

LEON | ALCALA

ATTORNEYS AT LAW

May 12, 2022

Via Electronic Mail: Ch313.apps@cpa.texas.gov

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

Re: Application for a Chapter 313 Value Limitation Agreement between the Texas City Independent School District and Sandpiper Chemicals, LLC

First Year of Qualifying Time Period – 2026
First Year of Limitation – 2028

Dear Local Government Assistance and Economic Analysis Division:

The Texas City 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 26, 2022. The Application was determined to be complete on May 12, 2022.

A copy is being provided to the Galveston 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: gcad@galvestoncad.org*
Tommy Watson, Chief Appraiser, Galveston County Appraisal District

Via Electronic Mail: mduarte@tcisd.org
Dr. Melissa Duarte, Superintendent, Texas City Independent School District

Via Electronic Mail: rragan@sandpiperdevelopment.com
Rod Ragan, President, Sandpiper Chemicals, LLC

Via Electronic Mail: mnassar@sandpiperdevelopment.com
Mike Nassar, CEO, Sandpiper Chemicals, LLC

Via Electronic Mail: gmaxim@cwlp.net
Greg Maxim, Partner, Cummings Westlake LLC



TAB 1

Pages 1 through 9 of 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/. 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 26, 2022</u>		
Date Application Received by District		
<u>Dr. Melissa</u>	<u>Duarte</u>	
First Name	Last Name	
<u>Superintendent</u>		
Title		
<u>Texas City Independent School District</u>		
School District Name		
<u>1700 Ninth Avenue North</u>		
Street Address		
<u>1700 Ninth Avenue North</u>		
Mailing Address		
<u>Texas City</u>	<u>TX</u>	<u>77590</u>
City	State	ZIP
<u>409-916-0100</u>	<u>N/A</u>	
Phone Number	Fax Number	
<u>N/A</u>	<u>mduarte@tcisd.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)

<p>Sara</p> <hr/> <p>First Name</p> <p>Partner</p> <hr/> <p>Title</p> <p>Leon Alcalá</p> <hr/> <p>Firm Name</p> <p>512-637-4244</p> <hr/> <p>Phone Number</p> <p>N/A</p> <hr/> <p>Mobile Number (optional)</p>	<p>Leon</p> <hr/> <p>Last Name</p> <hr/> <p>512-637-4245</p> <hr/> <p>Fax Number</p> <p>saraleongroup@leoncalca.com</p> <hr/> <p>Email Address</p>
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4. On what date did the district determine this application complete? 05/12/2022

SECTION 2: Applicant Information

1. Authorized Company Representative (Applicant)

<p>Rod</p> <hr/> <p>First Name</p> <p>President</p> <hr/> <p>Title</p> <p>5847 San Felipe, Suite 4150</p> <hr/> <p>Street Address</p> <p>5847 San Felipe, Suite 4150</p> <hr/> <p>Mailing Address</p> <p>Houston</p> <hr/> <p>City</p> <p>713-589-7216</p> <hr/> <p>Phone Number</p> <p>N/A</p> <hr/> <p>Mobile Number (optional)</p>	<p>Ragan</p> <hr/> <p>Last Name</p> <p>Sandpiper Chemicals, LLC</p> <hr/> <p>Organization</p> <hr/> <p>TX</p> <hr/> <p>State</p> <p>77057</p> <hr/> <p>ZIP</p> <p>713-589-7221</p> <hr/> <p>Fax Number</p> <p>rragan@sandpiperdevelopment.com</p> <hr/> <p>Business Email Address</p>
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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.

<p>Mike</p> <hr/> <p>First Name</p> <p>CEO</p> <hr/> <p>Title</p> <p>5847 San Felipe, Suite 4150</p> <hr/> <p>Street Address</p> <p>5847 San Felipe, Suite 4150</p> <hr/> <p>Mailing Address</p> <p>Houston</p> <hr/> <p>City</p> <p>713-589-7215</p> <hr/> <p>Phone Number</p> <p>N/A</p> <hr/> <p>Mobile Number (optional)</p>	<p>Nassar</p> <hr/> <p>Last Name</p> <p>Sandpiper Chemicals, LLC</p> <hr/> <p>Organization</p> <hr/> <p>TX</p> <hr/> <p>State</p> <p>77057</p> <hr/> <p>ZIP</p> <p>713-589-7221</p> <hr/> <p>Fax Number</p> <p>mnassar@sandpiperdevelopment.com</p> <hr/> <p>Business Email Address</p>
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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)

Greg	Maxim
First Name	Last Name
Partner	
Title	
Cummings Westlake LLC	
Firm Name	
(713) 266-4456	N/A
Phone Number	Fax Number
gmaxim@cwlp.net	
Business Email Address	

SECTION 3: Fees and Payments

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

The total fee shall be paid at 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.

