

Regular Meeting

Thursday, November 21, 2024 5:00 PM

Board Room of the Beaumont ISD Administration Building, 3395 Harrison Ave,
Beaumont, TX 77706-5009

I. INTRODUCTION

I.A. ROLL CALL

I.A.1. CLOSED SESSION (CLOSED TO PUBLIC) - BOARD WILL CONVENE IN CLOSED SESSION UNDER CHAPTER 551 OF THE TEXAS GOVERNMENT CODE, SECTIONS 551.071, 551.072, 551.073, 551.074, 551.076, 551.083, 551.084 AND/OR 551.087, TO DELIBERATE ON THE FOLLOWING:

I.A.1.a. LEGAL

I.A.1.a.1. Pending or contemplated litigation matters and status report

I.A.1.a.2. Matters on which the school district legal counsel's duties to the school district under the Texas Disciplinary Rules of Professional Conduct or the State Bar of Texas Clearly conflicts with the Texas Open Meetings Act

I.A.1.a.3. Partnership Update

I.A.1.b. PERSONNEL

I.A.1.b.1. Deliberation regarding the appointment, employment, evaluation, reassignment, duties, proposed terminations, terminations and suspensions, proposed nonrenewals, renewals, and resignation/retirements, discipline, and/or dismissal of a public officer or employee, including the superintendent, and/or hear complaints and grievances against public officers or employees

I.A.1.b.1.1. Consider Superintendent's Recommendation to propose professional employee's contract for nonrenewal and/or termination

I.A.1.c. REAL ESTATE

I.A.1.c.1. Deliberation
regarding the purchase,
exchange, lease or value of real
property

I.A.1.d. ECONOMIC DEVELOPMENT

I.A.1.d.1. Deliberation
regarding an offer of a
financial or other incentive to
a business prospect related to
economic development
negotiations

II. PUBLIC HEARING - 6:00 p.m.

II.A. School FIRST Accountability



Board Exhibit Cover Sheet

Meeting Date: November 21, 2024

Agenda Item/Exhibit Number: **II.A.**

Agenda Item Title: Public Hearing – School FIRST

Cabinet Level Presenter(s): Cheryl Hernandez

Additional Presenter(s):

Executive Summary:

Recommendation:

Budget Impact* (if applicable): N/A

Funding Source (if applicable):

Compliance with Purchasing Guidelines (list applicable guidelines, including grant requirements):

Policy Reference (if applicable, list policy/regulation):

Legal Review (if necessary, list attorney and firm):

Cheryl Hernandez
Cabinet Level Presenter's Signature

10/31/2024
Date

*CFO Signature (required if there is a budget impact)

Date

General Counsel's Signature

Date



PUBLIC HEARING

Date: November 21, 2024

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What is School FIRST?

Adopted by TEA in response to SB 875 of the 76th Texas Legislature in 1999

TEA implemented numerous changes effective over the years and continues to do so.



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What is the Purpose?

Primary goal to achieve quality performance in the management of school district's financial resources

Expands the public education accountability system in Texas to include Financial Services

Assure the maximum allocation of resources for direct instructional purposes



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School FIRST Transition

House Bill 5, Section 49, 83rd Texas Legislature amended Section 39.082 Texas Education Code (TEC), Public School System Accountability, to address in part, the future financial solvency of school districts.

Under the statute and adopted rules, TEA will take into consideration a district's School FIRST rating when assigning a final accreditation status.



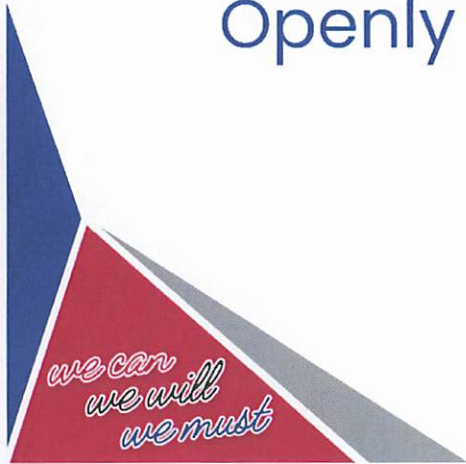
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Objectives

Assess the quality of financial management in Texas public schools.

Fairly evaluate the quality of financial management decisions.

Openly report results to the general public.



21 Indicators

4 Critical Indicators

Indicators 1-4

Failure to meet the requirements will cause a school district to fail the FIRST for the applicable school year.

6 Ceiling Indicators

Indicators 4, 6, 16, 17, 20 and 21 are ceiling indicators

Adds additional criteria to designated indicators.

If the additional ceiling criteria is not met by the school district, a predetermined maximum number of points and highest applicable Schools FIRST rating are assigned to the school district.

Several indicators have a wider sliding scale range to allow a high, medium, or low points award for those indicators (from 0 to 10 points)



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2023–2024 Available Ratings

A – Superior Achievement	90–100
B – Above Standard Achievement	80–89
C – Meets Standard Achievement	70–79
F – Substandard Achievement	0–69

Note: the District must pass indicators 1–4 or the district’s rating is F for Substandard Achievement regardless of the points earned.

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Critical Indicators

1. Was the complete annual financial report (AFR) and data submitted to the TEA within 30 days of the November 27 or January 28 deadline depending on the school district's fiscal year end date of June 30 or August 31, respectively?

Yes, District submitted November 17, 2023

2. Was there an unmodified opinion in the AFR on the financial statements as a whole? (The American Institute of Certified Public Accountants (AICPA) defines unmodified opinion. The external independent auditor determines if there was an unmodified opinion.)

Yes, Unmodified Opinion received



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Critical Indicators

3. Was the school district in compliance with the payment terms of all debt agreements at fiscal year end?

Yes, the district did not default on debt agreements.

4. Did the school district make timely payments to the Teachers Retirement System (TRS), Texas Workforce Commission (TWC), Internal Revenue Service (IRS), and other government agencies?

Ceiling passed. Yes, the district made timely payments to TRS, IRS and other government agencies.

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Solvency Indicators

5. Was the total unrestricted Net Position balance (Net of the accretion of interest for capital appreciation bonds) in the governmental activities column in the Statement of Net Positions greater than zero? (If the school district's change of students in membership over 5 years was 7 percent or more, then the school district passes this indicator.)

Passed

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Solvency Indicators

6. Was the average change in (assigned and unassigned) fund balances over 3 years less than a 25 percent decrease or did the current year's assigned and unassigned fund balances exceed 75 days of operational expenditures?

Ceiling passed. Yes, the district's average change in fund balance is .0339%.

7. Was the number of days of cash on hand and current investments in the general fund for the school district sufficient to cover operating expenditures (excluding facilities acquisition and construction)?

10 out of 10 points. The district had 159.0058 days cash on hand.

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Solvency Indicators

8. Was the measure of current assets to current liabilities ratio for the school district sufficient to cover short-term debt?
10 out of 10 points. The district's ratio is 2.8527.

9. Did the school district's general fund revenues equal or exceed expenditures (excluding facilities acquisition and construction)? If not, was the school district's number of days of cash on hand greater than or equal to 60 days?
10 out of 10 points. The district had 159.0058 days of cash on hand.



Solvency Indicators

10. *This indicator is not being evaluated.*

11. Was the ratio of long-term liabilities to total assets for the school district sufficient to support long-term solvency? If the school district's increase of students in membership over 5 years was 7 percent or more, then the school district automatically passes this indicator.

10 out of 10 points. The district's ratio of long-term liabilities to total assets is 41.94%. The district's decline in student enrollment was -0.0938%.

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Solvency Indicators

12. Was the debt per \$100 of assessed property value ratio sufficient to support future debt repayments?

10 out of 10 points. District's debt per \$100 of assessed property value ratio is 1.4314.

13. Was the school district's administrative cost ratio equal to or less than the threshold ratio?

6 out of 10 points. District Administrative Cost Ratio is 11.22%.

14. Did the school district not have a 15 percent decline in the students to staff ratio over 3 years (total enrollment to total staff)? If the student enrollment did not decrease, the school district will automatically pass this indicator.

10 out of 10 points. District's decline is 0.0085

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Financial Competency Indicators

15. *This indicator is not being evaluated this year.*

16. Did the comparison of Public Education Information Management System (PEIMS) data to like information in the school district's AFR result in a total variance of less than 3 percent of all expenditures by function?

Ceiling passed. Total variance of 0%

17. Did the external independent auditor report that the AFR was free of any instance(s) of material weaknesses in internal controls over financial reporting and compliance for local, state, or federal funds?

Passed

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Financial Competency Indicators

18. Did the external independent auditor indicate the AFR was free of any instance(s) of material noncompliance for grants, contracts, and laws related to local, state, or federal funds?

10 out of 10 points

19. Did the school district post the required financial information on its website in accordance with Government Code, Local Government Code, Texas Education Code, Texas Administrative Code and other statutes, laws and rules that were in effect at the school district's fiscal year end?

5 out of 5 points

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Financial Competency Indicators

20. Did the school board members discuss the district's property values at a board meeting within 120 days before the district adopted its budget? (If the school district fails indicator 20 the maximum points and highest rating that the school district may receive is 89 points, B = Above Standard Achievement.)

Passed

21. Did the school district receive an adjusted repayment schedule for more than one fiscal year for an over-allocation of Foundation School Program (FSP) funds because of a financial hardship?

Passed

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Recap of 2024/2023

Indicator	Description	Pass/Fail/Points	Pass/Fail/Points
		2024 Rating	2023 Rating
Indicator 1	Audit submitted on time	Pass	Pass
Indicator 2	Audit unmodified opinion	Pass	Pass
Indicator 3	Debt paid on time	Pass	Pass
Indicator 4	Timely payments to government agencies	Pass/Ceiling Passed	Pass/Ceiling Passed
Indicator 5	Total net position > 0	Ceiling Passed	Unscored
Indicator 6	Change in fund balance	Ceiling Passed	Ceiling Passed
Indicator 7	Sufficient cash on hand to pay expenditures	10 points	10 points
Indicator 8	Current assets to current liabilities ratio	8 points	6 points
Indicator 9	Revenue greater than expenditures	10 points	10 points
Indicator 10	<i>This indicator is not being evaluated</i>	Unscored	Unscored
Indicator 11	Long-term liabilities to total assets ratio	10 points	10 points
Indicator 12	Debt requirements for payment	10 points	10 points
Indicator 13	Administrative cost ratio	6 points	6 points
Indicator 14	Decline in students to staff ratio	10 points	Unscored
Indicator 15	<i>This indicator is not being evaluated</i>	Unscored	Unscored
Indicator 16	PEIMS data integrity	Ceiling Passed	Ceiling Passed
Indicator 17	Audit free of material weaknesses	Ceiling Passed	Ceiling Passed
Indicator 18	Audit free of material noncompliance	10 points	10 points
Indicator 19	Required financial postings	5 points	5 points
Indicator 20	Property value discussion	Ceiling Passed	Ceiling Passed
Indicator 21	Adjusted foundation payment shedule	Ceiling Passed	N/A

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2023-24 Rating

District Score: 94 out of
100 possible points!

Rating:

A = Superior Achievement

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Other Required Info

Summary Schedule of Total Reimbursements

Beaumont ISD Superintendent and Board Member Reimbursements
for the Twelve-Month Period Ended June 30, 2023

	Meals	Lodging	Registration	Transportation	Other	Total
Dr. Shannon Allen	\$ 753.00	\$ 2,173.56	\$ 1,970.00	\$ 6,826.98	\$ 451.33	\$ 12,174.87
Tillie Hickman	414.00	2,526.38	893.33	416.65	208.87	4,459.23
Stacey Lewis, Jr.	206.00	1,677.74	175.00	682.40	153.94	2,895.08
Denise Wallace-Spooner	561.00	3,305.33	893.33	1,143.69	107.27	6,010.62
Robert C. Dunn	650.00	3,871.29	1,068.33	1,143.69	362.45	7,095.76
Joe Evans, Jr.	414.00	1,022.57	893.33	771.65	166.59	3,268.14
Kevin W. Reece	295.00	2,713.79	468.33	476.19	58.72	4,012.03
Woodrow Reece, II	532.00	1,638.47	893.33	1,143.69	121.31	4,328.80
Thomas Sigeo, Sr.	-	-	-	-	-	-

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Questions?



Contact Us
409-617-5017



For More Information
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Preparing Our Next Generation

2024

ANNUAL FINANCIAL MANAGEMENT REPORT
2023-2024 RATINGS BASED ON 2022-23 SCHOOL YEAR DATA



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Overview

The Financial Integrity Rating System of Texas (School FIRST) was developed by the Texas Education Agency (TEA) in response to senate Bill 875 of the 76th Texas Legislature in 1999. It is administered by TEA and calculated on information submitted to TEA via our Public Education Information Management System (PEIMS) submission each year.

During the 77th regular session of the Texas Legislature in 2001, Senate Bill 218 was passed and signed into law by Governor Perry shortly thereafter. This law requires each school district to prepare an annual financial accountability report and hold a public hearing within two months of receiving the official ratings. The primary goal of Schools FIRST is to achieve quality performance in the management of school district's financial resources, a goal made more significant due to the complexity of accounting associated with Texas' school finance system.

The primary objective of the rating system is to assess the quality of financial management in Texas public schools. A secondary objective is to measure and report the extent to which financial resources in Texas public schools assure the maximum allocation possible for direct instructional purposes. Other objectives reflect the implementation of a rating system that fairly and equitably evaluates the quality of financial management decisions.

Major changes to the Schools FIRST system were implemented by the TEA in August 2015 that combined financial indicators with financial solvency indicators, in accordance with House Bill 5 of the 83rd Texas Legislature in 2013. The changes to the Schools FIRST system implemented by the TEA in August 2015 were phased-in over three years. The Commissioner of Education made several changes to Schools FIRST in the Texas Administrative Code beginning with ratings year 2020-2021. The Schools FIRST rating system for the rating year 2023-2024 (based on 2022-2023 data) consists of 21 base indicators of which two indicators were not scored by the TEA.

The School FIRST accountability rating system assigns one of four financial accountability ratings to Texas school districts: "A" for "Superior Achievement"; "B" for "Above Standard Achievement"; "C" for "Meets Standard Achievement"; and "F" for "Substandard Achievement". Districts that receive the "Substandard Achievement" ratings under the School FIRST must file a corrective action plan with TEA.

Beaumont Independent School District currently has a rating of "**Superior Achievement**" for the 2023-2024 fiscal year. This is the 6th year in a row that the District has achieved the highest rating.

