCEQ Pollution Control Equipment</u></b>	<b>18,820,080</b>					<b>0</b>	<b>0</b>	<b>40,018,480</b>	
								<b>Taxable Value: 12,342,210</b>	

**Personal Property & Inventory**

	RCN	Life	Age	% Good	Svc Factor	Additions	Retirements	Market Value	Component Account
Finished Goods				100.00%	1.0000			748,880	0353381
Furniture & Fixtures				100.00%	1.0000			308,220	0353381
Mobile Machinery & Equipment				100.00%	1.0000			379,070	0353381
Personal Computers				100.00%	1.0000			22,280	0353381
Raw Materials & WIP				100.00%	1.0000			1,292,690	0353381
Supplies/Stores				100.00%	1.0000			2,183,010	0353381
<b><u>Total Personal Property &amp; Inventory</u></b>	<b>0</b>					<b>0</b>	<b>0</b>	<b>4,934,150</b>	
								<b>Taxable Value: 4,934,150</b>	

**Industrial District Acct. NOT INCLUDED IN TOTALS**

	RCN	Life	Age	% Good	Svc Factor	Additions	Retirements	Market Value	Component Account
Improvements	41,018,130	20	9.7437	65.37%	1.0000			26,813,550	9700000000219
<b><u>Total Industrial District Acct. NOT INCLUDED IN TOTALS</u></b>	<b>41,018,130</b>					<b>0</b>	<b>0</b>	<b>26,813,550</b>	
								<b>Taxable Value: 0</b>	

# Appraisal Summary

Appraisal Year: 2021

## Battleground Chlor Alkali Plant

2200 VISTA RD  
, TX

## OXY VINYLs BATTLEGROUND CA

OXY VINYLs - BATTLEGROUND CA  
ATTN: TAX DEPT.  
P O BOX 27570  
HOUSTON, TX 772277570

Agent:

Agent Phone: n/a

Appraiser: Hugh L. Landrum, Jr.

Date Inspected: 2/17/2021

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**Total Battleground Chlor  
Alkali Plant**