\$75,000	Check
Payment Amount	Transaction Type
Sandpiper Chemicals, LLC	Texas City ISD
Payor	Payee
04/20/2022	
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?	Sandpiper Chemicals, LLC
2. Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits)	32066903298
3. Parent Company Name	N/A
4. Parent Company Tax ID	N/A
5. NAICS code	325194
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 Liability Company
2. Is applicant a combined group, or comprised of members of a combined group, as defined by Tax Code §171.0001(7)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
2a. If yes, attach in Tab 3 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

Sandpiper Chemicals, LLC

2c. Reporting Entity Taxpayer Number

32066903298

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

All existing equipment will be demolished and removed prior to construction

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 September 2022
 2. Estimated commencement of construction January 2026
 3. Beginning of qualifying time period (MM/DD/YYYY) January 1, 2026
 4. First year of limitation (YYYY) January 1, 2028
- 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 December 2027

SECTION 10: The Property

1. County or counties in which the proposed project will be located Galveston County
2. Central Appraisal District (CAD) that will be responsible for appraising the property Galveston 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>Texas City ISD; 100%; \$1.0134</u> <small>(Name, tax rate and percent of project)</small>	I&S (ISD): <u>Texas City ISD; 100%; \$0.3379</u> <small>(Name, tax rate and percent of project)</small>
County: <u>Galveston County; 100%; \$0.4194</u> <small>(Name, tax rate and percent of project)</small>	City: <u>Texas City; 100%; \$0.4900</u> <small>(Name, tax rate and percent of project)</small>
Hospital District: <u>N/A</u> <small>(Name, tax rate and percent of project)</small>	Water District: <u>N/A</u> <small>(Name, tax rate and percent of project)</small>
Other (describe): <u>College of the Mainland; 100%; \$0.26770</u> <small>(Name, tax rate and percent of project)</small>	Other (describe): <u>Country Road and Flood; 100%; \$0.009560</u> <small>(Name, tax rate and percent of project)</small>

SECTION 10: The Property (continued)

5. List all state and local incentives as an annual percentage. Include the estimated start and end year of the incentive:

County: N/A
(Incentive type, percentage, start and end year)

City: N/A
(Incentive type, percentage, start and end year)

Hospital District: N/A
(Incentive type, percentage, start and end year)

Water District: N/A
(Incentive type, percentage, start and end year)

Other (describe): N/A
(Incentive type, percentage, start and end year)

Other (describe): N/A
(Incentive type, percentage, start and end year)

6. Is the project located entirely within the ISD listed in Section 1? Yes No

6a. If no, attach in **Tab 6** maps of the entire project (depicting all other relevant school districts) and additional information on the project scope and size. Please note that only the qualified property within the ISD listed in Section 1 is eligible for the limitation from this application. Please verify that all information in **Tabs 7 and 8**, Section 11, 12 and 13, and map project boundaries pertain to only the property within the ISD listed in Section 1.

7. 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

7a. If yes, attach in **Tab 6** supporting documentation from the Office of the Governor.

SECTION 11: Texas Tax Code 313.021(1) Qualified 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 comptroller.texas.gov/economy/local/ch313/.

1. At the time of application, what is the estimated minimum qualified investment required for this school district? \$80,000,000

2. What is the amount of appraised value limitation for which you are applying? \$80,000,000

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 within the project boundary 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: Texas Tax Code 313.021(2) Qualified Property

1. Attach a detailed description of the qualified property. [See §313.021(2)] 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**);
 - 1c. a map or site plan of the proposed qualified property showing the location of the new buildings or new improvements inside the project area boundaries within a vicinity map that includes school district, county and reinvestment zone boundaries (**Tab 11**); and
 - 1d. Will any of the proposed qualified property be used to renovate, refurbish, upgrade, maintain, modify, improve, or functionally replace existing buildings or existing improvements inside or outside the project area? Yes No

Note: Property used to renovate, refurbish, upgrade, maintain, modify, improve, or functionally replace existing buildings or existing improvements inside or outside the project area cannot be considered qualified property and will not be eligible for a limitation. See TAC §9.1051(16).

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? June 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): \$ 0.00
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): \$ 0.00

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? 25
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 \$ 1,043.75
 - b. Qualifying job wage minimum option §313.021(5)(A)
-110% of the average weekly wage for manufacturing jobs in the county is \$ 2,483.80
 - c. Qualifying job wage minimum option §313.021(5)(B)
-110% of the average weekly wage for manufacturing jobs in the region is \$ 1,312.60
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? \$ 68,255.00
7. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? \$ 68,255.00
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 Payment of Application Fee

Please find on the attached page, copy of the check for the \$75,000 application fee to Texas City Independent School District.