Two Year Comparison

BEAUMONT INDEPENDENT SCHOOL DISTRICT FINANCIAL INTEGRITY RATING SYSTEM OF TEXAS (FIRST) Based on Data from Fiscal Year Ended August 31, 2023

#	Criteria Description	School Year		2021-2022	
		2022-2023	2021-2022	Yes/No	Score
1	Was the annual financial report (AFR) and data submitted to the TEA with in 30 days of the November 27 or January 28 deadline depending up on the district's fiscal year end date of June 30 or August 31, respectively?	Yes		Yes	
2	Was there an unmodified opinion in the AFR on the financial statements as a whole?	Yes		Yes	
3	Was the school district in compliance with the payment terms of all debt agreements at fiscal year end?	Yes		Yes	
4	Did the school district make timely payments to the Teachers Retirement System (TRS), Texas Workforce Commission (TWC), Internal Revenue Service (IRS), and other government agencies?	Yes		Yes	Ceiling Passed
5	Was the total net position in the governmental activities column in the Statement of Net Position greater than zero?		Ceiling Passed	Not Rated	
6	Was the average change in (assigned and unassigned) fund balances over 3 years less than a 25% decrease or did the current year's assigned and unassigned fund balances exceed 75 days of operational expenditures?	Yes	Ceiling Passed	Yes	Ceiling Passed
7	Was the number of days of cash on hand and current investments in the general fund for the school district sufficient to cover operating expenditures (excluding facilities acquisition and construction)?	Yes	10	Yes	10
8	Was the measure of current assets to current liabilities ratio for the school district sufficient to cover short-term debt?	Yes	8	Yes	6
9	Did the school district's general fund revenues equal or exceed expenditures (excluding facilities acquisition and construction)? If not, was the school district's number of days of cash on hand greater than or equal to 60 days?	Yes	10	Yes	10
10	This indicator is not being evaluated.		10		10
11	Was the ratio of long-term liabilities to total assets for the school district sufficient to support long-term solvency?	Yes	10	Yes	10
12	Was the debt per \$100 of assessed property value ratio sufficient to support future debt repayments?	Yes	10	Yes	10
13	Was the school district's administrative cost ratio equal to or less than the threshold ratio?	Yes	6	Yes	6
14	Did the school district not have a 15 percent decline in the students to staff ratio over 3 years?	Yes	10		10
15	This indicator is not being evaluated.		5		5
16	Did the comparison of Public Education Information Management System (PEIMS) data to like information in the school district's AFR result in a total variance of less than 3 percent of all expenditures by function?	Yes	Ceiling Passed	Yes	Ceiling Passed
17	Did the external independent auditor report that the AFR was free of any instances of material weaknesses in internal controls over financial reporting and compliance for local, state, or federal funds?	Yes	Ceiling Passed	Yes	Ceiling Passed
18	Did the external independent auditor indicate the AFR was free of any instances of material noncompliance for grants, contracts, and laws related to local, state, or federal funds?	Yes	10	Yes	10
19	Did the school district post the required financial information on its website in accordance with Government Code, Local Government Code, Texas Education Code, Texas Administrative Code and other statutes, laws and rules that were in effect at the school district's fiscal year end?	Yes	5	Yes	5
20	Did the school board members discuss the district's property values at a board meeting within 120 days before the district adopted its budget?	Yes	Ceiling Passed	Yes	Ceiling Passed
21	Did the school district receive an adjusted repayment schedule for more than one fiscal year for an over-allocation of Foundation School Program (FSP) funds because of a financial hardship?	Yes	Ceiling Passed	Not Rated	
TOTAL SCORE (Total Possible = 100)				94	92

The TEA Ratings Worksheet

The following pages contain the 2023-2024 School FIRST rating worksheet detailing the district's performance on each of the twenty-one indicators as published by the Texas Education Agency. The worksheet is followed by an explanation of the indicators and information as to how ratings are assessed.

Financial Integrity Rating System of Texas

2023-2024 RATINGS BASED ON SCHOOL YEAR 2022-2023 DATA - DISTRICT STATUS DETAIL

Name: BEAUMONT ISD(123910)		Publication Level 1: 8/8/2024 6:33:40 PM	
Status: Passed		Publication Level 2: 8/8/2024 6:33:40 PM	
Rating: A = Superior Achievement		Last Updated: 8/20/2024 1:49:38 PM	
District Score: 94		Passing Score: 70	
#	Indicator Description	Updated	Score
1	<u>Was the complete annual financial report (AFR) and data submitted to the TEA within 30 days of the November 27 or January 28 deadline depending on the school district's fiscal year end date of June 30 or August 31, respectively?</u>	4/19/2024 6:26:15 PM	Yes
2	<u>Was there an unmodified opinion in the AFR on the financial statements as a whole? (The American Institute of Certified Public Accountants (AICPA) defines unmodified opinion. The external independent auditor determines if there was an unmodified opinion.)</u>	4/19/2024 6:26:15 PM	Yes
3	<u>Was the school district in compliance with the payment terms of all debt agreements at fiscal year end? (If the school district was in default in a prior fiscal year, an exemption applies in following years if the school district is current on its forbearance or payment plan with the lender and the payments are made on schedule for the fiscal year being rated. Also exempted are technical defaults that are not related to monetary defaults. A technical default is a failure to uphold the terms of a debt covenant, contract, or master promissory note even though payments to the lender, trust, or sinking fund are current. A debt agreement is a legal agreement between a debtor (= person, company, etc. that owes money) and their creditors, which includes a plan for paying back the debt.)</u>	4/19/2024 6:26:15 PM	Yes

4	<u>Did the school district make timely payments to the Teachers Retirement System (TRS), Texas Workforce Commission (TWC), Internal Revenue Service (IRS), and other government agencies? (If the school district received a warrant hold and the warrant hold was not cleared within 30 days from the date the warrant hold was issued, the school district is considered to not have made timely payments and will fail critical indicator 4. If the school district was issued a warrant hold, the maximum points and highest rating that the school district may receive is 95 points, A = Superior Achievement, even if the issue surrounding the initial warrant hold was resolved and cleared within 30 days.)</u>	4/19/2024 6:26:15 PM	Yes Ceiling Passed
			1 Multiplier Sum
5	<u>Was the total net position in the governmental activities column in the Statement of Net Position (net of accretion of interest for capital appreciation bonds, net pension liability, and other post-employment benefits) greater than zero? (If it is not, the maximum points and highest rating that the school district may receive is 79 points, C = Meets Standard Achievement, unless the school district has an increase of students in membership over 5 years of 7 percent or more or 1,000 or more students in membership. If the school district has an increase of students in membership over 5 years of 7 percent or more or 1,000 or more students in membership, the maximum points and highest rating that the school district may receive is 89 points, B = Above Standard Achievement.)</u>	4/19/2024 6:26:15 PM	Ceiling Passed
6	<u>Was the average change in (assigned and unassigned) fund balances over 3 years less than a 25 percent decrease or did the current year's assigned and unassigned fund balances exceed 75 days of operational expenditures? (If the school district fails indicator 6, the maximum points and highest rating that the school district may receive is 89 points, B = Above Standard Achievement.)</u>	4/19/2024 6:26:15 PM	Ceiling Passed
7	<u>Was the number of days of cash on hand and current investments in the general fund for the school district sufficient to cover operating expenditures (excluding facilities acquisition and construction)? See ranges below in the Determination of Points section.</u>	4/19/2024 6:26:15 PM	10
8	<u>Was the measure of current assets to current liabilities ratio for the school district sufficient to cover short-term debt? See ranges below in the Determination of Points section.</u>	4/19/2024 6:26:15 PM	8
9	<u>Did the school district's general fund revenues equal or exceed expenditures (excluding facilities acquisition and construction)? If not, was the school district's number of days of cash on hand greater than or equal to 60 days? See ranges below in the Determination of Points section.</u>	4/19/2024 6:26:15 PM	10

10	This indicator is not being evaluated.		10
11	<u>Was the ratio of long-term liabilities to total assets for the school district sufficient to support long-term solvency? (If the school district's increase of students in membership over 5 years was 7 percent or more or 1,000 or more students in membership, then the school district passes this indicator.)</u>	4/19/2024 6:26:15 PM	10
12	<u>What is the correlation between future debt requirements and the district's assessed property value?</u>	8/20/2024 1:49:37 PM	10
13	<u>Was the school district's administrative cost ratio equal to or less than the threshold ratio? See ranges below in the Determination of Points section.</u>	8/20/2024 1:49:38 PM	6
14	<u>Did the school district not have a 15 percent decline in the students to staff ratio over 3 years (total enrollment to total staff)? If the student enrollment did not decrease, the school district will automatically pass this indicator.</u>	4/19/2024 6:26:15 PM	10
15	This indicator is not being evaluated.		5
16	<u>Did the comparison of Public Education Information Management System (PEIMS) data to like information in the school district's AFR result in a total variance of less than 3 percent of all expenditures by function? (If the school district fails indicator 16, the maximum points and highest rating that the school district may receive is 89 points, B = Above Standard Achievement.)</u>	4/19/2024 6:26:15 PM	Ceiling Passed
17	<u>Did the external independent auditor report that the AFR was free of any instance(s) of material weaknesses in internal controls over financial reporting and compliance for local, state, or federal funds and free from substantial doubt about the school district's ability to continue as a going concern? (The AICPA defines material weakness.) (If the school district fails indicator 17, the maximum points and highest rating that the school district may receive is 79 points, C = Meets Standard Achievement.)</u>	4/19/2024 6:26:15 PM	Ceiling Passed
18	<u>Did the external independent auditor indicate the AFR was free of any instance(s) of material noncompliance for grants, contracts, and laws related to local, state, or federal funds? (The AICPA defines material noncompliance.)</u>	4/19/2024 6:26:15 PM	10
19	<u>Did the school district post the required financial information on its website in accordance with Government Code, Local Government Code, Texas Education Code, Texas Administrative Code and other statutes, laws and rules that were in effect at the school district's fiscal year end?</u>	4/19/2024 6:26:15 PM	5

20	<u>Did the school district's administration and school board members discuss any changes and/or impact to local, state, and federal funding at a board meeting within 120 days before the district adopted its budget?</u>	4/19/2024 6:26:15 PM	Ceiling Passed
21	<u>Did the school district receive an adjusted repayment schedule for more than one fiscal year for an over-allocation of Foundation School Program (FSP) funds because of a financial hardship?</u>	4/19/2024 6:26:15 PM	Ceiling Passed
			94 Weighted Sum
			1 Multiplier Sum
			(100 Ceiling)
			94 Score

DETERMINATION OF RATING

A.	Did the school district fail any of the critical indicators 1, 2, 3, or 4? If so, the school district's rating is F for Substandard Achievement regardless of points earned.	
B.	Determine the rating by the applicable number of points.	
	A = Superior Achievement	90-100
	B = Above Standard Achievement	80-89
	C = Meets Standard Achievement	70-79
	F = Substandard Achievement	<70
<p>No Rating = A school district receiving territory that annexes with a school district ordered by the commissioner under TEC 13.054, or consolidation under Subchapter H, Chapter 41. No rating will be issued for the school district receiving territory until the third year after the annexation/consolidation.</p> <p>The school district receives an F if it scores below the minimum passing score, if it failed any critical indicator 1, 2, 3, or 4, if the AFR or the data were not both complete, or if either the AFR or the data were not submitted on time for FIRST analysis.</p>		

CEILING INDICATORS

Did the school district meet the criteria for any of the following **ceiling indicators** 4, 6, 16, 17, 20, or 21? If so, the school district's applicable maximum points and rating are disclosed below. Please note, an F = Substandard Achievement Rating supersedes any rating earned as the result of the school district meeting the criteria of a ceiling indicator.

Determination of rating based on meeting ceiling criteria.	Maximum Points	Maximum Rating
Indicator 4 (Timely Payments) - School district was issued a warrant hold.	95	A = Superior Achievement
Indicator 6 (Average Change in Fund Balance) - Response to indicator is <i>No</i> .	89	B = Above Standard Achievement
Indicator 16 (PEIMS to AFR) - Response to indicator is <i>No</i> .	89	B = Above Standard Achievement
Indicator 17 (Material Weaknesses) - Response to indicator is <i>No</i> .	79	C = Meets Standard Achievement
Indicator 20 (Property Values and Tax Discussion) - Response to indicator is <i>No</i> .	89	B = Above Standard Achievement
Indicator 21 (FSP Repayment Plan) - Response to indicator is <i>Yes</i> .	70	C = Meets Standard Achievement

Superintendent's Current Employment Contract

The school district is to provide a copy of the superintendent's employment contract that is effective on the date of the School FIRST hearing in calendar year 2024. In lieu of publication in the School FIRST financial management report, the school district may choose to publish the superintendent's employment contract on the school district's website. If published on the internet, the contract is to remain assessable for twelve months.

[www.bmtisd.com>Departments>Superintendent>Superintendent's Contract](http://www.bmtisd.com/Departments/Superintendent/Superintendent's_Contract)

Disclosures

Summary Schedule of Total Reimbursements

Beaumont ISD Superintendent and Board Member Reimbursements for the Twelve-Month Period Ended June 30, 2023

	Meals	Lodging	Registration	Transportation	Other	Total
Dr. Shannon Allen	\$ 753.00	\$ 2,173.56	\$ 1,970.00	\$ 6,826.98	\$ 451.33	\$ 12,174.87
Tillie Hickman	414.00	2,526.38	893.33	416.65	208.87	4,459.23
Stacey Lewis, Jr.	206.00	1,677.74	175.00	682.40	153.94	2,895.08
Denise Wallace-Spooner	561.00	3,305.33	893.33	1,143.69	107.27	6,010.62
Robert C. Dunn	650.00	3,871.29	1,068.33	1,143.69	362.45	7,095.76
Joe Evans, Jr.	414.00	1,022.57	893.33	771.65	166.59	3,268.14
Kevin W. Reece	295.00	2,713.79	468.33	476.19	58.72	4,012.03
Woodrow Reece, II	532.00	1,638.47	893.33	1,143.69	121.31	4,328.80
Thomas Sigee, Sr.	-	-	-	-	-	-

Note – The spirit of the rule is to capture all “reimbursements” for fiscal year 2024, regardless of the manner of payment, including direct pay, credit card, cash, and purchase order. Reimbursements to be reported per category include:

- Meals – Meals consumed off the school district’s premises, and in-district meals at area restaurants (excludes catered meals for board meetings).
- Lodging – Hotel charges
- Transportation – Airfare, car rental (can include fuel on rental), taxis, mileage reimbursements, leased cars, parking and tolls.
- Other – Registration fees, telephone/cell phone, internet service, fax machine, and other reimbursements (or on-behalf of) to the superintendent and board member not defined above.

Compensation and/or Fees

Outside Compensation and/or Fees Received by Superintendent Allen for Professional Consulting and/or Other Personal Services for the Twelve-Month Period Ended June 30, 2023

Name(s) of Entity(ies)	Amount Received
NONE	\$0

Gifts Received by the Executive Officers and Board Members

Summary Schedule of Total Dollar Amount by Superintendent and Board Members (and First-Degree Relatives, if any) in Fiscal Year 2023

MEMBER	TOTAL
Superintendent Dr. Shannon Allen	\$0
District 1 – Joe Evans, Jr.	\$0
District 2 – Stacey Lewis, Jr.	\$0
District 3 – Woodrow Reece II	\$0
District 4 – Thomas Sigee	\$0
District 5 – Matilda “Tillie” Hickman	\$0
At Large – Denise Wallace-Spooner	\$0
At Large – Robert C. Dunn, Sr.	\$0

Business Transactions with Board Members

Business Transactions Between School District and Board Members for Fiscal Year 2023

MEMBER	TOTAL
Superintendent Dr. Shannon Allen	\$0
District 1 – Joe Evans, Jr.	\$0
District 2 – Stacey Lewis, Jr.	\$0
District 3 – Woodrow Reece II	\$0
District 4 – Thomas Sigee	\$0
District 5 – Matilda “Tillie” Hickman	\$0
At Large – Denise Wallace-Spooner	\$0
At Large – Robert C. Dunn, Sr.	\$0

Note – The summary amounts reported under this disclosure are not to duplicate the items reported in the summary schedule of reimbursements received by board members.