597,604,160

0

0

95,288,160

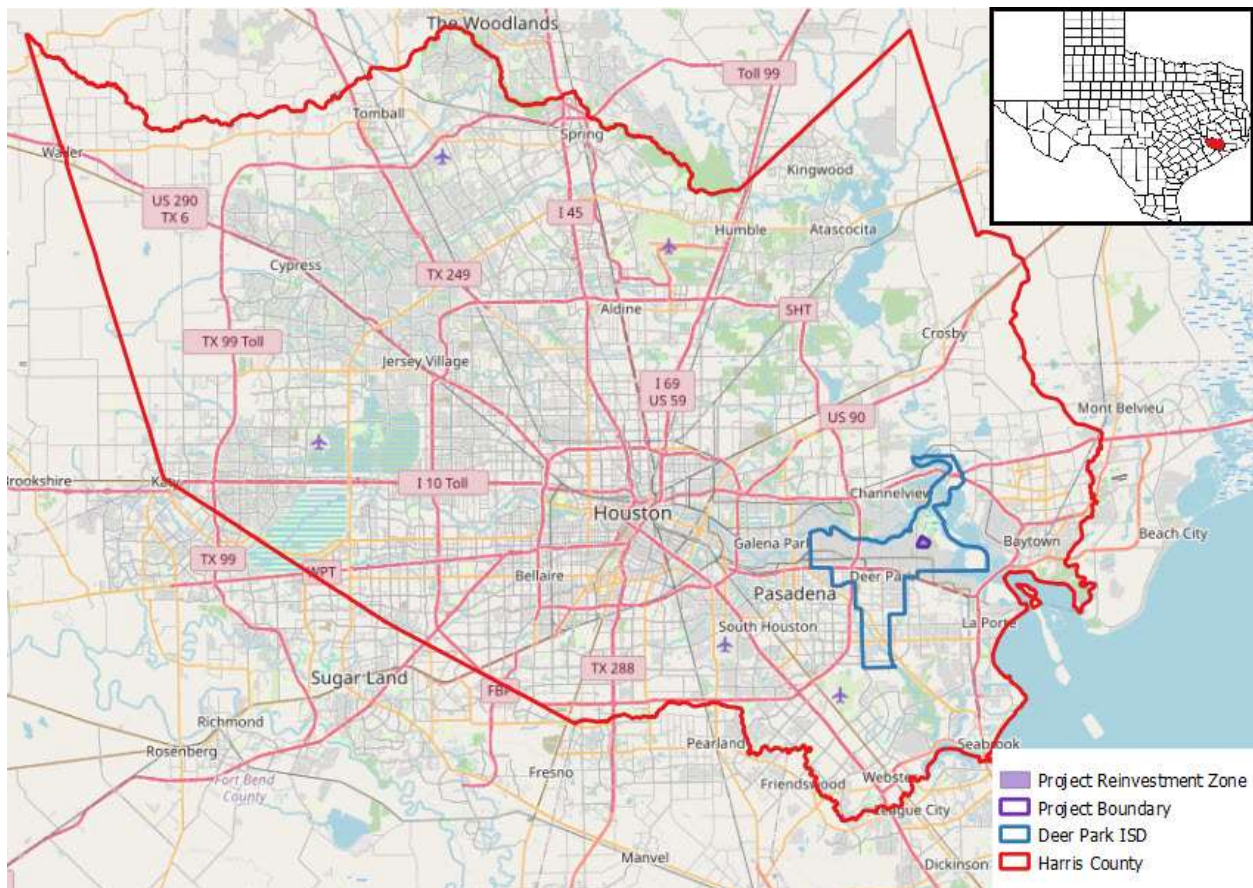
**Taxable Value:**