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)

See Attached



Franchise Tax Account Status

As of : 04/14/2022 16:40:03

This page is valid for most business transactions but is not sufficient for filings with the Secretary of State

SANDPIPER CHEMICALS, LLC	
Texas Taxpayer Number	32066903298
Mailing Address	5847 SAN FELIPE ST STE 4150 HOUSTON, TX 77057-3182
Right to Transact Business in Texas	ACTIVE
State of Formation	DE
Effective SOS Registration Date	04/18/2018
Texas SOS File Number	0802993366
Registered Agent Name	CORPORATION SERVICE COMPANY DBA CSC - LAWYERS INCO
Registered Office Street Address	211 E. 7TH STREET, SUITE 620 AUSTIN, TX 78701



TAB 4

Detailed Description of the Project

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

Sandpiper Chemicals, LLC (“Sandpiper”) is requesting an appraised value limitation from Texas City Independent School District (ISD) for a proposed natural gas-to-methanol manufacturing facility in Galveston County (the “Project”). This proposed Texas City ISD Project will be constructed within a Reinvestment Zone that will be created by Texas City ISD prior to execution of a Value Limitation Agreement. A map showing the location of the project is included in TAB 11.

Sandpiper’s current design and construction of this natural gas-to-methanol manufacturing facility would be located on land leased from Eastman Chemicals at the Bay Street site. Once operating the facility’s production is estimated to be at 3,000 MT/day. Feedstock (natural gas) for the facility would be delivered via a yet to be constructed third party pipeline and the finished goods (methanol) will supply the markets along the gulf coast and abroad via truck, rail and ship. Methanol is a chemical building block used to produce formaldehyde, acetic acid, and a variety of other chemical intermediates.

Construction would be anticipated to begin in early 2025 with operations commencing by year end 2027.

Below is a list of the major new equipment comprising this plant as follows:

- Separators
- Columns
- Drums
- Process Vessels
- Auto thermal reformer
- Methanol reactor
- Steam drums
- Motors
- Exchangers
- Preheaters
- Heaters
- Superheaters



- Blowers and associated motors
- Absorbers
- Saturators
- Boilers
- Compressors
- Pumps and associated motors
- Filters
- Flare
- Scrubbers
- Water Deaerators
- Process Tanks
- Electrical Switchgear and main electrical components
- Electrical Substation
- Transformers
- Power Distribution Center
- Instrumentation equipment
- Control Equipment & Room
- Loading and unloading equipment and road works

Also included in this application are all of the associated concrete foundations, new pipe supports, new intra-plant piping, intra-plant conduit and connections, control loops, safety systems, fire water protection, insulation, pollution control equipment and utilities necessary to safely operate the new equipment.



TAB 5

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

As a globally experienced project developer and investor, Energy Allied International (“EAI” or “Developer”), headquartered in Houston, TX is strategically positioned to merge the technological and financial expertise of the western hemisphere with the infinite development potential of the United States and international locations. Established in 1975 as Onshore and Offshore Oil Services of California, EAI has evolved into an international project development firm with a proven track record for successfully launching chemicals, petrochemicals, energy, refining and infrastructure projects worldwide. EAI has successfully engineered and constructed facilities from the United States, South America, Africa, Europe and Asia. Sandpiper Chemical, LLC is one such proposed project that EAI is looking to develop.

The Sandpiper Project is still in an evaluation stage; only very preliminary development activities have begun. No engineering, procurement or construction contracts have been negotiated or signed to support the Project. No regulatory permit applications have been obtained. No public announcements of a definitive intent to construct the Project have been made. Only agreements pertaining to preliminary design and engineering work and the development of other technical studies and estimates have been entered into which is necessary for purposes of determining whether the Project is technically viable and can be cost-competitive in the global marketplace.

In summary, the ultimate determination for EAI to deploy capital investment in a particular country or state depends on the project economics. In the case of the investment on this proposed project in Texas, the decision will be based on a number of commercial and financial considerations, including the ability to obtain relief regarding local property taxes. Obtaining the Chapter 313 value limitation is a necessary part of the economic analysis and a determining factor for investment in Texas. The domestic and global industrial gas market is very competitive. Without the Chapter 313 value limitation, siting the project in Texas is less attractive. In the current capital constrained environment, the economics of each project are challenged against each other and only the best will have a chance to happen.

Set forth below is additional information in response to the questions in Section 8 of the Application.

1. Does the applicant currently own the land on which the proposed project will occur?

No.

