MoakCasey™

PROVEN LEADERS ADVANCING TEXAS SCHOOLS

October 3, 2025

Mrs. Eliza Diaz
Superintendent
Brackett Independent School District
P.O. Box 586
Brackettville, Texas 78832-0586
eliza.diaz@brackettisd.net
amalia.garza@brackettisd.net

Mr. Mark Brusius
VP of Tax
Solar Prime LLC
353 North Clark Street, Floor 30
Chicago, IL 60654
mark.brusius@rwe.com
mfry@keatax.com

Re: OCI Alamo 4 LLC (#302) Revenue Protection and Supplemental Payments for 2025-26 School Year Under the Value Limitation Agreement Approved by Brackett Independent School District on October 14, 2013

Dear Mrs. Diaz and Mr. Brusius:

Enclosed for your consideration is the third-party certification called for under the school district revenue protection and supplemental payment provisions of the Property Value Limitation Agreement approved by the Brackett Independent School District (BISD) Board of Trustees on October 14, 2013 for the OCI Alamo 4 LLC project. The 2025-26 school year is the second year of the viable presence requirement after expiration of the value limitation under the Agreement. <u>The total amount owed to BISD for 2025-26 is a $43,749 supplemental payment.</u>

Based on the supplemental payment provisions of the Agreement, a calculation is made to determine the supplemental payment amount owed to BISD. OCI Alamo 4 LLC is given credit for any revenue protection payment noted above. The Agreement calls for a supplemental payment to BISD of the lesser of 40 percent of the net tax savings (after deducting any revenue loss payments) or $100 per ADA, including any catch-up payments from prior years. Under these calculations, the **<u>supplemental payment totals $43,749</u>**. This amount is to be paid by January 31, 2026.

After the reduction of the supplemental payment, **<u>the net tax savings to OCI Alamo 4 LLC are calculated to total $65,623 for the 2025-26 school year.</u>** These calculations are summarized in Table 1.

Once you have had an opportunity to review these calculations, please feel free to contact us if you have questions or need additional information.

Sincerely,

Kathy Mathias

Kathy Mathias
Vice President of Economic Development

Table 1

Summary of Calculations Relating to the OCI Alamo 4 LLC (#302) Property Value Limitation Agreement with Brackett ISD

	School Year 2025-26
Project Taxable Value	$16,400,000
M&O Tax Rate per $100	$0.66690
Gross M&O Taxes to be Paid (Expired Limitation)	$109,372
Tax Credits	$109,372
Less: Article III Indemnity Payment (Expired Limitation)	-$0
Article III Tax Benefit	$109,372
Less: Article IV Supplemental Payment (40%)	-$43,749
Net Benefit to Company	**$65,623**
Total Amount Owed to Brackett ISD Under Agreement	**$43,749**

REMIT TO: Brackett Independent School District

INVOICE

Mrs. Eliza Diaz
Superintendent
P.O. Box 586
Brackettville, Texas 78832-0586
eliza.diaz@brackettisd.net
amalia.garza@brackettisd.net

DATE: OCTOBER 3, 2025

TO:
Mr. Mark Brusius
VP of Tax
Solar Prime LLC
353 North Clark Street, Floor 30
Chicago, IL 60654
mark.brusius@rwe.com
mfry@keatax.com

FOR:
2025 Chapter 313 Revenue Loss and Benefit Payments for the OCI Alamo 4 LLC (#302) project

DESCRIPTION	AMOUNT
2025 Chapter 313 Agreement Supplemental Payment to Brackett ISD as detailed in calculations provided by MoakCasey, LLC, due January 31, 2026	$43,749
Total:	**$43,749**

For any other information regarding the payment of this invoice, please contact:
Mrs. Eliza Diaz at eliza.diaz@brackettisd.net or Ms. Amalia Garza at amalia.garza@brackettisd.net