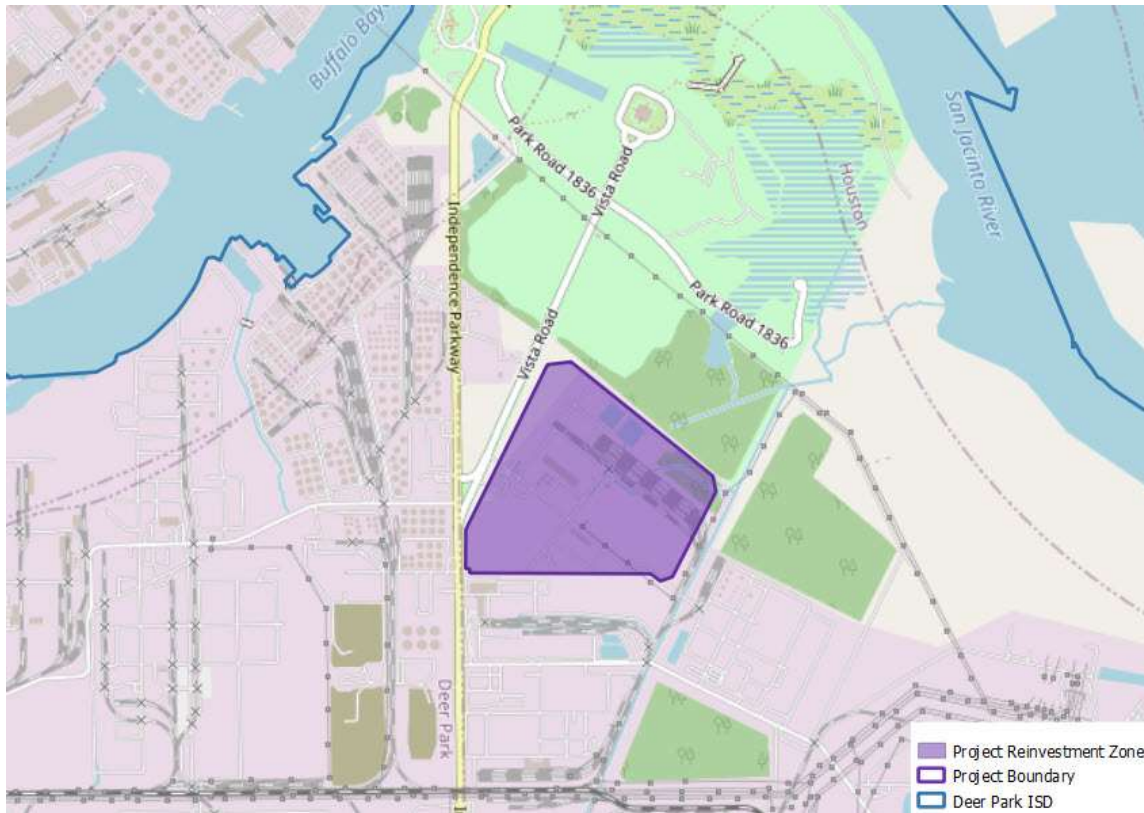
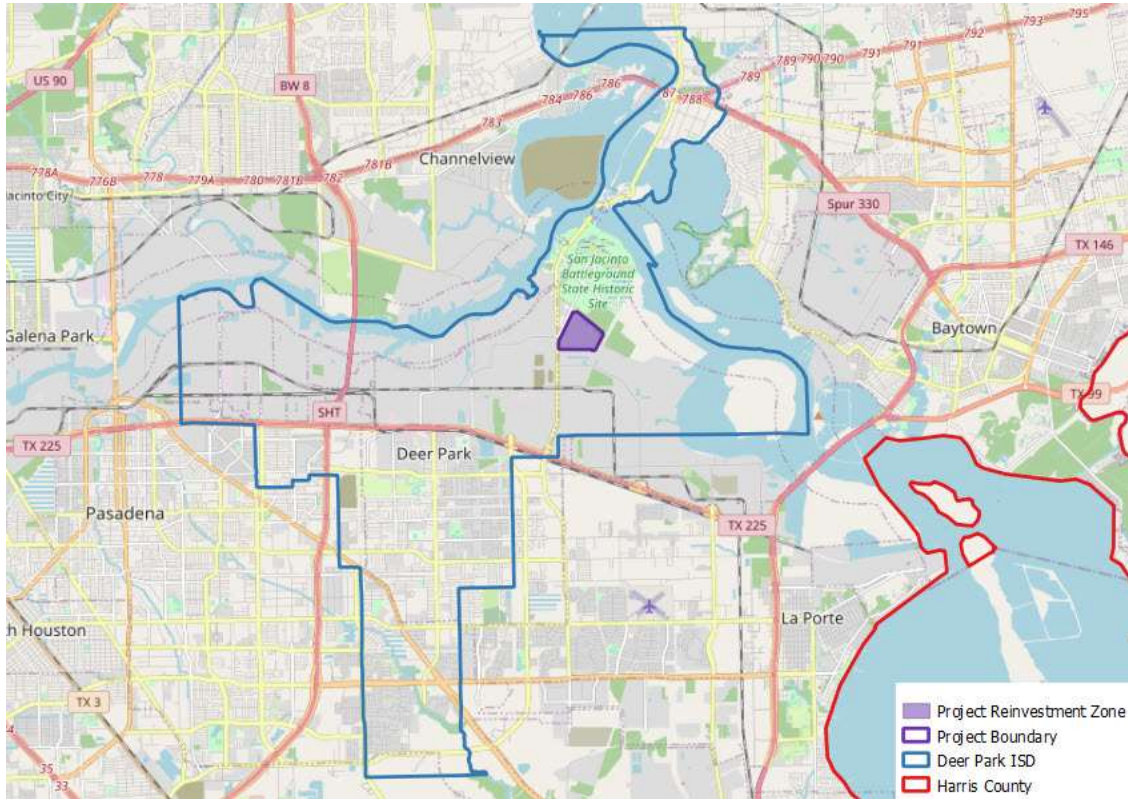
**67,611,890**