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

Yes. Agreements pertaining to preliminary design and engineering work and the development of other technical studies and estimates have been entered; this



work is necessary for purposes of determining whether the Project is technically viable and can be cost-competitive in the global marketplace.

- 3. Does the applicant have current business activities at the location where the proposed project will occur?** There are no current business activities occurring at the location where the proposed project will occur.
- 4. Has the applicant made public statements in SEC filings or other documents regarding its intentions regarding the proposed project location?**
No.
- 5. Has the applicant received any local or state permits for activities on the proposed project site?**
No.
- 6. Has the applicant received commitments for state or local incentives for activities at the proposed project site?**
No.
- 7. Is the applicant evaluating other locations not in Texas for the proposed project?**
Yes, including elsewhere on the U.S. Gulf Coast, or at affiliate entity ongoing operations in Asia, North Africa, Middle East or Europe. The Developer continuously evaluates long-term investment opportunities. These evaluations weighs a number of factors, including return on investment which is directly impacted by the cost of operations. A local's property tax burden represents a significant amount of operational cost. As the Developer weighs these factors in evaluating a project's viability, economic incentives such as the Chapter 313 will directly impact the economics of the Project. Without this incentive the Project will be less competitive with developing projects in other locales and will be a determining factor in the final investment decision.
- 8. Has the applicant provided capital investment or return on investment information for the proposed project in comparison with alternative investment opportunities?**
No.
- 9. Has the applicant provided information related to the applicant's inputs, transportation, and market for the proposed project?**
No.



10. Are you submitting information to assist in the determinations 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?

No.



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)

Galveston County	100%	\$0.41494
County Road & Flood	100%	\$0.00956
College of the Mainland	100%	\$0.26770
City of Texas City	100%	\$0.49000
Texas City ISD	100%	\$1.35130



TAB 7

Description of Qualified Investment

Below is a list of the new major equipment that will be considered Qualified Investment

- Separators
- Columns
- Drums
- Process Vessels
- Auto thermal reformer
- Methanol reactor
- Steam drums
- Motors
- Exchangers
- Preheaters
- Heaters
- Superheaters
- Blowers and associated motors
- Absorbers
- Saturators
- Boilers
- Compressors
- Pumps and associated motors
- Filters
- Flare
- Scrubbers
- Water Deaerators
- Process Tanks
- Electrical Switchgear and main electrical components
- Electrical Substation
- Transformers
- Power Distribution Center
- Instrumentation equipment
- Control Equipment & Room
- Loading and unloading equipment and road works



Also included in this application are all of the associated concrete foundations, pipe supports, intra-plant piping, intra-plant conduit and connections, control loops, safety systems, fire water protection, insulation, pollution control equipment and utilities necessary to safely operate the new equipment.



TAB 8

Description of Qualified Property

Below is a list of the major new equipment that will be considered Qualified Property:

- Separators
- Columns
- Drums
- Process Vessels
- Auto thermal reformer
- Methanol reactor
- Steam drums
- Motors
- Exchangers
- Preheaters
- Heaters
- Superheaters
- Blowers and associated motors
- Absorbers
- Saturators
- Boilers
- Compressors
- Pumps and associated motors
- Filters
- Flare
- Scrubbers
- Water Deaerators
- Process Tanks
- Electrical Switchgear and main electrical components
- Electrical Substation
- Transformers
- Power Distribution Center
- Instrumentation equipment
- Control Equipment & Room
- Loading and unloading equipment and road works



Also included in this application are all of the associated concrete foundations, pipe supports, intra-plant piping, intra-plant conduit and connections, control loops, safety systems, fire water protection, insulation, pollution control equipment and utilities necessary to safely operate the new equipment.



TAB 9

Description of Land

Not applicable. The land on which the new buildings and new improvements will be built, is not being claimed as part of the qualified property described by §313.021(2)(A).