Glossary of Terms

Annual Financial Report (AFR): The audited annual financial report required by TEC section 44.008, that is due to TEA by no later than 150 days after the close of a school district's or an open-enrollment charter school's fiscal year.

Ceiling indicator: An upper limit (the maximum score) at which a score from a standard limit of a specific indicator will result regardless of overall points.

Debt: An amount of money owed to a person, bank, company, or other organization.

Electronic submission: The TEA electronic data feed format required for use by school districts, open-enrollment charter schools, and regional education service centers (ESCs).

Financial Integrity Rating System of Texas (FIRST): The financial accountability rating system administered by the TEA in accordance with the TEC sections 39.082 and 39.085. The system provides additional transparency to public education finance and meaningful financial oversight and improvement for school districts (School FIRST) and open-enrollment charter schools and charter schools operated by a public institution of higher education under TEC, Chapter 12, Subchapters D and E (Charter FIRST).

Fiscal Year: The fiscal year of a school district or an open-enrollment charter school, which begins on July 1 or September 1 of each year, as determined by the board of trustees of the district or the governing body of the charter holder in accordance with the TEC, §44.0011.

Foundation School Program (FSP): The program established under the TEC, Chapters 46, 48, and 49 or any successor program of state appropriated funding for school districts in this state.

Summary of Finances (SOF) report: The document of record for FSP allocations. An SOF report is produced for each school district and open enrollment charter school by the TEA division responsible for state funding that describes the school district's or open-enrollment charter school's funding elements and FSP state aid.

Texas Student Data System Public Education Information Management System (TSDS PEIMS): The system that school districts and open-enrollment charter schools use to load, validate, and submit their data to the TEA.

Warrant hold: The process by which state payments issued to payees indebted to the state, or payees with a tax delinquency, are held by the Texas Comptroller of Public Accounts until the debt is satisfied in accordance with the Texas Government Code section 403.055.

II.A.1. Public Comment

III. REGULAR OPEN MEETING

III.A. INTRODUCTION OF REGULAR MEETING

III.A.1. United States and Texas Flags
Pledges of Allegiance

III.A.2. Recognitions

III.B. STUDENT OUTCOMES

III.B.1. Superintendent's Report

III.B.2. Cabinet Report

III.B.2.a. Partnership Update

Third Future Schools

November 2024 Update



MISSION

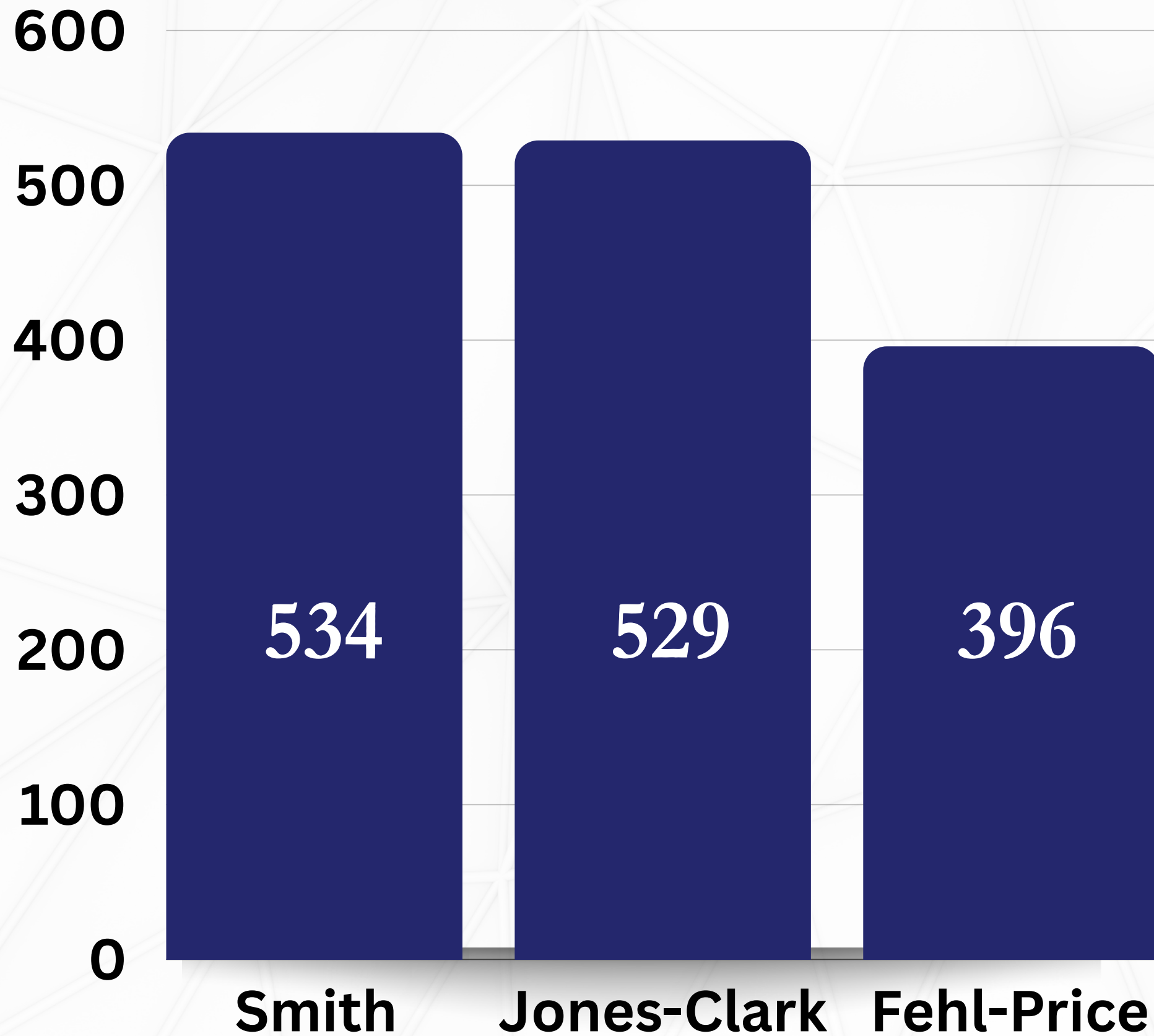
We prepare every student with the knowledge and skills to thrive in college, career and life.

Our mission focuses on building a high performance and caring culture that has high expectations and where the main instructional delivery model is personalized learning.

OUTLINE

- Enrollment and Attendance
- Student Achievement
- Discipline
- Staffing
- Campus Priorities
- Reflections and Questions

ENROLLMENT



Attendance Rates:

Smith: 87.28%

Jones-Clark: 89.68%

Fehl-Price: 89.90%

Total Enrollment:

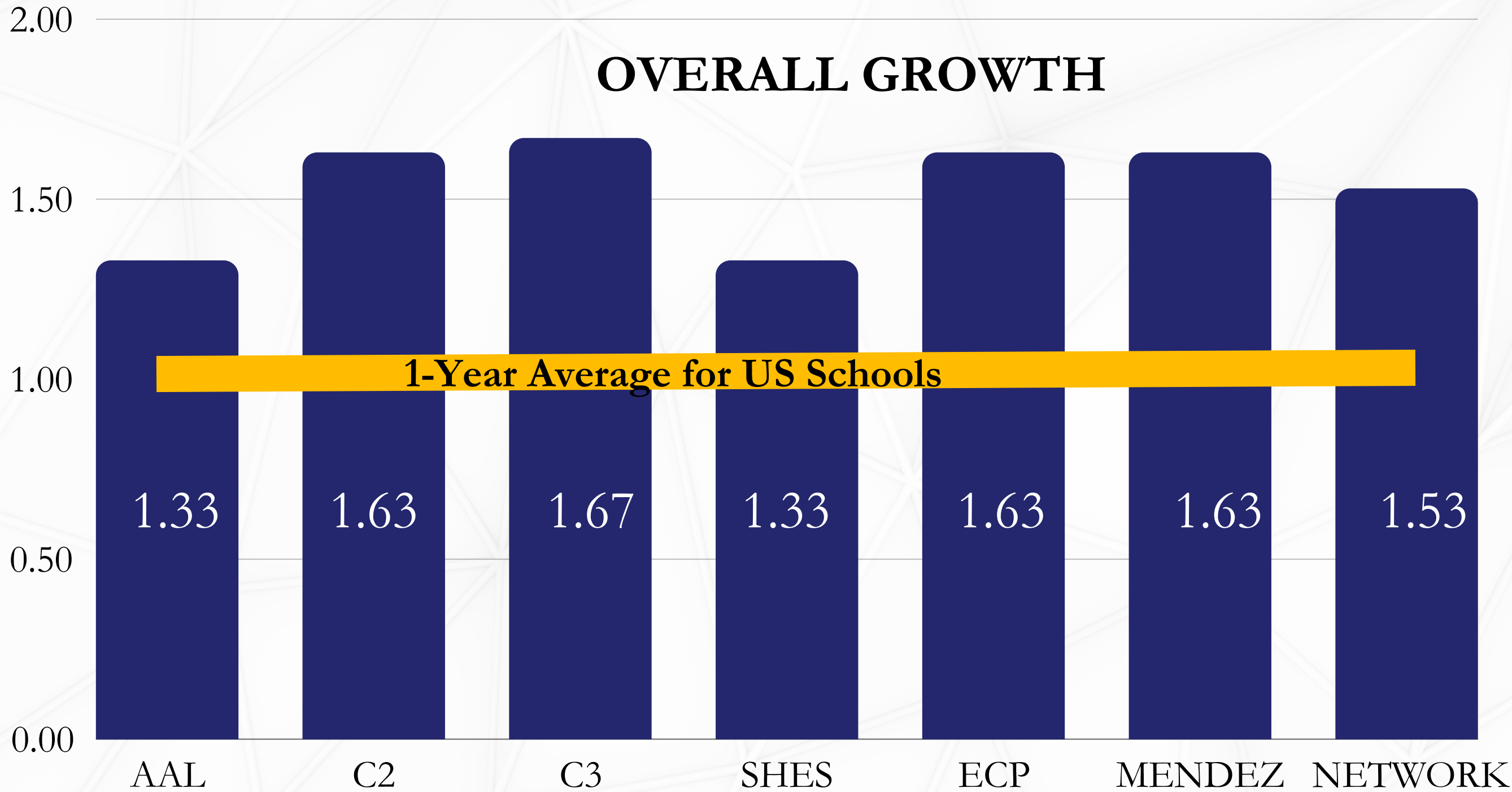
1,459

STUDENT ACHIEVEMENT: TFS CAMPUSES

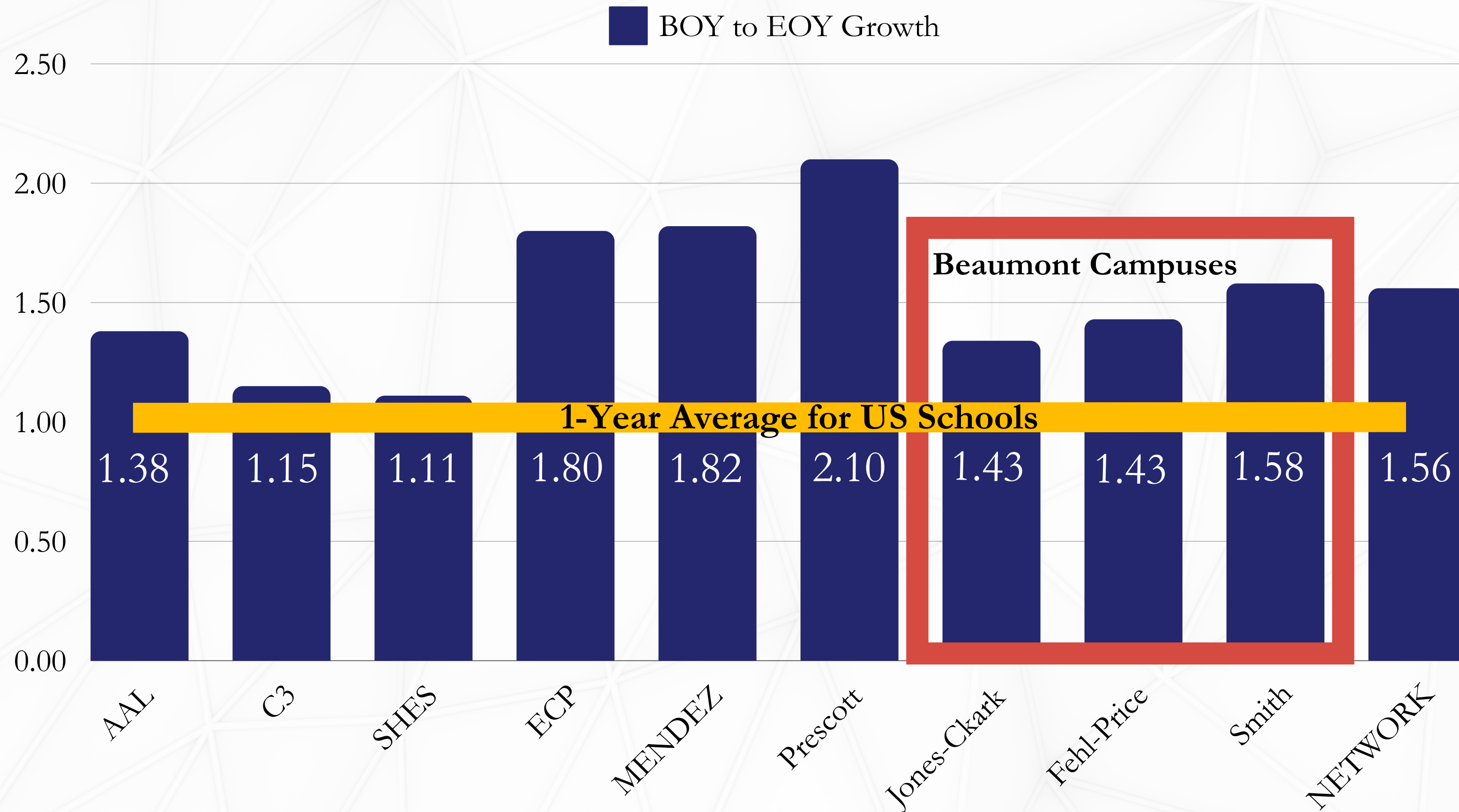
BOY to EOY Growth

OVERALL GROWTH

1-Year Average for US Schools



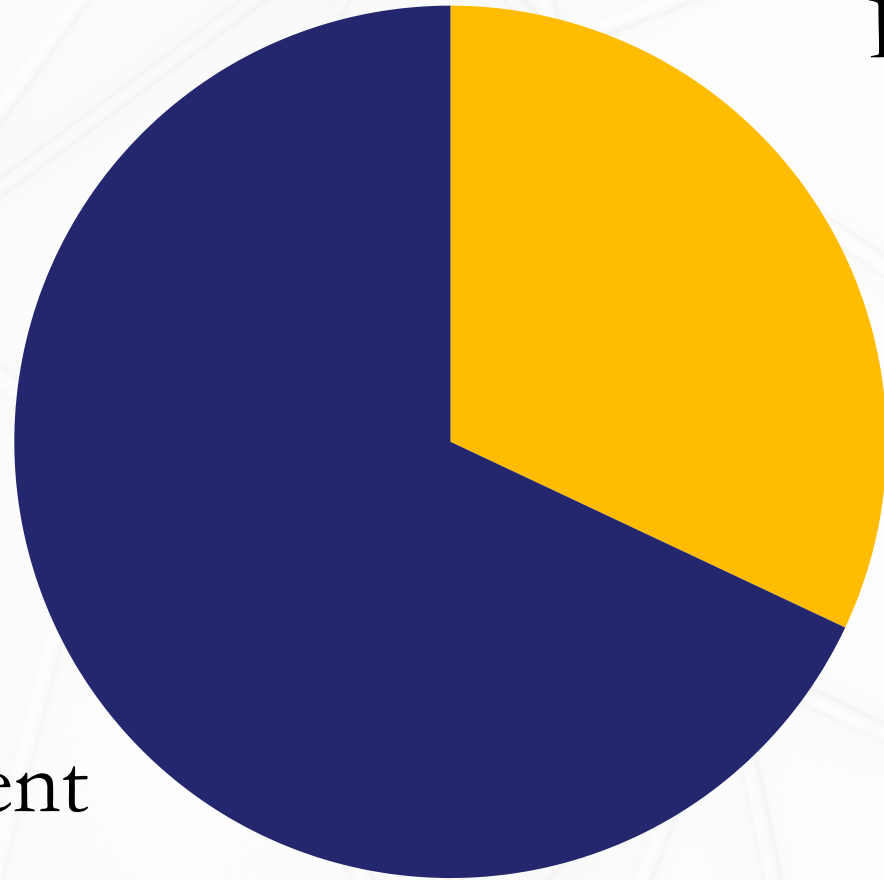
STUDENT ACHIEVEMENT: TFS CAMPUSES



STUDENT ACHIEVEMENT: SPOTS

FEHL-PRICE

SMITH



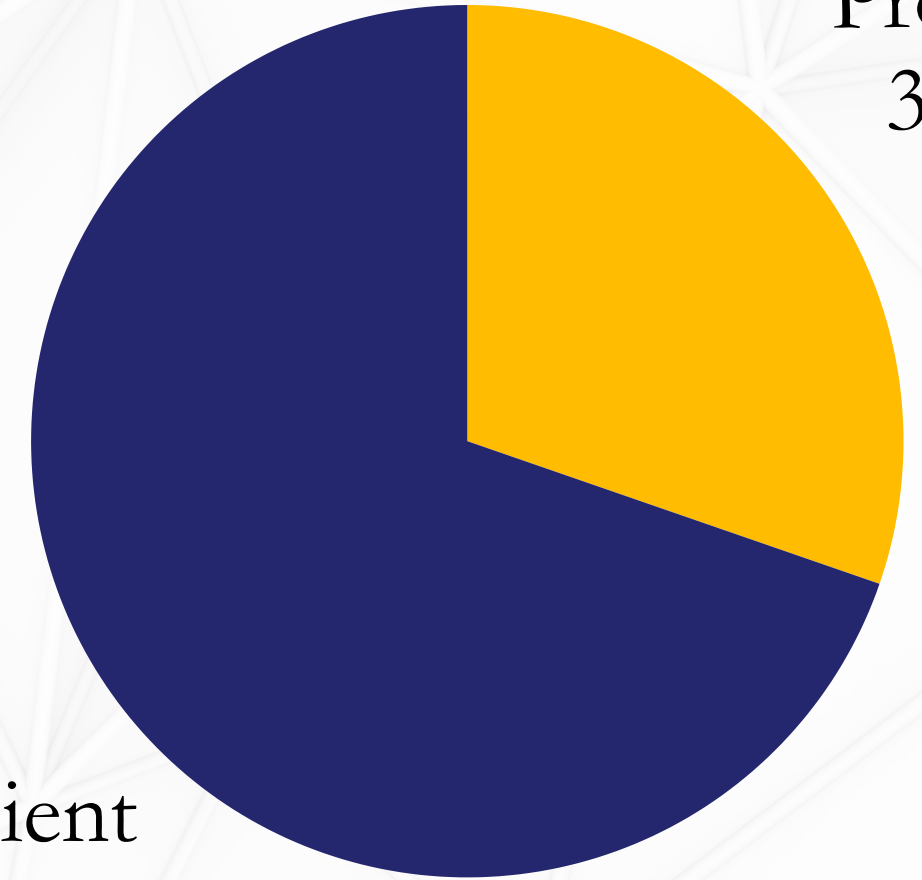
Proficient
32%

Not proficient
68%

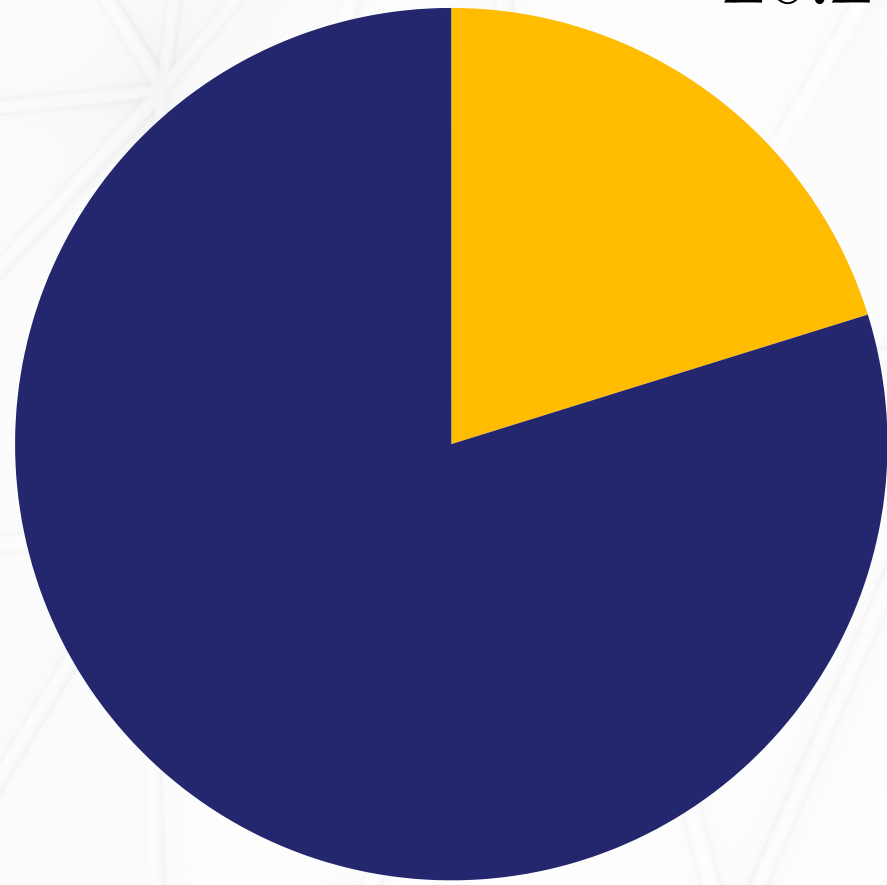
Proficient
20.2%

Not Proficient
69.7%

Proficient
30.3%

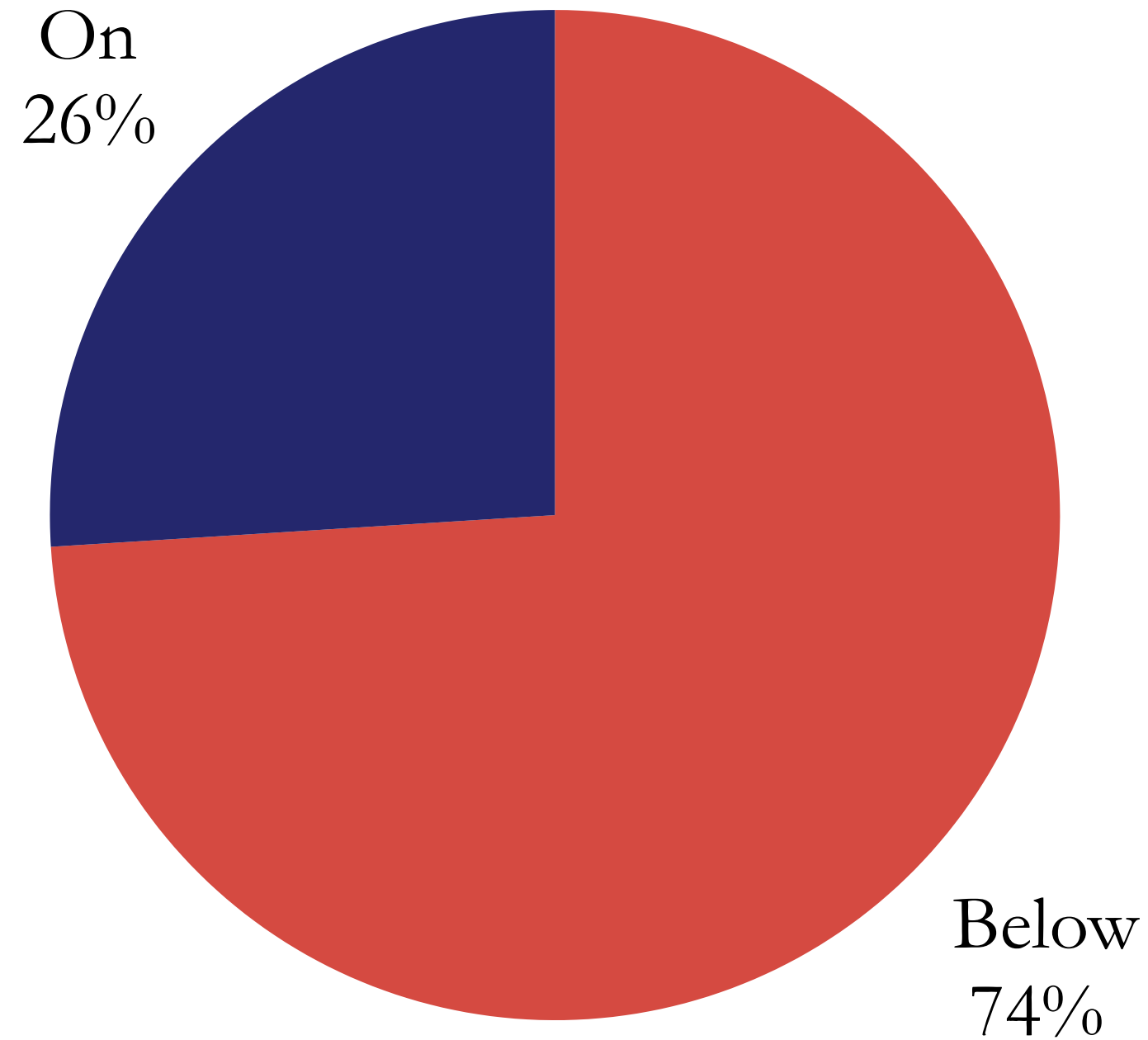


JONES-CLARK

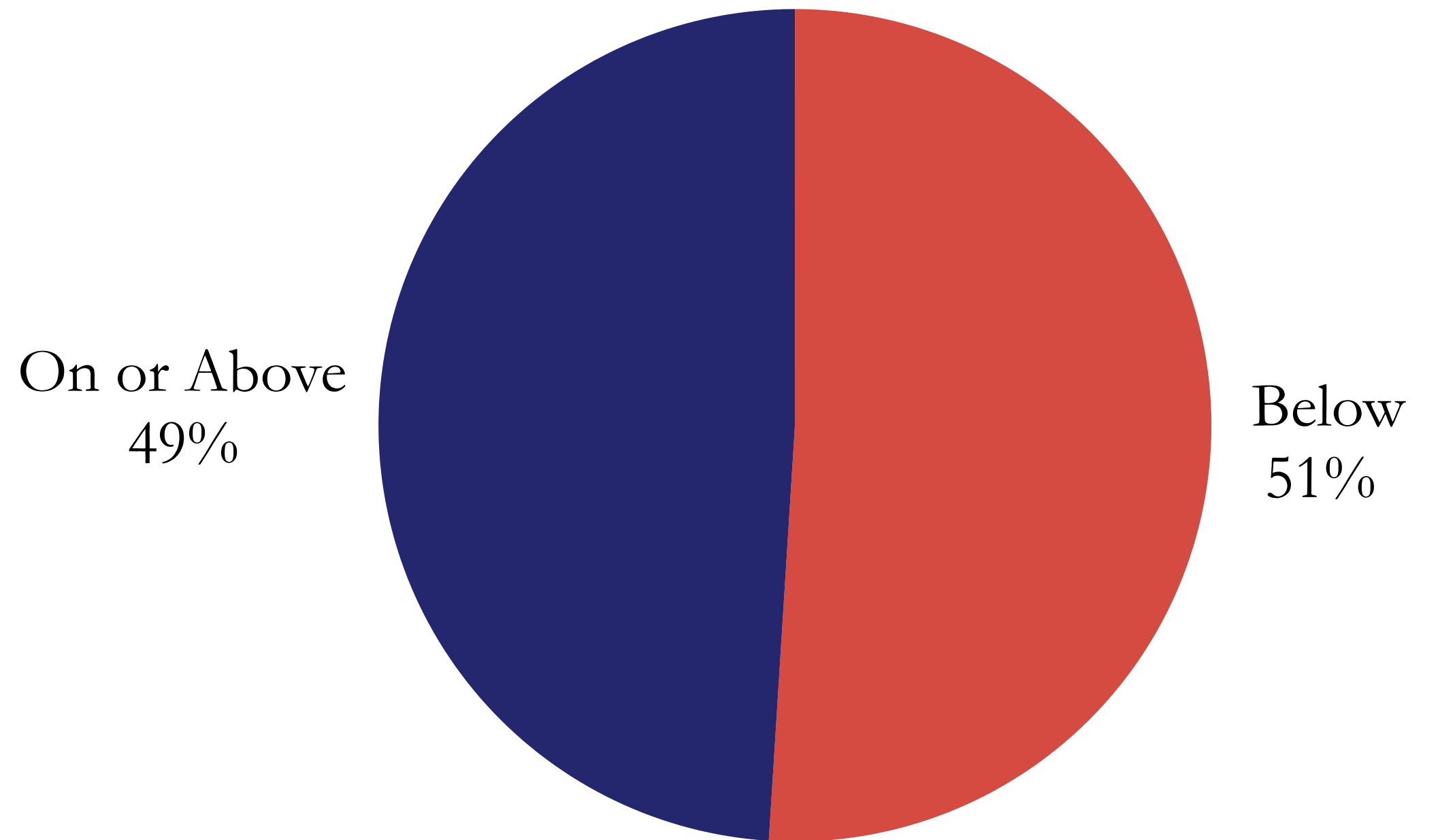


STUDENT ACHIEVEMENT: BOY DIBLES

JONES-CLARK

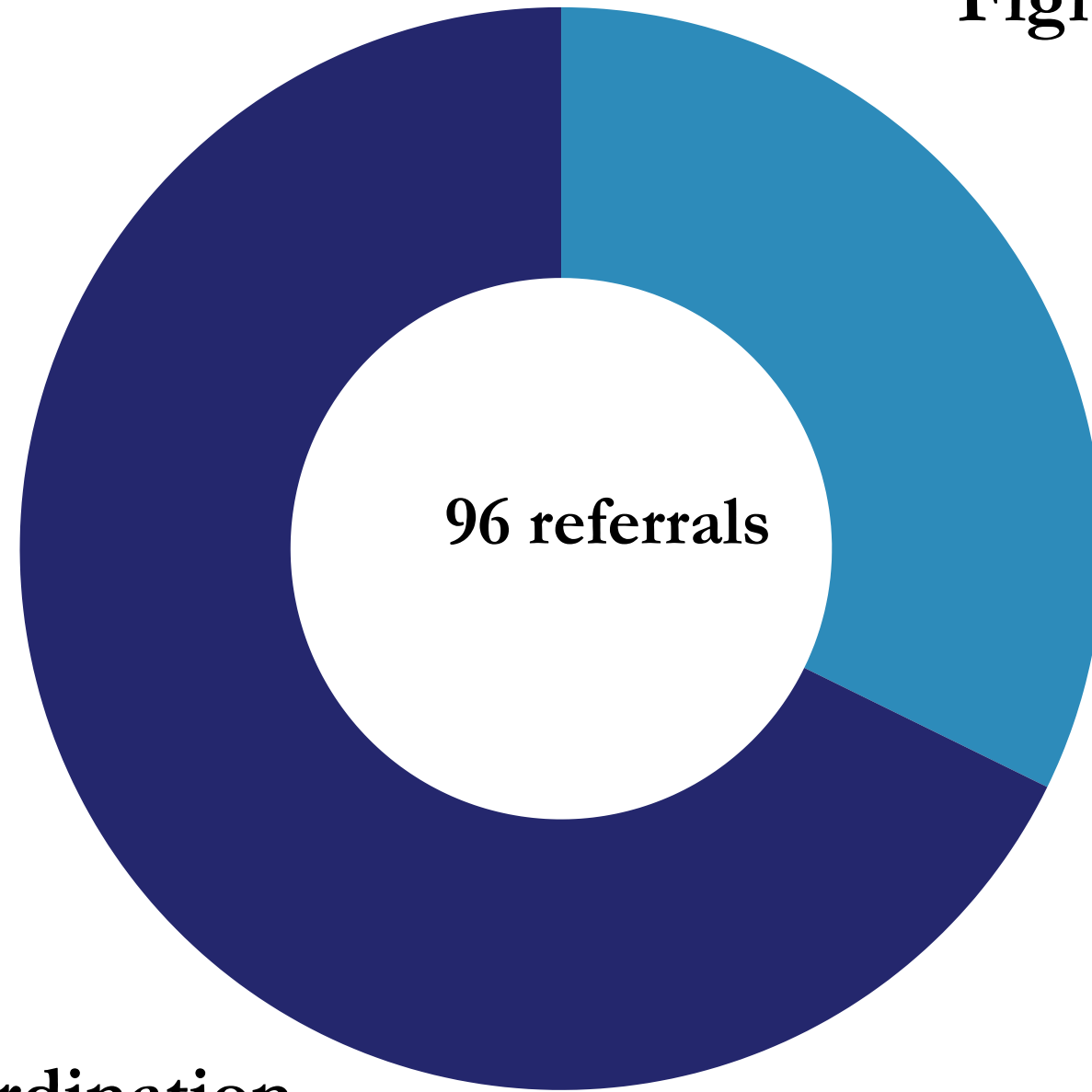


FEHL-PRICE



DISCIPLINE

Jones-Clark



Fighting/Safety Concern

30

Disrupting the Learning/Insubordination

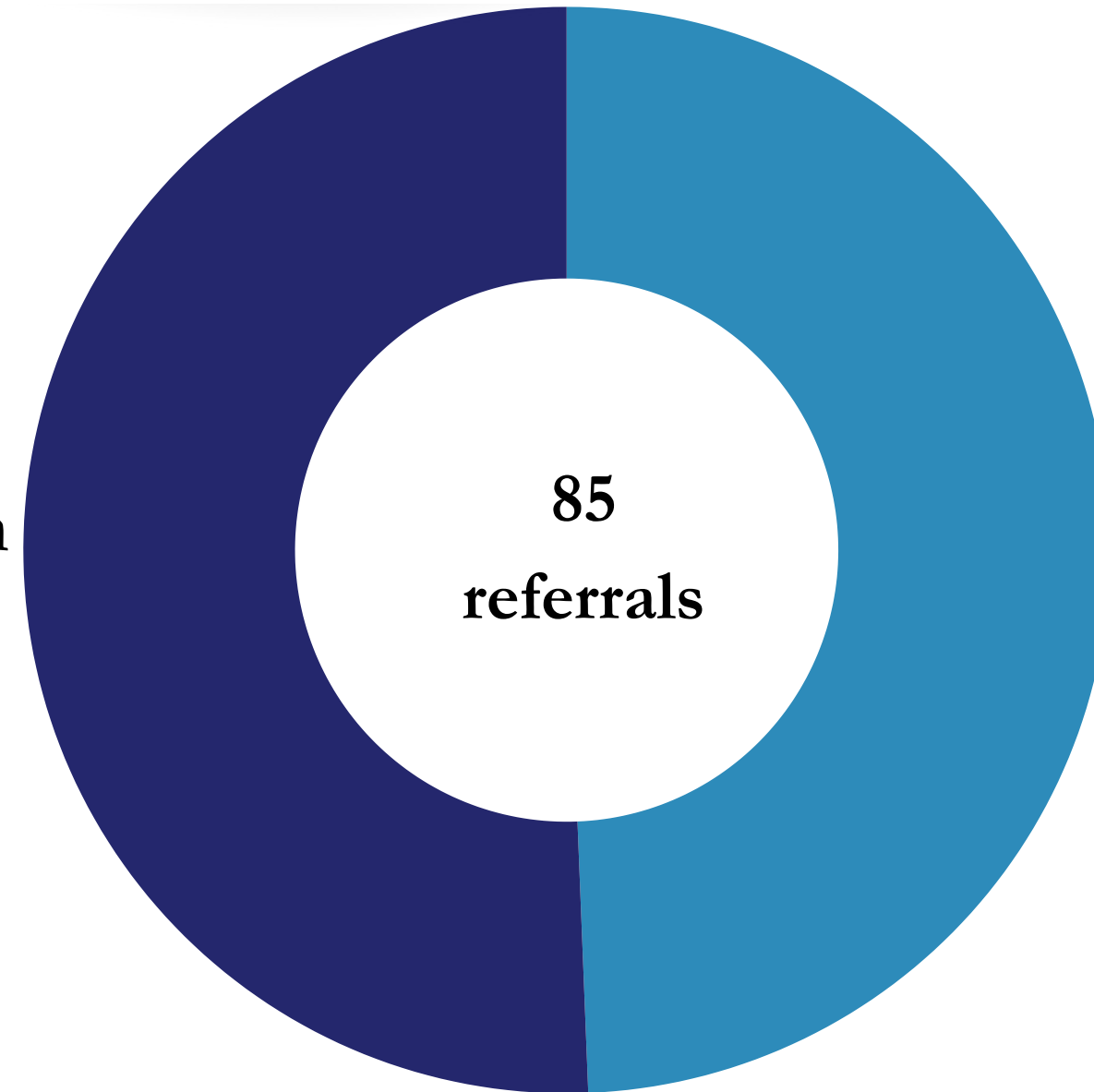
63

Suspension: 162 days

Students: 53

DISCIPLINE

Disrupting the Learning/Insubordination
40



Fighting/Safety Concern
39

Fehl-Price

Suspension: 141 days
Students: 51

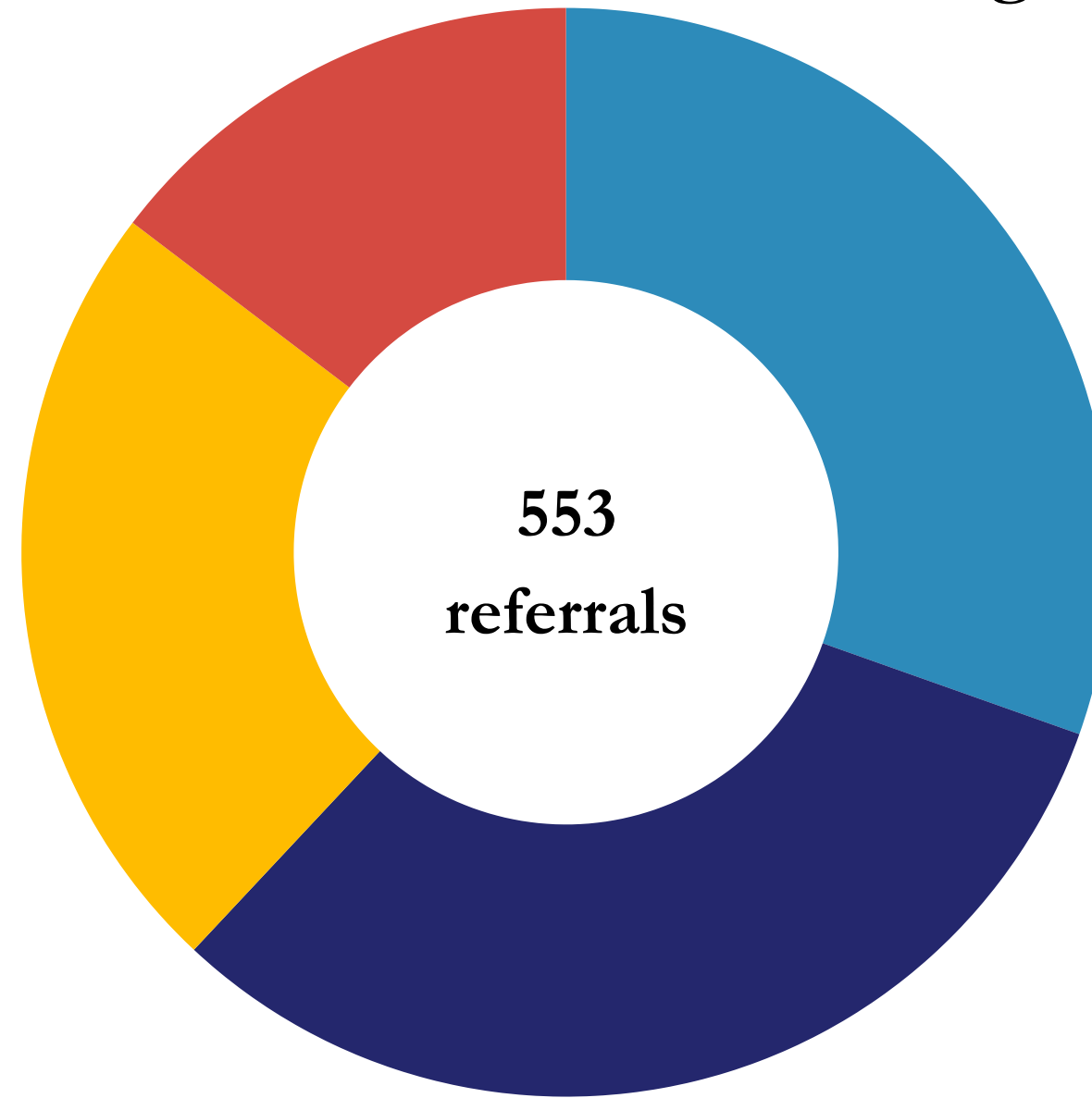
DISCIPLINE

Insubordination

52

Fighting/Safety Concern

108



Inappropriate Language to Staff

83

Disrupting the Learning/Insubordination

112

Suspension: 1,076 days

Pathways: 240 days

Students: 243

Smith

Staffing as of Nov. 8, 2024

Core Value: We believe effective teachers make the most difference in a child's academic growth.

	Smith	Jones-Clark	Fehl-Price
Number of FTEs	45	42	34
Resignations	6	8	2
Terminations	4	3; 5 in RIF	1; 10 in RIF
Non-renewals	NA	NA	NA
Vacancies-to-date	4	4	3

TFS ACTION PLAN

1

**GROW STAFF
CAPACITY TO
PROVIDE THE
HIGHEST
QUALITY
INSTRUCTION**

2

**IMPLEMENT THE
LSAE MODEL WITH
FIDELITY**

3

**SUCCESSFULLY
IMPLEMENT THE 2023-
2024 TFS STAFFING
PLAN**

4

**SUCCESSFULLY
IMPLEMENT THE
NEW TEACHER
EVALUATION AND
COMPENSATION
SYSTEM**

5

**EXPAND
IMPLEMENTATION
OF THE DYAD
MODEL**

6

**STRENGTHEN THE
LEADERSHIP DENSITY
OF THIRD FUTURE
SCHOOLS**

7

**IMPLEMENT OUR
SCIENCE OF READING
INITIATIVE**

8

**TFS FOUNDATION TO
SUPPORT DYAD
TRAVEL AND
INNOVATION**

AROUND THE CAMPUS



DYAD

- Student selected experiences