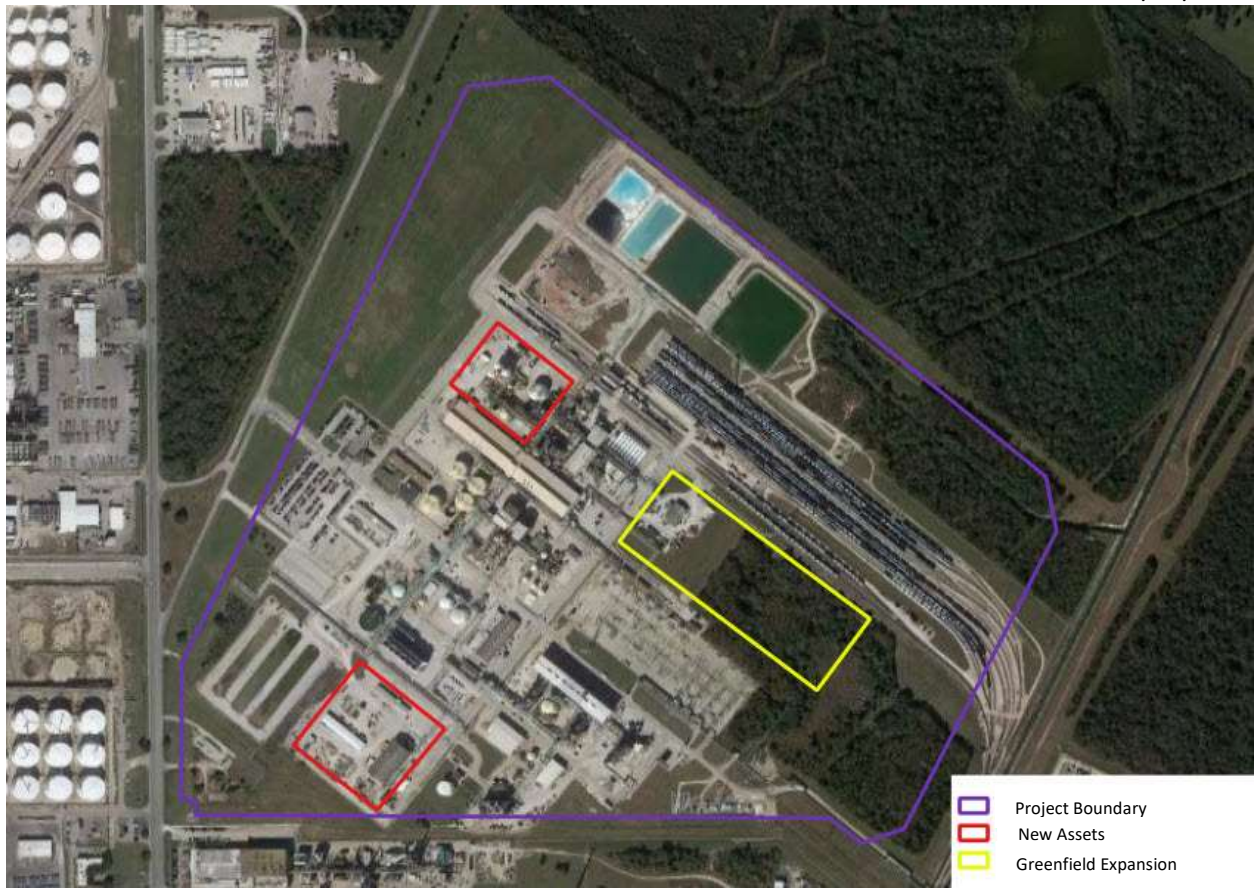
**Tab 11**

**Maps that clearly show:**

- a) **Project boundary and project vicinity, including county and school district boundaries**
- 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) **Any existing property within the project area**
- e) **Any facilities owned or operated by the applicant having interconnections to the proposed project**
- f) **Location of project, and related nearby projects within vicinity map**
- g) **Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size**







Tab 12

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

Re: Chapter 313 Jobs Waiver Request

Stephen Harrell  
Superintendent  
Deer Park Independent School District  
2800 Texas Avenue  
Deer Park, TX 77536

Dear Superintendent Harrell:

As supplement to its application for Chapter 313 Value Limitation to Deer Park Independent School District ("DPISD"), Oxy Vinyls LP ("OV") respectfully requests that DPISD's Board of Trustees waive the job requirement provision for the proposed project, as allowed by Section 313.025(f-l) of the Texas Tax Code. We request this waiver from the DPISD Board based on the scope of the project, being a modernization and expansion, and the total approximate full-time employees retained on site of approximately 203 that would be used to operate the proposed improvements.