TAB 10

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

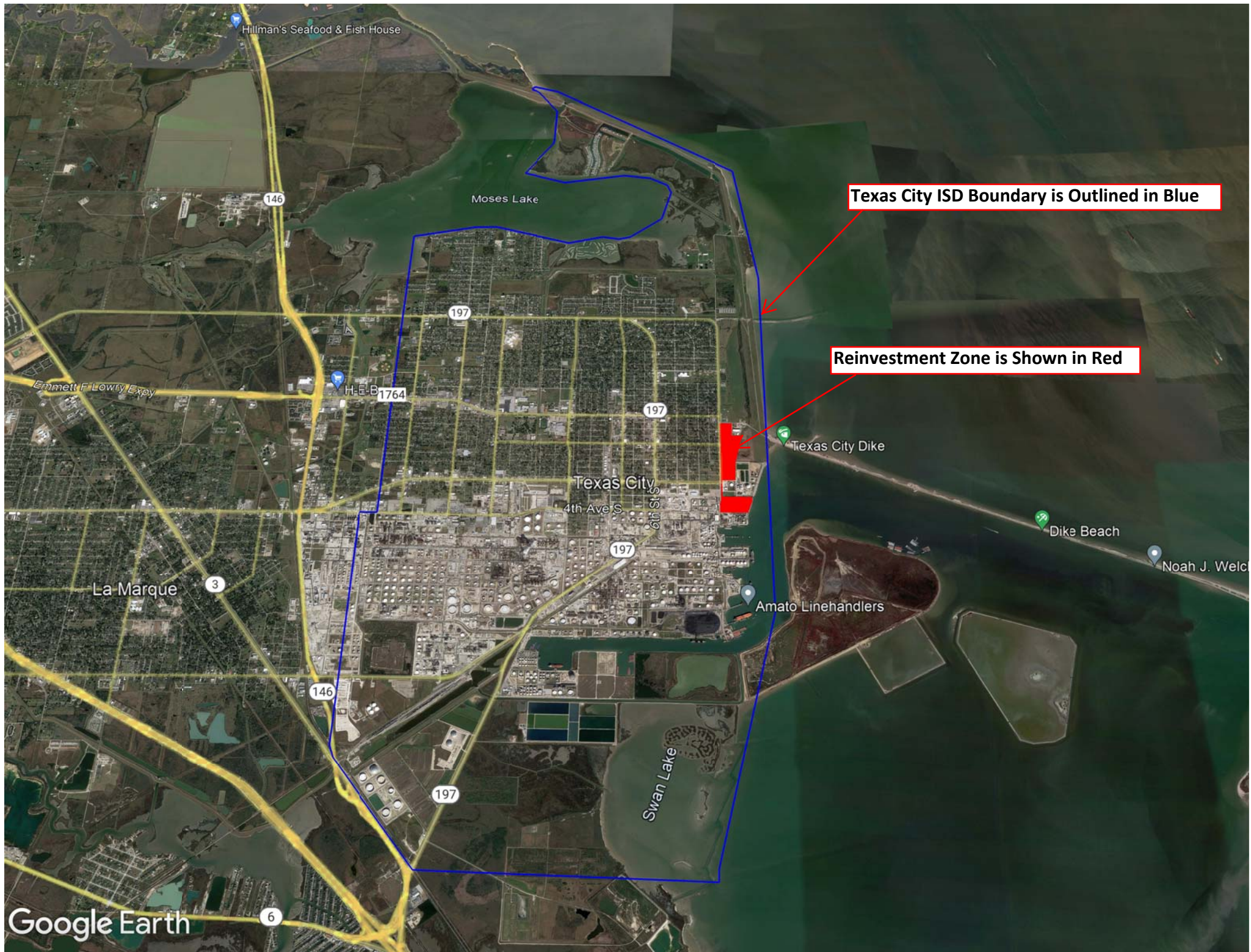
None



TAB 11

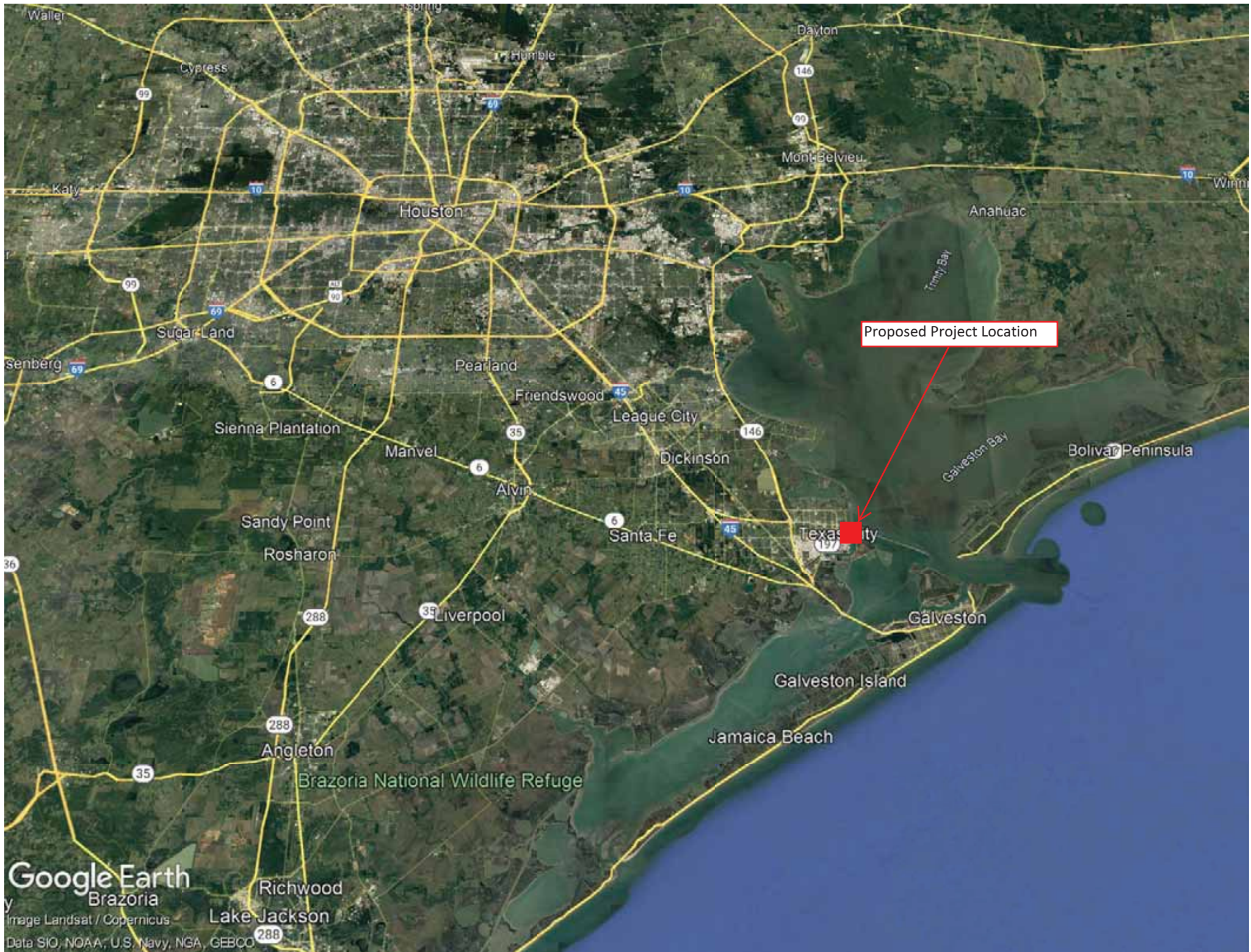
Maps that clearly show:

- a) Project vicinity
- b) Qualified investment including location of new building or new improvements
- c) Qualified property including location of new building or new improvements
- d) Existing property
- e) Land location within vicinity map
- f) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size



Texas City ISD Boundary is Outlined in Blue

Reinvestment Zone is Shown in Red



Proposed Project Location

Google Earth

Brazoria

Image Landsat / Copernicus
Data SIO, NOAA, U.S. Navy, NGA, GEBCO



Laydown Yard #2

Reinvestment Zone Boundary is Outlined in Red

Process and Blending Tankage

Laydown Yard #1

Methanol Manufacturing Unit



TAB 12

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

Not Applicable



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

**SANDPIPER CHEMICALS, LLC - TEXAS CITY ISD
TAB 13 TO CHAPTER 313 APPLICATION**