- Travel destinations:
Washington, DC
and Munich,
Germany



ACTION STEPS

ATTENDANCE

- Dyad Travel
- Targeted letters and calls
- Communicating promotion requirements

DISCIPLINE

- Habits of Success
- Dyad Travel
- Incentive days
- Communicating promotion requirements

SUMMER AND FALL REFLECTIONS/ACTIONS

Q5/SUMMER SCHOOL

- PD for teachers June 18th
- June 19th-July 19th
- Approx. 575 students registered
- Training grounds for new admin. and teachers

LEADERSHIP TRAINING

- All TFS leadership in Beaumont
- July 14-18th; Holiday Day Inn (“Holidome”)
- On-the-job training for a week; instructionally focused
- Beaumont Admin. invited

EAST TEXAS UNIT PD

- All Beaumont campuses as well as Parnell (Jasper ISD)
- July 22nd-23rd (teachers return)
- Instructional training (i.e., learning objectives, engagement, data)

PARTNERSHIP OPPORTUNITIES

- Beaumont leaders added some summer PD
- STEM Night
- Beaumont Bowl
- Vulnerability Assessment
- 5th grade band placements
- 8th grade to see high school options

LOOKING AHEAD

SYSTEM REVIEW TEAM

- Independent and experienced group of educators
- Assess the quality of instruction
- Provides campuses formative feedback

MOY MAP TESTING

- National-norm referenced test
- Middle-of-the-year growth measure
- Will inform our extended Fridays and PD

LEADERSHIP DENSITY

- Increase leadership density
- Leadership at Smith

SPRING 2025

- Senior leadership on campus first several weeks
- About 350 staff members
- Serving approx. 1,700 students
- First day: August 1st

THANK YOU



III.C. PUBLIC COMMENTS

III.D. INFORMATION ITEMS

III.D.1. Update on Personnel
Activities

III.D.2. Report for Tax Collections



Board Exhibit Cover Sheet

Meeting Date: November 21, 2024

Agenda Item/Exhibit Number: **III.D.2.**

Agenda Item Title: Report – Tax Collections

Cabinet Level Presenter(s): Cheryl Hernandez

Additional Presenter(s):

Executive Summary: N/A

Recommendation: N/A

Budget Impact* (if applicable): N/A

Funding Source (if applicable): N/A

Compliance with Purchasing Guidelines (list applicable guidelines, including grant requirements):