Over OV's 50-year history at the Battleground site, they've provided and continue to provide hundreds of quality jobs at annual salaries well above that of the Harris County average, with a complete benefits package, at the Battleground site and the surrounding area. One of the primary purposes of this proposed Project is for OV to maintain its edge in the marketplace, enabling it to continue its direct and indirect benefits to the local population in which it serves.

OV respectfully requests that the DPISD Board of Trustees make such a finding and waive the job creation requirement of 25 permanent full-time jobs, consistent with the scope and purpose of this Project. By granting the waiver, DPISD would enable OV to commit to retaining the current employees existing on site.



Michael Horne  
Tax Director  
Occidental Petroleum Corporation



**Tab 13**

**Calculation of non-qualifying wage target and two possible qualifying job wage requirements with TWC documentation**

**Average Weekly Wages for All jobs, All Industries in Harris County (Four Most Recent Quarters)**

County	Year	Quarter	Ownership	Avg. Weekly Wage
Harris County	2020	4	Total All	\$1,498
Harris County	2021	1	Total All	\$1,520
Harris County	2021	2	Total All	\$1,389
Harris County	2021	3	Total All	\$1,416
Sum Last 4 Quarters				\$5,823
<b>Average Weekly Wage</b>				<b>\$1,455.75</b>

**Average Weekly Wages for Manufacturing Jobs in Harris County (Four Most Recent Quarters)**

County	Year	Quarter	Ownership	Avg. Weekly Wage
Harris County	2020	4	Private	\$1,792
Harris County	2021	1	Private	\$1,764
Harris County	2021	2	Private	\$1,630
Harris County	2021	3	Private	\$1,644
Sum Last 4 Quarters				\$6,830
Average Weekly Wage				\$1,707.50
<b>110 % Average Weekly Wage</b>				<b>\$1,878.25</b>

**Average Weekly Wages for Manufacturing Jobs in Council of Government Region (Most Recent Year)**

COG Region	Year	Hourly	Annual	Avg. Weekly Wage
Houston-Galveston	2020	\$ 29.83	\$ 62,050	\$1,193.27
<b>110 % Average Weekly Wage</b>				<b>\$1,312.52</b>

\*Backup documentation provided in following pages

Wage data as provided by the Texas Workforce Commission

Year	Period	Area	Ownership	Industry	Average Weekly Wage
2020	04	Harris	Total All	Total, All Industries	1,498
2021	01	Harris	Total All	Total, All Industries	1,520
2021	02	Harris	Total All	Total, All Industries	1,389
2021	03	Harris	Total All	Total, All Industries	1,416

Year	Period	Area	Ownership	Industry	Average Weekly Wage
2020	04	Harris	Private	Manufacturing	1,792
2021	01	Harris	Private	Manufacturing	1,764
2021	02	Harris	Private	Manufacturing	1,630
2021	03	Harris	Private	Manufacturing	1,644