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

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FOURTH	2020	\$ 1,114	\$ 57,928
FIRST	2021	\$ 1,022	\$ 53,144
SECOND	2021	\$ 1,007	\$ 52,364
THIRD	2021	\$ 1,032	\$ 53,664
AVERAGE		\$ 1,043.75	\$ 54,275

**GALVESTON COUNTY
CHAPTER 313 WAGE CALCULATION - MANUFACTURING JOBS**

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FOURTH	2020	\$ 2,409	\$ 125,268
FIRST	2021	\$ 2,514	\$ 130,728
SECOND	2021	\$ 2,045	\$ 106,340
THIRD	2021	\$ 2,064	\$ 107,328
AVERAGE		\$ 2,258	\$ 117,416
		X 110%	110%
		\$ 2,483.80	\$ 129,158

CHAPTER 313 WAGE CALCULATION - REGIONAL WAGE RATE

YEAR	AVG WEEKLY WAGES*	ANNUALIZED
2020	\$ 1,193	\$ 62,050
		X 110%
		\$ 1,312.60
		\$ 68,255.00

* SEE ATTACHED TWC DOCUMENTATION

Year	Period	Area	Ownership	Industry Code	Industry	Level	Average Weekly Wage
2020	04	Galveston	Total All	10	Total, All Industries	0	1,114
2021	01	Galveston	Total All	10	Total, All Industries	0	1,022
2021	02	Galveston	Total All	10	Total, All Industries	0	1,007
2021	03	Galveston	Total All	10	Total, All Industries	0	1,032