Policy Reference (if applicable, list policy/regulation):

Legal Review (if necessary, list attorney and firm):

Cheryl Hernandez
Cabinet Level Presenter's Signature

11/12/2024
Date

*CFO Signature (required if there is a budget impact)

Date

General Counsel's Signature

Date

Tax Collection Report
October 31, 2024

	Taxes Collected			
	10/31/24		10/31/23	
	M & O	I & S	M & O	I & S
Current	188,603.62	38,225.67	515,743.27	177,544.13
Delinquent	(158,780.55)	(55,702.40)	158,776.67	43,033.61
Penalties & Interest	44,571.34	12,079.53	56,820.23	14,631.42
Totals	74,394.41	(5,397.20)	731,340.17	235,209.16

	Current Taxes			
	Tax Levy	Collections for 10/31/2024	YTD Current Collections	Collected Percentage
	132,740,542.39	226,829.29	226,829.29	0.17%

Two Year Comparison	
Current Year as of 10/31/2024	Current Year as of 10/31/2023
0.17%	56.00%

AGENDA:
November 21, 2024

III.D.3. Report for General Fund
Revenue and Expenditures



Board Exhibit Cover Sheet

Meeting Date: November 21, 2024

Agenda Item/Exhibit Number: **III.D.3.**

Agenda Item Title: Report – General Fund Summary

Cabinet Level Presenter(s): Cheryl Hernandez

Additional Presenter(s):

Executive Summary: N/A

Recommendation: N/A

Budget Impact* (if applicable): N/A

Funding Source (if applicable): N/A

Compliance with Purchasing Guidelines (list applicable guidelines, including grant requirements):

Policy Reference (if applicable, list policy/regulation):

Legal Review (if necessary, list attorney and firm):

Cheryl Hernandez
Cabinet Level Presenter's Signature

11/12/2024
Date

*CFO Signature (required if there is a budget impact)

Date

General Counsel's Signature

Date

BEAUMONT INDEPENDENT SCHOOL DISTRICT
GENERAL FUND
 General Fund Summary
 October 31, 2024

	Amended Budget	Month To Date	Year to Date Transactions	Outstanding Encumbrances	Balances
REVENUES					
Property Tax Collection (including delinquencies)	100,653,028	74,394	1,201,217	-	99,451,811
Sources of Misc Income (Foreign Trade Zone, Athletics...)	14,522,092	119,748	3,536,316	-	10,985,776
State Program Revenues	61,368,150	11,366,744	29,155,593	-	32,212,557
Federal Program Revenues	6,779,502	33,350	204,302	-	6,575,200
Other Financing Sources	130,000	-	130,712	-	(712)
Total Revenues	183,452,772	11,594,237	34,228,141	-	149,224,631
EXPENDITURES					
11 Classroom	94,029,470	8,855,585	27,637,548	1,061,484	65,330,438
12 Library	1,070,402	110,286	320,356	7,308	742,738
13 Staff Development	592,760	20,523	131,156	27,819	433,785
21 Asst Sups, Directors, Supervisors, Curriculum Coordinators	4,672,590	380,347	1,396,629	114,854	3,161,108
23 Principal, Asst. Principals, Office Clerical	9,698,215	859,476	3,092,541	32,016	6,573,658
31 Counselors	8,231,295	737,890	2,690,893	83,928	5,456,473
32 Social Workers	296,808	19,107	70,363	-	226,445
33 Nurses	2,117,016	200,146	618,499	52,174	1,446,343
34 Transportation	5,914,164	549,941	1,792,617	378,715	3,742,832
36 Extracurricular	5,660,772	430,431	1,802,787	216,934	3,641,051
41 Administration	7,197,505	507,009	2,472,876	196,874	4,527,755
51 Maintenance and Utilites	29,324,276	1,823,412	6,071,076	2,184,626	21,068,574
52 Police and Monitoring Services	4,952,683	582,783	2,172,977	420,273	2,359,433
53 Data Processing Personnel	3,921,358	246,965	1,497,628	333,215	2,090,515
61 Parent involmnet Liaisons, Day Car Workers	863,406	75,146	186,336	4,031	673,038
71 Debt Service	1,114,965	-	1,114,964	-	1
93 Fiscal Agent - Shared Service for Deaf Program	401,950	-	-	-	401,950
95 Juvenile Justice Alternative Ed Program	161,860	-	-	-	161,860
99 Other Intergovernmental Charges	5,159,413	3,618,412	3,783,090	-	1,376,323
Total Expenditures	185,380,908	19,017,458	56,852,337	5,114,251	123,414,320
Net increase (decrease)	(1,928,136)				

III.D.4. Report for Campus Activities
Funds and Donations



Board Exhibit Cover Sheet

Meeting Date: November 21, 2024

Agenda Item/Exhibit Number: **III.D.4.**

Agenda Item Title: Report – Campus Activity Funds and Donations

Cabinet Level Presenter(s): Cheryl Hernandez

Additional Presenter(s):

Executive Summary: N/A

Recommendation: N/A

Budget Impact* (if applicable): N/A

Funding Source (if applicable): N/A

Compliance with Purchasing Guidelines (list applicable guidelines, including grant requirements):

Policy Reference (if applicable, list policy/regulation):

Legal Review (if necessary, list attorney and firm):

Cheryl Hernandez
Cabinet Level Presenter's Signature

11/12/2024
Date

*CFO Signature (required if there is a budget impact)

Date

General Counsel's Signature

Date

**CAMPUS ACTIVITY FUND
EXPLANATION OF AMENDMENTS
OCTOBER 2024**

West Brook High School	\$ 60,447.00
Explanation:	Car Registrations, AP Exams, Library Fines, ID Fines, Program Ads, Chromebook Fees, Cell Phone Fines
Beaumont United High School	\$ 15,535.00
Explanation:	ID Fines, Chromebook Fees, AP Exams, Car Registrations, Cell Phone Fines, Library Fines, Commissions/Vending Machines, Smart ID Fees
Smith Middle School	\$ -
Explanation:	
Marshall Middle School	\$ 3,098.00
Explanation:	Library Fines, Chromebook Fees, Yearbooks, Cell Phone Fines, ID Fines, Smart ID Fees
Odom Academy	\$ 5,014.00
Explanation:	Chromebook Fees, Cell Phone Fines, Library Fines, ID Fines
Vincent Middle School	\$ 1,605.00
Explanation:	Cell Phone Fines, Chromebook Fees
Amelia Elementary	\$ 1,567.00
Explanation:	Donation, Library Fines, Chromebook Fees, Smart ID Fees
Caldwood Elementary	\$ 1,465.00
Explanation:	Chromebook Fees, Smart ID Fees
Curtis Elementary	\$ 1,124.00
Explanation:	Chromebook Fees, Donation, Library Fines
Fletcher Elementary	\$ 16,584.00
Explanation:	Fundraiser Proceeds, Commissions/Vending Machines
Guess Elementary	\$ 3,390.00
Explanation:	Commissions/Vending Machines, Chromebook Fees, Donation, Library Fines, Cell Phone Fines
Regina Howell Elementary	\$ 25,168.00
Explanation:	Chromebook Fees, Library Fines, Commission/Vending Machines, Smart ID Fees, Fundraiser Proceeds
Homer Drive Elementary	\$ 8,980.00
Explanation:	Cell Phone Fines, Fundraiser Proceeds, Commissions/Vending Machines
Pietzsch Elementary	\$ 245.00
Explanation:	Cell Phones Fines, Library Fines, ID Fines
Dishman Elementary	\$ 2,094.00
Explanation:	Chromebook Fees, Commissions/Vending Machines, Fundraising Proceeds
Blanchette Elementary	\$ 347.00
Explanation:	Chromebook Fees, Library Fines, Commission/Vending Machines, Smart ID Fees
Martin Elementary	\$ 723.00
Explanation:	Library Fines, Dormant Account Transfer

**CAMPUS ACTIVITY FUND
EXPLANATION OF AMENDMENTS, CONTINUED
OCTOBER 2024**

Phalen Leadership Academy (Jones-Clark ES)	\$ 315.00
Explanation: Commissions/Vending Machines, Chromebook Fees	
Charlton-Pollard Elementary	\$ 4,276.00
Explanation: Donation, Cheer Club Fees, Library Fines, Smart ID Fees, Chromebook Fees, Fundraising Proceeds	
Fehl Price Classical Academy	\$ -
Explanation:	
Bingman Pre-K Center	\$ -
Explanation:	
Pathways Learning Center	\$ 100.00
Explanation: Chromebook Fees	
Career and Technical Center	\$ 9,813.00
Explanation: CTE Program Proceeds, Donation, Cell Phones	
Brown Center	\$ 770.00
Explanation: Chromebook Fees, Cell Phone Fines	
Transportation Dept	\$ 160.00
Explanation: Commissions/Vending Machines	
Maintenance Dept	\$ 22.00
Explanation: Commissions/Vending Machines	
Administration Building	\$ 170.00
Explanation: Commissions/Vending Machines	
Admin. Annex Building	\$ 24.00
Explanation: Commissions/Vending Machines	
Police Dept.	\$ -
Explanation:	
Early College H.S.	\$ 3,733.00
Explanation: Chromebook Fees, Yearbooks, ID Fines, Lost Textbook Fine, Library Fines. Commissions/Vending Machines	
School for the Deaf (Deaf Ed.)	\$ -
Explanation:	
Fine Arts Department	\$ -
Explanation:	

**CAMPUS ACTIVITY FUNDS
BUDGET CHANGE REPORT - OCTOBER 2024**

<u>Revenues</u>		<u>Original Budget</u>	<u>Change</u>	<u>Amended Budget</u>
Local Revenue - Other Sources	461.00.5749.00	315,000	166,769	481,769
<u>Expenditures</u>				
	<u>School Leadership</u>			
West Brook High School	461.XX.6499.00.008.00.000	93,887	60,447	154,334
Beaumont United High School	461.XX.6499.00.014.00.000	27,052	15,535	42,587
Smith Middle School	461.XX.6499.00.042.00.000	4,268	-	4,268
Marshall Middle School	461.XX.6499.00.046.00.000	9,536	3,098	12,634
Odom Academy	461.XX.6499.00.047.00.000	7,275	5,014	12,289
Vincent Middle School	461.XX.6499.00.048.00.000	6,674	1,605	8,279
Amelia Elementary	461.XX.6499.00.101.00.000	2,291	1,567	3,858
Caldwood Elementary	461.XX.6499.00.104.00.000	5,029	1,465	6,494
Curtis Elementary	461.XX.6499.00.105.00.000	58,344	1,124	59,468
Fletcher Elementary	461.XX.6499.00.110.00.000	15,968	16,584	32,552
Guess Elementary	461.XX.6499.00.112.00.000	3,899	3,390	7,289
Regina Howell Elementary	461.XX.6499.00.118.00.000	15,488	25,168	40,656
Homer Drive Elementary	461.XX.6499.00.123.00.000	1,397	8,980	10,377
Pietzsch Elementary	461.XX.6499.00.125.00.000	1,832	245	2,077
Dishman Elementary	461.XX.6499.00.126.00.000	579	2,094	2,673
Blanchette Elementary	461.XX.6499.00.127.00.000	4,523	347	4,870
Martin Elementary	461.XX.6499.00.128.00.000	1,144	723	1,867
Phalen Leadership Academy (Jones-Clark)	461.XX.6499.00.129.00.000	12,442	315	12,757
Charlton-Pollard Elementary	461.XX.6499.00.130.00.000	7,463	4,276	11,739
Fehl Price Classical Academy	461.XX.6499.00.131.00.000	1,742	-	1,742
Bingman Pre-K Center	461.XX.6499.00.132.00.000	3,603	-	3,603
Pathways Learning Center	461.XX.6499.00.006.00.000	-	100	100
Career and Technical Center	461.XX.6499.00.009.00.000	21,065	9,813	30,878
Brown Center	461.XX.6499.00.012.00.000	185	770	955
Transportation Dept	461.XX.6499.00.920.00.000	491	160	651
Maintenance Dept	461.XX.6499.00.819.00.000	655	22	677
SSA Deaf Program	461.XX.6499.00.838.00.000	51	-	51
Administration Building	461.XX.6499.00.842.00.000	2,915	170	3,085
Admin. Annex Building	461.XX.6499.00.843.00.000	214	24	238
Police Dept.	461.XX.6499.00.850.00.000	307	-	307
Early College H.S.	461.XX.6499.00.013.00.000	4,661	3,733	8,394
Fine Arts Department	461.XX.6499.00.849.00.000	20	-	20
	Total Expenditures	315,000	166,769	481,769
BUDGET CHANGE				
	Total Revenues	315,000	166,769	481,769
	Total Expenditures	(315,000)	(166,769)	(481,769)
	Adjusted Surplus	-	-	-

DONATION REPORT - OCTOBER 2024
MONETARY DONATIONS

<u>Donor Name/Organization</u>	<u>Recipient</u>	<u>Account Number</u>	<u>Amount Given</u>
DuGood FCU	Odom Academy	865.00.2190.00.047.00.S69	\$ 100
The Kades Corporation	Amelia Elementary School	865.00.2190.00.101.00.C47	375
Susan D Bell	Career & Technology Center	865.00.2190.00.009.00.S29	520
The Kades Corporation	Curtis Elementary School	461.00.5749.00.105.00.C47	610
Arkema Inc. Foundation	Curtis Elementary School	487.00.5749.00.105.00.STM	500
The Sidney and Charline Dauphin Foundation	Beaumont United High School	865.00.2190.00.014.00.S30	1728
Total Monetary Donations			\$ 3,833

DONATION REPORT - OCTOBER 2024
RECORD OF DONATED ITEMS

<u>Donor Name/Organization</u>	<u>SAF Club/Department</u>	<u>Description of Items</u>	<u>Estimated Value</u>
Emergency Nurse Association of SETX	Health Services	Stop the Bleed Kits (16)	2,400

III.D.5. Report for Construction
Delivery Method



Board Exhibit Cover Sheet

Meeting Date: November 21, 2024

Agenda Item/Exhibit Number: **III.D.5.**

Agenda Item Title: Report - Construction Delivery Method

Cabinet Level Presenter(s): Cheryl Hernandez

Additional Presenter(s):

Executive Summary: Pursuant to Board Policy CV(LOCAL), the Superintendent shall report the construction contracting method to be used for construction contracts. The construction contracting (delivery) methods on the attached list reflect the projects and methods that provide the best value to the District.

Recommendation:

Budget Impact* (if applicable):

Funding Source (if applicable):

Compliance with Purchasing Guidelines (list applicable guidelines, including grant requirements):
CV(LEGAL); CV(LOCAL)

Policy Reference (if applicable, list policy/regulation): CV(LEGAL); CV(LOCAL)

Legal Review (if necessary, list attorney and firm): N/A

Cheryl Hernandez
Cabinet Level Presenter's Signature

11/11/2024
Date

*CFO Signature (required if there is a budget impact)

Date

General Counsel's Signature

Date



Construction Delivery Method

Project Name	Procurement Method
Air Handler Replacements at M.L. King Middle School	Competitive Sealed Proposal

III.D.6. Districtwide Intruder
Detection & Audit Report Findings

III.E. CONSENT AGENDA

III.E.1. Minutes of October 17, 2024,
Regular Board Meeting, and Minutes
for Joint Meeting on October 22,
2024.