**2020 Manufacturing Average Wages by Council of Government Region  
Wages for All Occupations**

COG	COG Number	Wages	
		Hourly	Annual
<a href="#">Panhandle Regional Planning Commission</a>	1	\$23.32	\$48,501
<a href="#">South Plains Association of Governments</a>	2	\$20.42	\$42,473
<a href="#">NORTEX Regional Planning Commission</a>	3	\$20.64	\$42,928
<a href="#">North Central Texas Council of Governments</a>	4	\$32.34	\$67,261
<a href="#">Ark-Tex Council of Governments</a>	5	\$21.30	\$44,299
<a href="#">East Texas Council of Governments</a>	6	\$29.28	\$60,904
<a href="#">West Central Texas Council of Governments</a>	7	\$21.54	\$44,797
<a href="#">Rio Grande Council of Governments</a>	8	\$19.02	\$39,552
<a href="#">Permian Basin Regional Planning Commission</a>	9	\$22.57	\$46,945
<a href="#">Concho Valley Council of Governments</a>	10	\$27.28	\$56,739
<a href="#">Heart of Texas Council of Governments</a>	11	\$23.41	\$48,696
<a href="#">Capital Area Council of Governments</a>	12	\$29.96	\$62,326
<a href="#">Brazos Valley Council of Governments</a>	13	\$18.41	\$38,286
<a href="#">Deep East Texas Council of Governments</a>	14	\$21.07	\$43,829
<a href="#">South East Texas Regional Planning Commission</a>	15	\$27.38	\$56,957
<a href="#">Houston-Galveston Area Council</a>	16	\$29.83	\$62,050
<a href="#">Golden Crescent Regional Planning Commission</a>	17	\$22.09	\$45,945
<a href="#">Alamo Area Council of Governments</a>	18	\$27.45	\$57,101
<a href="#">South Texas Development Council</a>	19	\$19.20	\$39,945
<a href="#">Coastal Bend Council of Governments</a>	20	\$35.39	\$73,603
<a href="#">Lower Rio Grande Valley Development Council</a>	21	\$20.70	\$43,056
<a href="#">Texoma Council of Governments</a>	22	\$19.18	\$39,897
<a href="#">Central Texas Council of Governments</a>	23	\$21.34	\$44,390
<a href="#">Middle Rio Grande Development Council</a>	24	\$22.98	\$47,809
<b>Texas</b>		\$28.00	\$58,233

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

Data published: August 2021.

Data published annually, next update will likely be July 31, 2022

Annual Wage Figure assumes a 40-hour work week.

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

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

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

**Tab 14**

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

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	0	2022-2023	2022	Not eligible to become Qualified Property			[The only other investment made before filing complete application with district that may become Qualified Property is land.]	
Investment made after filing complete application with district, but before final board approval of application				\$0	\$0	\$0	\$0	\$0
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period		2023-2024	2023	\$182,000,000	\$0	\$0	\$0	\$182,000,000
Complete tax years of qualifying time period	QTP1	2024-2025	2024	\$550,000,000	\$15,000,000	\$0	\$0	\$565,000,000
	QTP2	2025-2026	2025	\$353,000,000	\$0	\$0	\$0	\$353,000,000
<b>Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]</b>				\$1,085,000,000	\$15,000,000	\$0	\$0	\$1,100,000,000
				Enter amounts from TOTAL row above in Schedule A2				
<b>Total Qualified Investment (sum of green cells)</b>				\$1,100,000,000				

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.

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>		Enter amounts from TOTAL row in Schedule A1 in the row below				
				\$1,100,000,000				\$1,100,000,000
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	Gap Year	2026-2027	2026	\$0				\$0
Value limitation period***	1	2027-2028	2027					
	2	2028-2029	2028					
	3	2029-2030	2029					
	4	2030-2031	2030					
	5	2031-2032	2031					
	6	2032-2033	2032					
	7	2033-2034	2033					
	8	2034-2035	2034					
	9	2035-2036	2035					
	10	2036-2037	2036					
<b>Total Investment made through limitation</b>				\$1,100,000,000				\$1,100,000,000
Continue to maintain viable presence	11	2037-2038	2037					
	12	2038-2039	2038					
	13	2039-2040	2039					
	14	2040-2041	2040					
	15	2041-2042	2041					
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2042-2043	2042					
	17	2043-2044	2043					
	18	2044-2045	2044					
	19	2045-2046	2045					
	20	2046-2047	2046					
	21	2047-2048	2047					
	22	2048-2049	2048					
	23	2049-2050	2049					
	24	2050-2051	2050					
	25	2051-2052	2051					