Year	Period	Area	Ownership	Industry Code	Industry	Level	Average Weekly Wage
2020	04	Galveston	Private	31-33	Manufacturing	2	2,409
2021	01	Galveston	Private	31-33	Manufacturing	2	2,514
2021	02	Galveston	Private	31-33	Manufacturing	2	2,045
2021	03	Galveston	Private	31-33	Manufacturing	2	2,064

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

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

110% X \$62,050 = \$68,255

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)

See attached Schedules A1, A2, B and C

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

Date **4/15/2022**
 Applicant Name **SANDPIPER CHEMICALS , LLC**
 ISD Name **TEXAS CITY ISD**

Form 50-296A
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PROPERTY INVESTMENT AMOUNTS										
(Estimated Investment in each year. Do not put cumulative totals.)										
				Column A	Column B	Column C	Column D	Column E		
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other new investment made during this year that will not become Qualified Property [SEE NOTE]	Other new investment made during this year that may become Qualified Property [SEE NOTE]	Total Investment (Sum of Columns A+B+C+D)		
Investment made before filing complete application with district		Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)		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		Pre	2025	289,809,540	0	0	0	289,809,540		
	QTP1	2026-2027	2026	330,060,865	0	0	0	330,060,865		
	QTP2	2027-2028	2027	185,156,095	0	0	0	185,156,095		
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				805,026,500	0	0	0	805,026,500		
				Enter amounts from TOTAL row above in Schedule A2						
Total Qualified Investment (sum of green cells)				515,216,960						

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 **4/15/2022**
 Applicant Name **SANDPIPER CHEMICALS , LLC**
 ISD Name **TEXAS CITY ISD**

Form 50-296A
 Revised October 2020

PROPERTY INVESTMENT AMOUNTS								
(Estimated Investment in each year. Do not put cumulative totals.)								
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other investment made during this year that will not become Qualified Property [SEE NOTE]	Other investment made during this year that will become Qualified Property [SEE NOTE]	Total Investment (A+B+C+D)
Total Investment from Schedule A1*	--	TOTALS FROM SCHEDULE A1		805,026,500	0	0	0	805,026,500
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2026-2027	2026					
	0	2027-2028	2027					
Value limitation period***	1	2028-2029	2028					0
	2	2029-2030	2029					
	3	2030-2031	2030					
	4	2031-2032	2031					
	5	2032-2033	2032					
	6	2033-2034	2033					
	7	2034-2035	2034					
	8	2035-2036	2035					
	9	2036-2037	2036					
	10	2037-2038	2037					
Total Investment made through limitation				805,026,500	0	0	0	805,026,500
Continue to maintain viable presence	11	2038-2039	2038					
	12	2039-2040	2039					
	13	2040-2041	2040					
	14	2041-2042	2041					
	15	2042-2043	2042					
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2043-2044	2043					
	17	2044-2045	2044					
	18	2045-2046	2045					
	19	2046-2047	2046					
	20	2047-2048	2047					
	21	2048-2049	2048					
	22	2049-2050	2049					
	23	2050-2051	2050					
	24	2051-2052	2051					
	25	2052-2053	2052					

* 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 **4/15/2022**
 Applicant Name **SANDPIPER CHEMICALS , LLC**
 ISD Name **TEXAS CITY ISD**

Form 50-296A

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				Qualified Property			Estimated Taxable Value		
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	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	2026-2027	2026	0	0	72,452,385	72,452,385	72,452,385	72,452,385
	0	2027-2028	2027		-	309,935,203	309,935,203	309,935,203	309,935,203
Value Limitation Period	1	2028-2029	2028	0	0	796,976,235	717,278,612	717,278,612	80,000,000
	2	2029-2030	2029	0	0	757,127,423	681,414,681	681,414,681	80,000,000
	3	2030-2031	2030	0	0	719,271,052	647,343,947	647,343,947	80,000,000
	4	2031-2032	2031	0	0	683,307,499	614,976,750	614,976,750	80,000,000
	5	2032-2033	2032	0	0	649,142,125	584,227,912	584,227,912	80,000,000
	6	2033-2034	2033	0	0	616,685,018	555,016,516	555,016,516	80,000,000
	7	2034-2035	2034	0	0	585,850,767	527,265,691	527,265,691	80,000,000
	8	2035-2036	2035	0	0	556,558,229	500,902,406	500,902,406	80,000,000
	9	2036-2037	2036	0	0	528,730,318	475,857,286	475,857,286	80,000,000
	10	2037-2038	2037	0	0	502,293,802	452,064,422	452,064,422	80,000,000
Continue to maintain viable presence	11	2038-2039	2038	0	0	477,179,112	429,461,200	429,461,200	429,461,200
	12	2039-2040	2039	0	0	453,320,156	407,988,140	407,988,140	407,988,140
	13	2040-2041	2040	0	0	430,654,148	387,588,733	387,588,733	387,588,733
	14	2041-2042	2041	0	0	409,121,441	368,209,297	368,209,297	368,209,297
	15	2042-2043	2042	0	0	388,665,369	349,798,832	349,798,832	349,798,832
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2043-2044	2043	0	0	369,232,100	332,308,890	332,308,890	332,308,890
	17	2044-2045	2044	0	0	350,770,495	315,693,446	315,693,446	315,693,446
	18	2045-2046	2045	0	0	333,231,971	299,908,773	299,908,773	299,908,773
	19	2046-2047	2046	0	0	316,570,372	284,913,335	284,913,335	284,913,335
	20	2047-2048	2047	0	0	300,741,853	270,667,668	270,667,668	270,667,668
	21	2048-2049	2048	0	0	285,704,761	257,134,285	257,134,285	257,134,285
	22	2049-2050	2049	0	0	271,419,523	244,277,570	244,277,570	244,277,570
	23	2050-2051	2050	0	0	257,848,547	232,063,692	232,063,692	232,063,692
	24	2051-2052	2051	0	0	244,956,119	220,460,507	220,460,507	220,460,507
	25	2052-2053	2052	0	0	232,708,313	209,437,482	209,437,482	209,437,482