III.E.2. Personnel Recommendations
that include Chapter 21 and
Director Employees

III.E.3. Approve an additional role
in the Police Department to be
added to the Compensation Plan for
the 2024-2025 school year

III.E.4. Approve an additional
position in Communications and
Public Relations to be added to
the Compensation Plan for the
2024-2025 school year

III.E.5. Approve Amended Agreement
for OCI Clean Ammonia LLC
Application 1741



Board Exhibit Cover Sheet

Meeting Date: November 21, 2024

Agenda Item/Exhibit Number: **III.E.5.**

Agenda Item Title: Approve Amended Agreement for OCI Clean Ammonia LLC Application 1741

Cabinet Level Presenter(s): Cheryl Hernandez

Additional Presenter(s):

Executive Summary: OCI is replacing the Reinvestment Zone created by the Board at the time the original application was approved with the Jefferson County Approved Reinvestment Zone. At the time the original application was approved, OCI was in the process of securing additional parcels of land. The Comptroller would not let the company amend their application in 2022. Jefferson County created a reinvestment zone that includes all land owned by OCI just in case the layout needs to be refigured. No additional property has been added through the amendment.

Recommendation: Approve Amended Agreement for OCI Clean Ammonia LLC Application 1741

Budget Impact* (if applicable):

Funding Source (if applicable):

Compliance with Purchasing Guidelines (list applicable guidelines, including grant requirements): N/A

Policy Reference (if applicable, list policy/regulation):

Legal Review (if necessary, list attorney and firm): N/A

Cheryl Hernandez
Cabinet Level Presenter's Signature

11/13/2024
Date

*CFO Signature (required if there is a budget impact)

Date

General Counsel's Signature

Date

AMENDMENT NO. 1
TO AGREEMENT FOR LIMITATION ON APPRAISED VALUE OF PROPERTY FOR
SCHOOL DISTRICT MAINTENANCE AND OPERATIONS TAXES
BETWEEN BEAUMONT INDEPENDENT SCHOOL DISTRICT AND OCI CLEAN
AMMONIA LLC
(Comptroller Application No. 1741)

This **AMENDMENT NO. 1 TO THE AGREEMENT FOR LIMITATION ON APPRAISED VALUE OF PROPERTY FOR SCHOOL DISTRICT MAINTENANCE AND OPERATIONS TAXES** (this “**AMENDMENT NO. 1**”) is entered into by and between **BEAUMONT INDEPENDENT SCHOOL DISTRICT** (the “**District**”), a lawfully created independent school district of the State of Texas operating under and subject to the Texas Education Code, and **OCI CLEAN AMMONIA LLC**, a Delaware Corporation, Texas Taxpayer Identification Number 32083622574 (“**Applicant**”). The Applicant and the District may hereafter be referred together as the “**Parties**” and individually as a “**Party**.” Undefined capitalized terms herein shall have the meaning given to them in the Agreement (as defined below).

WHEREAS, on or about August 18, 2022, pursuant to Chapter 313 of the Texas Tax Code, after conducting a public hearing on the matter, the District made factual findings (the “**Findings of Fact**”), and passed, approved, and executed that certain Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes dated August 18, 2022, by and between the District and Applicant (the “**Original Agreement**”); and

WHEREAS, on October 1, 2024, pursuant to Section 10.2 of the Agreement, the Applicant requested to update the Authorized Company Representative; to update the legal description of land and maps, and to replace the Beaumont ISD 2022-003 Reinvestment Zone No. 03 with the new Jefferson County Approved Reinvestment zone; and

WHEREAS, the Parties notified the Texas Comptroller of Public Accounts (the “**Comptroller**”) of the Amended Application and the request for this **AMENDMENT NO. 1**, and the Comptroller issued its notice of completeness, issued its amended certification of the Amended Application, and approved the form of this **AMENDMENT NO. 1** on November 5, 2024; and

WHEREAS, on November 21, 2024, the Board of Trustees determined that this **AMENDMENT NO. 1** is in the best interest of the District and the State of Texas and is consistent with and authorized by Chapter 313 of the Texas Tax Code, and hereby approves this **AMENDMENT NO. 1** and authorizes the Board President and Secretary or in the event the Board President and Secretary are unavailable or have disclosed a conflict of interest, the Board of Trustees has authorized the Board Vice President, to execute and deliver such Agreement to the Applicant.

NOW, THEREFORE, in consideration of the foregoing recitals, the mutual benefits to be derived by the Parties and other good and valuable considerations, the receipt and adequacy of

which are hereby acknowledged, and in compliance with Section 10.2 of the Agreement, the undersigned Parties agree to amend the Agreement as follows:

1. **Amendments.** The Agreement is hereby amended as follows:

A. **Section 10.1** of the Agreement will be updated as follows:

Name: James Diaz
Title: Head of Finance
Organization: OCI Clean Ammonia LLC
Mailing: 2800 Post Oak Blvd, Suite 1950
Houston, TX 77056
Phone: 713-870-0374
Email: james.diaz@oci-global.com

B. Exhibits 1 and 4 will be deleted and replaced in their entirety with Exhibits 1 and 4 below.

2. **Effect.** Except as modified and amended by the terms of this AMENDMENT NO. 1, all of the terms, conditions, provisions and covenants of the Findings of Fact and Agreement are ratified and shall remain in full force and effect, and the Agreement and this AMENDMENT NO. 1 shall be deemed to constitute a single instrument or document and the Findings of Fact and this AMENDMENT NO. 1 shall be deemed to constitute a single instrument or document. Should there be any inconsistency between the terms of this AMENDMENT NO. 1 and the Agreement or this AMENDMENT NO. 1 and the Findings of Fact; the terms of this AMENDMENT NO. 1 shall prevail. A copy of this AMENDMENT NO. 1 shall be delivered to the Texas Comptroller to be posted to the Texas Comptroller's internet website. A copy of this AMENDMENT NO. 1 shall be recorded with the official Minutes of the meeting at which it has been approved on November 21, 2024.

3. **Binding on Successors and Assigns.** The Agreement, as amended by this AMENDMENT NO. 1, shall be binding upon and inure to the benefit of the Parties and each other person and entity having any interest therein during their ownership thereof, and their respective successors and assigns.

4. **Counterparts.** This AMENDMENT NO. 1 may be executed in counterparts, each of which shall be deemed an original and all of which when taken together shall constitute one and the same document.

IN WITNESS WHEREOF, the District and Applicant have caused this AMENDMENT NO. 1 to be executed and delivered by their duly authorized representatives on this 21st day of November 2024.

OCI CLEAN AMMONIA LLC

BEAUMONT INDEPENDENT SCHOOL DISTRICT

By: _____
BASHIR LEBADA
CEO

By: _____
PRESIDENT, BOARD OF TRUSTEES

ATTEST:

By: _____
SECRETARY, BOARD OF TRUSTEES

OR IN THE EVENT OF A CONFLICT OF INTEREST

By: _____
VICE PRESIDENT, BOARD OF TRUSTEES

EXHIBIT 1

DESCRIPTION AND LOCATION OF ENTERPRISE OR REINVESTMENT ZONE

AMENDMENT NO. 1 to Agreement for Limitation on Appraised Value
Between Beaumont ISD and OCI Clean Ammonia LLC
August 18, 2022
Amended November 21, 2024

*Texas Economic Development Act Agreement
Comptroller Form 50-826 (Jan 2020)*

Section 3. That the Commissioners Court has heretofore adopted Guidelines and Criteria for Granting Tax Abatements in Reinvestment Zones in Jefferson County, Texas.

Section 4. The Commissioners Court finds that such improvements are feasible and will benefit the Zone after the expiration of the agreement.

Section 5. The Commissioners Court finds that the Zone is likely to contribute to the retention or expansion of primary employment in the area and/or would contribute to attract major investments that would be a benefit to the property and that would contribute to the economic development of the community.

Section 6. That this Order shall take effect from and after its passage as the law in such cases provides.

Signed this 26 day of September, 2023.



Jeff R. Branick
JEFF R. BRANICK
County Judge

Vernon Pierce
COMMISSIONER VERNON PIERCE
Precinct No. 1

Michael S. Sinegal
COMMISSIONER MICHAEL S. SINEGAL
Precinct No. 3

Cary Erickson
COMMISSIONER CARY ERICKSON
Precinct No. 2

Everette D. Alfred
COMMISSIONER EVERETTE D. ALFRED
Precinct No. 4



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8001 30 00 15.9 94 02 29.0	0 POB TR 1
8002 30 00 25.3 94 02 34.0	0 PT
8003 30 00 26.7 94 02 32.6	0 PT
8004 30 00 28.5 94 02 30.9	0 PT
8005 30 00 46.1 94 02 13.0	0 PT
8006 30 00 39.4 94 02 04.1	0 PT
8007 30 00 37.9 94 02 05.6	0 PT
8008 30 00 33.2 94 02 10.5	0 PT
8009 30 00 35.5 94 02 13.5	0 PT
8010 30 00 24.2 94 02 25.0	0 PT
8011 30 00 20.6 94 02 20.0	0 PT
8012 30 00 18.9 94 02 21.6	0 PT
8013 30 00 15.9 94 02 29.0	0 BACK TO POB
8201 30 00 32.2 94 01 54.5	0 POB TR 2
8202 30 00 29.3 94 01 50.6	0 PT
8203 30 00 27.8 94 01 52.1	0 PT
8204 30 00 23.0 94 01 57.0	0 PT
8205 30 00 26.0 94 02 00.8	0 PT
8206 30 00 30.7 94 01 56.0	0 PT
8207 30 00 32.2 94 01 54.5	0 BACK TO POB TR 2
8301 30 01 20.2 94 02 12.6	0 POB TR 3
8302 30 01 29.4 94 01 54.6	0 PT
8303 30 01 28.3 94 01 53.9	0 PT
8304 30 01 26.8 94 01 50.7	0 PT
8305 30 01 22.1 94 01 47.8	0 PT
8306 30 01 21.2 94 01 46.5	0 PT
8307 30 01 21.2 94 01 46.3	0 PT
8308 30 01 20.0 94 01 44.7	0 PT
8309 30 01 20.0 94 01 44.3	0 PT
8310 30 01 19.2 94 01 43.3	0 PT
8311 30 01 18.9 94 01 43.1	0 PT
8312 30 01 17.9 94 01 41.6	0 PT
8313 30 01 16.3 94 01 39.9	0 PT
8314 30 01 14.9 94 01 38.8	0 PT
8315 30 01 07.8 94 01 46.7	0 PT
8316 30 01 10.1 94 01 57.2	0 PT
8317 30 01 10.8 94 01 56.5	0 PT
8318 30 01 11.6 94 01 56.5	0 PT
8319 30 01 11.7 94 01 56.6	0 PT
8320 30 01 12.8 94 02 00.4	0 PT
8321 30 01 13.1 94 02 00.7	0 PT
8322 30 01 13.6 94 02 01.9	0 PT
8323 30 01 14.1 94 02 02.5	0 PT
8324 30 01 14.5 94 02 04.1	0 PT
8325 30 01 14.2 94 02 05.2	0 PT
8326 30 01 14.7 94 02 06.6	0 PT
8327 30 01 16.2 94 02 08.5	0 PT

8328 30 01 17.0 94 02 09.0	0 PT
8329 30 01 20.2 94 02 12.6	0 BACK TO POB TR 3
8401 29 59 44.1 94 02 11.7	0 POB TR 4
8402 29 59 51.2 94 01 54.7	0 PT
8403 30 00 04.5 94 02 01.9	0 PT
8404 29 59 45.6 94 01 36.0	0 PT
8405 29 59 35.4 94 01 22.1	0 PT
8406 29 59 19.3 94 01 37.4	0 PT
8407 29 59 19.7 94 01 37.6	0 PT
8408 29 59 35.0 94 01 23.2	0 PT
8409 29 59 44.8 94 01 36.7	0 PT
8410 29 59 35.0 94 01 45.9	0 PT
8411 29 59 34.2 94 01 45.5	0 PT
8412 29 59 31.9 94 01 51.3	0 PT
8413 29 59 27.2 94 02 02.6	0 PT
8414 29 59 44.1 94 02 11.7	0 BACK TO POB TR 4

TRACT 1



STATE OF TEXAS §

COUNTY OF JEFFERSON §

Boundary description of a 124.75 acre Tract 4 of the OCI Reinvestment Zone 2023 in the Pelham Humphreys Survey, Abstract 32, the Joseph S. Johnston Survey, Abstract 34 and the T.&N.O. Railroad Survey, Section 1, Abstract 257 in Jefferson County, Texas and being more particularly described by metes and bounds as follows:

All bearings, distances and acreages are grid and are referenced to the State Plane Coordinate System, NAD 83, Texas South Central Zone, U. S. Survey feet. The mapping angle is +02°25'54" and the scale factor is 1.00007 (TxDOT). All records cited are recorded in the Jefferson County Deed, Plat or Official Public Records. A plat of even date accompanies this description.

BEGINNING at the southwest corner of the remainder of a called 65.3708 acre tract described in Clerk's File 2013023101, also being the northwest corner of the remainder of a called 72.09 acre tract described in Clerk's File 2014000320, also being the west line of a called 85.096 acre tract described in Clerk's File 2022031314 and also being in the northeasterly right-of-way line of Highway 69 having a Texas State Plane coordinate value of N: 13,942,894.44' and E: 3,539,175.31';

THENCE North 62°18'25" East across the said 85.096 acre tract and across a called 114.91 acre tract described in Clerk's File 2022040290 a distance of 1660.95 feet to the an ell corner of the herein described tract;

THENCE North 27°41'08" West continuing across the said 114.91 acre tract 1491.32 feet to a 5/8" iron rod found in concrete in the southwest line of the L.N.V.A. Canal;

THENCE South 52°26'13" East with the southwest line of the said L.N.V.A. Canal, 2975.71 feet to a B-Line capped rod found at the southeast corner of the said 114.91 tract and also being the northeast corner of a called 5.59 acre tract described in Clerk's File 2022040290;

THENCE South 52°25'27" East with the east line of the said 5.59 acre tract 1592.71 feet to a 5/8 iron rod found at the northeast corner of a called 43.32 acre tract described in Clerk's File 2017031963 and also being the southeast corner of the said 5.59 acre tract;

THENCE South 36°56'57" West with the north lines of the said 43.32 acre tract, a called 2.248 acre tract described in Clerk's File 2022024088 and a called 70.74 acre tract described in Clerk's File 2022024088 a distance of 2114.40 feet to a point at an ell corner of the said 70.74 acre tract in the centerline of Rodair Gully;

THENCE North 27°42'00" West 47.23 feet to a concrete monument found at the southwest corner of a called 58.23 acre tract described in Film Code 105-21-0093;

THENCE North 36°57'01" East with the southeasterly line of the said 58.23 acre tract 1996.03 feet to a concrete monument found at the east corner of the said 58.23 acre tract and also being an ell corner of the said 5.59 acre tract;

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Between Beaumont ISD and OCI Clean Ammonia LLC
August 18, 2022
Amended November 21, 2024

*Texas Economic Development Act Agreement
Comptroller Form 50-826 (Jan 2020)*



THENCE North 52°27'32" West with the northeast line of the said 58.23 acre tract 1550.07 feet to a point for the northeast corner of the said 58.23 acre tract, also being in the south line of the said 114.91 acre tract and also being the northwest corner of the herein described tract, from which concrete monument found for reference bears N 36°57'05" E 0.80 feet;

THENCE South 36°57'05" West 1278.19 feet to a 2" iron pipe found the west corner of the said 58.23 acre tract;

THENCE South 27°46'35" East 89.54 feet to a 2 1/2" fence post found at the northeast corner of a called 28.589 acre tract described in Clerk's File 2018035924;

THENCE South 62°20'14" West 562.06 feet to a 1/2" iron rod set with cap 'SHINE'

THENCE South 62°20'20" West with the south line of the said 85.096 acre tract 1100.00 feet to a 1/2" iron found with cap 'F&S' at the northwest corner of the said 28.559 acre tract and also being in the east right-of-way of U.S. Hwy 69 Frontage Road;

THENCE North 27°41'15" West with the said east right-of-way of U.S. Hwy 69 Frontage Road 1889.68 feet to the PLACE AND POINT OF BEGINNING, containing 124.75 acres of land, more or less.