\* 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: 04/11/2022

Applicant Name: Oxy Vinyls LP

**Form 50-296A**

ISD Name: Deer Park ISD

Revised October 2020

	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	2022-2023	2022	\$0	\$0	\$0	\$0	\$0	\$0
	0	2023-2024	2023	\$0	\$0	\$91,000,000	\$91,000,000	\$91,000,000	\$91,000,000
	QTP1	2024-2025	2024	\$0	\$7,500,000	\$366,000,000	\$373,500,000	\$373,500,000	\$373,500,000
	QTP2	2025-2026	2025	\$0	\$7,500,000	\$542,500,000	\$550,000,000	\$550,000,000	\$550,000,000
	Gap Year	2026-2027	2026	\$0	\$7,500,000	\$542,500,000	\$550,000,000	\$550,000,000	\$550,000,000
Value Limitation Period	1	2027-2028	2027	\$0	\$14,250,000	\$1,030,750,000	\$1,045,000,000	\$1,045,000,000	\$100,000,000
	2	2028-2029	2028	\$0	\$13,822,500	\$976,500,000	\$990,322,500	\$990,322,500	\$100,000,000
	3	2029-2030	2029	\$0	\$13,407,825	\$922,250,000	\$935,657,825	\$935,657,825	\$100,000,000
	4	2030-2031	2030	\$0	\$13,005,590	\$868,000,000	\$881,005,590	\$881,005,590	\$100,000,000
	5	2031-2032	2031	\$0	\$12,615,423	\$813,750,000	\$826,365,423	\$826,365,423	\$100,000,000
	6	2032-2033	2032	\$0	\$12,236,960	\$759,500,000	\$771,736,960	\$771,736,960	\$100,000,000
	7	2033-2034	2033	\$0	\$11,869,851	\$705,250,000	\$717,119,851	\$717,119,851	\$100,000,000
	8	2034-2035	2034	\$0	\$11,513,756	\$651,000,000	\$662,513,756	\$662,513,756	\$100,000,000
	9	2035-2036	2035	\$0	\$11,168,343	\$596,750,000	\$607,918,343	\$607,918,343	\$100,000,000
	10	2036-2037	2036	\$0	\$10,833,293	\$542,500,000	\$553,333,293	\$553,333,293	\$100,000,000
Continue to maintain viable presence	11	2037-2038	2037	\$0	\$10,508,294	\$488,250,000	\$498,758,294	\$498,758,294	\$498,758,294
	12	2038-2039	2038	\$0	\$10,193,045	\$434,000,000	\$444,193,045	\$444,193,045	\$444,193,045
	13	2039-2040	2039	\$0	\$9,887,254	\$379,750,000	\$389,637,254	\$389,637,254	\$389,637,254
	14	2040-2041	2040	\$0	\$9,590,636	\$325,500,000	\$335,090,636	\$335,090,636	\$335,090,636
	15	2041-2042	2041	\$0	\$9,300,000	\$271,250,000	\$280,550,000	\$280,550,000	\$280,550,000
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2042-2043	2042	\$0	\$9,023,829	\$217,000,000	\$226,023,829	\$226,023,829	\$226,023,829
	17	2043-2044	2043	\$0	\$8,753,115	\$217,000,000	\$225,753,115	\$225,753,115	\$225,753,115
	18	2044-2045	2044	\$0	\$8,490,521	\$217,000,000	\$225,490,521	\$225,490,521	\$225,490,521
	19	2045-2046	2045	\$0	\$8,235,805	\$217,000,000	\$225,235,805	\$225,235,805	\$225,235,805
	20	2046-2047	2046	\$0	\$7,988,731	\$217,000,000	\$224,988,731	\$224,988,731	\$224,988,731
	21	2047-2048	2047	\$0	\$7,749,069	\$217,000,000	\$224,749,069	\$224,749,069	\$224,749,069
	22	2048-2049	2048	\$0	\$7,500,000	\$217,000,000	\$224,500,000	\$224,500,000	\$224,500,000
	23	2049-2050	2049	\$0	\$7,500,000	\$217,000,000	\$224,500,000	\$224,500,000	\$224,500,000
	24	2050-2051	2050	\$0	\$7,500,000	\$217,000,000	\$224,500,000	\$224,500,000	\$224,500,000
	25	2051-2052	2051	\$0	\$7,500,000	\$217,000,000	\$224,500,000	\$224,500,000	\$224,500,000

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

Only include market value for eligible property on this schedule.