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 **4/15/2022**
 Applicant Name **SANDPIPER CHEMICALS , LLC**
 ISD Name **TEXAS CITY ISD**

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	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	2025-2026	2025	650 FTE	52,500	0	0	0
	0	2026-2027	2026	500 FTE	52,500	0	0	0
	0	2027-2028	2027	500 FTE	52,500	0	0	0
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2028-2029	2028	N/A	N/A	0	25	68,255
	2	2029-2030	2029	N/A	N/A	0	25	68,255
	3	2030-2031	2030	N/A	N/A	0	25	68,255
	4	2031-2032	2031	N/A	N/A	0	25	68,255
	5	2032-2033	2032	N/A	N/A	0	25	68,255
	6	2033-2034	2033	N/A	N/A	0	25	68,255
	7	2034-2035	2034	N/A	N/A	0	25	68,255
	8	2035-2036	2035	N/A	N/A	0	25	68,255
	9	2036-2037	2036	N/A	N/A	0	25	68,255
	10	2037-2038	2037	N/A	N/A	0	25	68,255
Years Following Value Limitation Period	11 through 25	2038-2053	2038-2052	N/A	N/A	0	25	68,255

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)

None



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 reinvestment zone*
- c) Order, resolution, or ordinance established the reinvestment zone*
- d) Guidelines and criteria for creating the zone*

- a) Not applicable
- b) See Attached
- c) Will be submitted once Texas City ISD creates the Reinvestment Zone
- d) Guidelines and Criteria are not required for ISD to create the Reinvestment Zone



Texas City Independent School District

*Dr. Melissa Duarte
TCISD Superintendent*

May 10, 2022

Via Electronic Mail: Ch313.apps@cpa.texas.gov

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

Re: Reinvestment Zone for Application for a Chapter 313 Value Limitation Agreement between the Texas City Independent School District and Sandpiper Chemicals, LLC

Dear Local Government Assistance and Economic Analysis Division:

The Texas City Independent School District Board of Trustees accepted an Application for Appraised Value Limitation on Qualified Property at a duly called meeting held on April 26, 2022. The District intends to create the "Sandpiper Chemicals Reinvestment Zone" for the portion of the Sandpiper Chemicals, LLC project that is located within the boundaries of Texas City ISD. The Reinvestment Zone will be created before the District approves an Agreement for Value Limitation between the District and Sandpiper Chemicals, LLC.

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

Thank you for your attention to this matter.

Sincerely,

Dr. Melissa Duarte
Superintendent of Schools

Telephone: 409-916-0103
Fax: 409-942-2655
Email: mduarte@tcisd.org

1700 9th Avenue North
Texas City, TX 77590



TAB 17

Signature and Certification Page; signed and dated by Authorized School District Representative and Authorized Company 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

Dr. Melissa Duarte
Print Name (Authorized School District Representative)

Superintendent
Title

sign here

Dr. Melissa Duarte
Signature (Authorized School District Representative)

4-26-22
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

Rod Ragan
Print Name (Authorized Company Representative (Applicant))

President
Title

sign here

Rod Ragan
Signature (Authorized Company Representative (Applicant))

April 20, 2022
Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

20th day of April, 2022
[Signature]

Notary Public in and for the State of Texas

My Commission expires: January 21, 2025

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.