

Manor Independent School District
Board of Trustees Meeting Agenda Item
December 15, 2025

CONSENT ITEM SHEET

RE: Consideration and Approval of Foreign Trade Zone Tax Equivalency and Contribution Agreement with Ultra Clean Technology Systems and Service, Inc.

Supporting Documents:

1. FOREIGN TRADE ZONE TAX EQUIVALENCY AND CONTRIBUTION AGREEMENT

District Goals:

Goal 4: EQUITY & INNOVATION- By 2026, 100% of Manor ISD scholars, staff, campuses, and school communities will have equitable access to innovative academic, human, financial, capital, technological, and all other necessary resources and supports.

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Background Information:

Ultra Clean Technology Systems and Service, Inc. is seeking a designation of its eight tracts of property described in EXHIBIT A as new Foreign-Trade Subzone sites, within Foreign Trade Zone No. 183. They have requested a Non-Opposition Letter in the form set forth in the attached EXHIBIT B executed by MISD, in support of the designation of the Property as new Foreign-Trade Subzone sites, within Foreign Trade Zone No. 183. After consulting with respect to the financial consequences of the creation of a Foreign-Trade Subzone on the property, Manor ISD and Ultra Clean Technology Systems and Service, Inc. agree that, in the absence of this Agreement, the establishment of an FTZ will create a negative financial consequence to MISD. Ultra Clean Technology Systems and Service, Inc.'s intent is to cause no net loss of tax revenue or financial harm to MISD as a result of its Foreign-Trade Zone Subzone site status, and wishes to make a contribution in support of MISD's mission, goals, and objectives.

Fiscal Implications:

The actual amount will be determined by the amount of that passes through our boundaries. Manor ISD will be reimbursed for the full amount of the taxable value. In addition, the property value will be dropped from our property value roles, which helps increase our state aid revenue. Finally, having a favorable tax and federal tariff environment will possibly incentivize Applied Materials to ship more inventory through Manor ISD. That will lead to payments we would not have otherwise realized without this agreement.

Administrative Recommendation:

We recommend that the board approve this agreement.

Motion Language:

I move that the board approve the Foreign Trade Zone Tax Equivalency and Contribution Agreement as presented.

Dr. Robert Sormani

Contact Person

Dr. Robert Sormani

Approved by Superintendent