**Schedule C: Employment Information**

Date: 04/11/2022

Applicant Name: Oxy Vinyls LP

ISD Name: Deer Park ISD

**Form 50-296A**

*Revised October 2020*

	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A Number of Construction FTE's	Column B Average annual wage rates for construction workers	Column C Number of non-qualifying jobs applicant estimates it will create (cumulative)	Column D Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Column E Annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2022-2023	2022	0	0	0	0	\$0
	0	2023-2024	2023	140	\$50,000.00	0	0	\$0
	QTP1	2024-2025	2024	300	\$50,000.00	0	0	\$0
	QTP2	2025-2026	2025	400	\$50,000.00	0	0	\$0
	Gap Year	2026-2027	2026	0	0	0	0	\$0
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2027-2028	2027	0	\$0	0	0	\$68,251.04
	2	2028-2029	2028	0	\$0	0	0	\$68,251.04
	3	2029-2030	2029	0	\$0	0	0	\$68,251.04
	4	2030-2031	2030	0	\$0	0	0	\$68,251.04
	5	2031-2032	2031	0	\$0	0	0	\$68,251.04
	6	2032-2033	2032	0	\$0	0	0	\$68,251.04
	7	2033-2034	2033	0	\$0	0	0	\$68,251.04
	8	2034-2035	2034	0	\$0	0	0	\$68,251.04
	9	2035-2036	2035	0	\$0	0	0	\$68,251.04
	10	2036-2037	2036	0	\$0	0	0	\$68,251.04
Years Following Value Limitation Period	11 through 25	2037-2052	2051	0	\$0	0	0	\$68,251.04

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



**Tab 15**

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

Not applicable

**Tab 16**

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

**a) evidence that the area qualifies as an enterprise zone as defined by the Governor's Office**

Not applicable

**b) legal description of reinvestment zone**

The parcel IDs for the proposed Project and their corresponding legal descriptions from the Harris County Appraisal District are listed below:

<b>Parcel ID</b>	<b>Legal Description as provided by Harris CAD</b>
<b>0410020050128</b>	TRS 1A-1A 1B-1 1P-1 1S-2 & 27C (PC IMPS*0410020050144) ABST 46 A MCCORMICK

The legal description for the reinvestment zone will be provided, once passed by the Deer Park ISD School Board.

**c) order, resolution or ordinance establishing the reinvestment zone**

Pending

**d) guidelines and criteria for creating the zone**

Please see attached guidelines and criteria for creation of the reinvestment zone.



*May 9, 2022*

Local Government Assistance & Economic Analysis  
Texas Comptroller of Public Accounts  
111 E. 17<sup>th</sup> Street  
Austin, Texas 78774

Re: Reinvestment Zone for Application for a Chapter 313 Value Limitation Agreement  
between the Deer Park Independent School District and Oxy Vinyls LP

Dear Local Government Assistance and Economic Analysis Division:

The Deer Park Independent School District Board of Trustees accepted an Application for Appraised Value Limitation on Qualified Property at a duly called meeting held on April 11, 2022. The District intends to create the "Oxy Vinyls Reinvestment Zone" for the portion of the Oxy Vinyls LP project that is located within the boundaries of Deer Park ISD. The Reinvestment Zone will be created before the district approves the Agreement for Value Limitation between the District and Oxy Vinyls LP.

When the reinvestment zone is created, the final board resolution, reinvestment zone legal description, and maps will be proved to your office.

Thank you for your attention to this matter.

Sincerely,

Mr. Stephen Harrell  
Superintendent of Schools

**Tab 17**

**Signature and Certification page, signed and dated by Authorized School District  
Representative and Authorized Company Representative (*applicant*)**

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** → Stephen Harrell  
Print Name (Authorized School District Representative)

Superintendent  
Title

**sign here** → *Stephen Harrell*  
Signature (Authorized School District Representative)

4-11-2022  
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** → Michael Horne  
Print Name (Authorized Company Representative (Applicant))

Tax Director  
Title

**sign here** → *Michael Horne*  
Signature (Authorized Company Representative (Applicant))

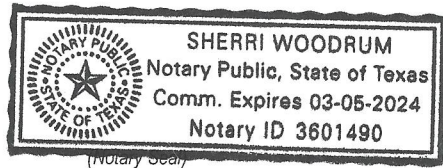
4-11-22  
Date

GIVEN under my hand and seal of office this, the

11 day of April, 2022

*Sherrri Woodrum*  
 Notary Public in and for the State of Texas

My Commission expires: 3/5/2024



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.