The above description has been compiled from record deed information and limited survey data from past projects in the area.



STATE OF TEXAS §

COUNTY OF JEFFERSON §

Boundary description of 8.70 acre Tract 2 of the OCI Reinvestment Zone 2023 in the Pelham Humphreys Survey, Abstract 32, the Joseph S. Johnston Survey, Abstract 34 and the T.&N.O. Railroad Survey, Section 1, Abstract 257 in Jefferson County, Texas and being more particularly described by metes and bounds as follows:

All bearings, distances and acreages are grid and are referenced to the State Plane Coordinate System, NAD 83, Texas South Central Zone, U. S. Survey feet. The mapping angle is +02°25'54" and the scale factor is 1.00007 (TxDOT). All records cited are recorded in the Jefferson County Deed, Plat or Official Public Records. A plat of even date accompanies this description.

BEGINNING at a point in the north right-of-way line of Highway 347, also being in the south line of a called 47.265 acre Tract VIII described in Clerk's File 2022018289 having a Texas State Plane coordinate value of N: 13,947,809.56' and E: 3,540,479.77';

THENCE South 51°36'22" East with the north right-of-way of said Highway 347 a distance of 456.15 feet;

THENCE South 39°08'09" West across said Highway 347 a distance of 200.00 feet to the northeast corner of Lot 1-B of Mid City Business Park replat recorded in Clerk's File 2022002862 and also being the northwest corner of a called 4.532 acre tract described in Clerk's File 2018005732;

THENCE South 39°08'09" West with the east lines of the said Lot 1-B, Lot 2 and Lots 3 of said Mid City Business Park Replat for a total distance of 643.74 to the southeast corner of said Lot 3 and also being the northeast corner of Lot 4;

THENCE North 50°51'28" West with the south line of said Lot 3 a distance of 449.96 feet to the west corner of said Lot 3 and also being in the east right-of-way of Lone Star Drive;

THENCE North 39°08'50" East with the east line of said Lone Star Drive 637.81 feet to the south right-of-way of said Highway 347;

THENCE North 37°20'05" East across said Highway 347 a distance of 200.00 feet to the PLACE AND POINT OF BEGINNING, containing 8.70 acres of land, more or less.

The above description has been compiled from record deed information and limited survey data from past projects in the area.

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Comptroller Form 50-826 (Jan 2020)*

TRACT 3



STATE OF TEXAS §

COUNTY OF JEFFERSON §

Boundary description of a 77.61acre Tract 3 of the OCI Reinvestment Zone 2023 in the Pelham Humphreys Survey, Abstract 32, the Joseph S. Johnston Survey, Abstract 34 and the T.&N.O. Railroad Survey, Section 1, Abstract 257 in Jefferson County, Texas and being more particularly described by metes and bounds as follows:

All bearings, distances and acreages are grid and are referenced to the State Plane Coordinate System, NAD 83, Texas South Central Zone, U. S. Survey feet. The mapping angle is +02°25'54" and the scale factor is 1.00007 (TxDOT). All records cited are recorded in the Jefferson County Deed, Plat or Official Public Records. A plat of even date accompanies this description.

BEGINNING at the north corner of a called 13.148 acre Lot 1 of the Replat of Lot 3 of Dupont Beaumont Industrial Site No. 1 recorded in Clerk's File 2007047667 and also being an ell corner of a called 461.42 acre tract described in Clerk's File 2015013909 having a Texas State Plane coordinate value of N: 13,952,586.38' and E: 3,538,685.60';

THENCE North 57°16'44" East crossing the said 461.42 acre tract and a called 503.193 acre tract 1838.97 feet to the south right-of-way of the Neches River;

THENCE with the south meander lines of the Neches River:

- South 32°45'26" East 127.32 feet;
- South 30°22'35" East 538.99 feet;
- South 54°27'01" East 150.11 feet;
- North 68°58'00" East 17.24 feet;
- South 50°33'53" East 181.17 feet;
- South 80°06'42" East 43.07 feet;
- South 51°43'43" East 114.54 feet;
- South 27°15'49" East 36.92 feet;
- South 55°43'03" East 160.53 feet;
- South 45°37'43" East 228.12 feet;
- South 36°39'53" East 168.34 feet to a point;

THENCE South 41°39'12" West crossing the said 503.193 acre tract 106.81 feet to the northwest corner of a called 1.544 acre tract described in Clerk's File 2011021593;

THENCE South 41°39'12" West with the west line of the said 1.544 acre tract 234.56 feet to the southwest corner of the said 1.544 acre tract;

THENCE South 41°39'12" West continuing across the said 503.193 acre tract 663.01 feet to a point;

THENCE North 78°08'38" West 953.62 feet to a point in the east line of a called 12.817 acre Lot 1 of the DuPont-Beaumont Industrial Site No. 1 Replat recorded in Clerk's File 2012016235;

THENCE with the north line of said Lot 1 the following bearings and distances:

- North 42°12'18" East 97.46 feet;

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North 02°58'05" West 79.82 feet;
North 47°47'42" West 20.30 feet;
North 73°59'42" West 351.07 feet;
North 47°47'42" West 40.00 feet;
North 66°13'48" West 110.68 feet;
North 47°47'42" West 75.00 feet;
North 75°12'17" West 152.07 feet to the northeast corner of a called 13.148 acre tract described in Clerk's File 2022018289;

THENCE with the northeast line of said Lot 3 the following bearings and distances:

South 66°55'16" West 96.15 feet
North 69°12'12" West 136.26 feet;
North 50°14'25" West 222.34 feet;
North 31°59'39" West 92.61 feet;
North 47°22'07" West 454.88 feet to the PLACE AND POINT OF BEGINNING, containing 77.61 acres of land, more or less.

The above description has been compiled from record deed information and limited survey data from past projects in the area.



STATE OF TEXAS §

COUNTY OF JEFFERSON §

Boundary description of a 124.75 acre Tract 4 of the OCI Reinvestment Zone 2023 in the Pelham Humphreys Survey, Abstract 32, the Joseph S. Johnston Survey, Abstract 34 and the T.&N.O. Railroad Survey, Section 1, Abstract 257 in Jefferson County, Texas and being more particularly described by metes and bounds as follows:

All bearings, distances and acreages are grid and are referenced to the State Plane Coordinate System, NAD 83, Texas South Central Zone, U. S. Survey feet. The mapping angle is +02°25'54" and the scale factor is 1.00007 (TxDOT). All records cited are recorded in the Jefferson County Deed, Plat or Official Public Records. A plat of even date accompanies this description.

BEGINNING at the southwest corner of the remainder of a called 65.3708 acre tract described in Clerk's File 2013023101, also being the northwest corner of the remainder of a called 72.09 acre tract described in Clerk's File 2014000320, also being the west line of a called 85.096 acre tract described in Clerk's File 2022031314 and also being in the northeasterly right-of-way line of Highway 69 having a Texas State Plane coordinate value of N: 13,942,894.44' and E: 3,539,175.31';

THENCE North 62°18'25" East across the said 85.096 acre tract and across a called 114.91 acre tract described in Clerk's File 2022040290 a distance of 1660.95 feet to the an ell corner of the herein described tract;

THENCE North 27°41'08" West continuing across the said 114.91 acre tract 1491.32 feet to a 5/8" iron rod found in concrete in the southwest line of the L.N.V.A. Canal;

THENCE South 52°26'13" East with the southwest line of the said L.N.V.A. Canal, 2975.71 feet to a B-Line capped rod found at the southeast corner of the said 114.91 tract and also being the northeast corner of a called 5.59 acre tract described in Clerk's File 2022040290;

THENCE South 52°25'27" East with the east line of the said 5.59 acre tract 1592.71 feet to a 5/8 iron rod found at the northeast corner of a called 43.32 acre tract described in Clerk's File 2017031963 and also being the southeast corner of the said 5.59 acre tract;

THENCE South 36°56'57" West with the north lines of the said 43.32 acre tract, a called 2.248 acre tract described in Clerk's File 2022024088 and a called 70.74 acre tract described in Clerk's File 2022024088 a distance of 2114.40 feet to a point at an ell corner of the said 70.74 acre tract in the centerline of Rodair Gully;

THENCE North 27°42'00" West 47.23 feet to a concrete monument found at the southwest corner of a called 58.23 acre tract described in Film Code 105-21-0093;

THENCE North 36°57'01" East with the southeasterly line of the said 58.23 acre tract 1996.03 feet to a concrete monument found at the east corner of the said 58.23 acre tract and also being an ell corner of the said 5.59 acre tract;

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Amended November 21, 2024

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THENCE North 52°27'32" West with the northeast line of the said 58.23 acre tract 1550.07 feet to a point for the northeast corner of the said 58.23 acre tract, also being in the south line of the said 114.91 acre tract and also being the northwest corner of the herein described tract, from which concrete monument found for reference bears N 36°57'05" E 0.80 feet;

THENCE South 36°57'05" West 1278.19 feet to a 2" iron pipe found the west corner of the said 58.23 acre tract;

THENCE South 27°46'35" East 89.54 feet to a 2 1/2" fence post found at the northeast corner of a called 28.589 acre tract described in Clerk's File 2018035924;

THENCE South 62°20'14" West 562.06 feet to a 1/2" iron rod set with cap 'SHINE'

THENCE South 62°20'20" West with the south line of the said 85.096 acre tract 1100.00 feet to a 1/2" iron found with cap 'F&S' at the northwest corner of the said 28.559 acre tract and also being in the east right-of-way of U.S. Hwy 69 Frontage Road;

THENCE North 27°41'15" West with the said east right-of-way of U.S. Hwy 69 Frontage Road 1889.68 feet to the PLACE AND POINT OF BEGINNING, containing 124.75 acres of land, more or less.

The above description has been compiled from record deed information and limited survey data from past projects in the area.



STATE OF TEXAS §

COUNTY OF JEFFERSON §

Boundary description of 61.59 acre Tract 1 of the OCI Reinvestment Zone 2023 in the Pelham Humphreys Survey, Abstract 32, the Joseph S. Johnston Survey, Abstract 34 and the T.&N.O. Railroad Survey, Section 1, Abstract 257 in Jefferson County, Texas and being more particularly described by metes and bounds as follows:

All bearings, distances and acreages are grid and are referenced to the State Plane Coordinate System, NAD 83, Texas South Central Zone, U. S. Survey feet. The mapping angle is +02°25'54" and the scale factor is 1.00007 (TxDOT). All records cited are recorded in the Jefferson County Deed, Plat or Official Public Records. A plat of even date accompanies this description.

BEGINNING at the northwest corner of a called 6.413 acre tract described in Clerk's File 2022042353, also being the southwest corner of the remainder of a called 1.89 acre tract described in Clerk's File 2008014833 and also being in the northeasterly right-of-way line of Highway 69 having a Texas State Plane coordinate value of N: 13,946,034.43' and E: 3,537,525.93';

THENCE North 27°40'38" West with said right-of-way line and the west lines of the said 1.89 acre tract, the remainder of a called 0.9286 acre tract described in Clerk's File 2009034645, a called 6.119 acre tract described in Clerk's File 2022042353, a called 1.00 acre tract described in Clerk's File 2013037289, a called 1.50 acre tract described in Clerk's File 2022040202 and a 1.11 acre tract described in Clerk's File 2021018100 a total distance of 1047.18 feet to the northwest corner of the said 1.11 acre tract, also being the southwest corner of a called 0.9414 acre tract described in Clerk's File 2022025630;

THENCE North 38°46'15" East 196.18 feet to southwest line of L.N.V.A. Canal right-of-way and Entergy right-of-way;

THENCE North 36°16'53" East across said L.N.V.A. Canal and Entergy rights-of-way 235.36 feet to the west corner of a called 7.595 acre tract described in Volume 845, Page 48 and also being the south corner of a called 53.54 acre tract described in Clerk's File 2021015512;

THENCE North 39°10'04" East with the west line of the said 7.595 acre tract and also crossing Highway 347 a total distance of 2370.67 feet to a point in the northeast right-of-way line said Highway 347 and also being in the south line of a called 48.765 acre tract described in Clerk's File 2013038595;;

THENCE South 51°36'23" East with the south lines of the said 48.765 acre tract, a called 0.576 acre tract described in Volume 1320, Page 85 and continuing with the south line of the said 48.765 acre tract for a total distance of 1032.45 feet to a point;

THENCE South 38°26'05" West crossing said Highway 347 a distance of 200.00 feet to the south right-of-way of said Highway 347 to the northeast corner of a called 10.83 acre tract described in Clerk's File 2017034093 and also being the northerly northwest corner of a called 42.294 acre tract described in Clerk's File 2022009261;

THENCE South 39°09'55" West with the east line of the said 10.83 acre tract 642.41 feet to its southeast corner;

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THENCE North $50^{\circ}51'56''$ West with the south line of the said 10.83 acre tract 357.98 feet to the northeast corner of a called 3.873 acre tract described in Clerk's File 2020002776;

THENCE South $39^{\circ}09'16''$ West with the east lines of the said 3.873 acre tract, a called 7.54 acre Tract I and a called 5.00 acre Tract II described in Clerk's File 2015010541 and a called 2.843 acre tract described in Clerk's File 20190358007 for a total distance of 1523.41 feet to the southwest corner of the said 42.294 acre tract and also being in the north line of the said Entergy and L.N.V.A. Canal rights-of-way;

THENCE South $52^{\circ}25'08''$ East with the south line of the said 42.294 acre tract 572.55 feet to a point;

THENCE South $37^{\circ}34'52''$ West across the said Entergy and L.N.V.A. Canal rights-of-way 220.00 feet to the north corner of the said 6.413 acre tract and also being the easterly corner of a called 0.4979 acre tract described in Clerk's File 2023011424;

THENCE South $62^{\circ}12'40''$ West with the northwest line of the said 6.413 acre tract 714.58 feet to the PLACE AND POINT OF BEGINNING, containing 61.59 acres of land, more or less.

The above description has been compiled from record deed information and limited survey data from past projects in the area.

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AMENDMENT NO. 1 to Agreement for Limitation on Appraised Value
Between Beaumont ISD and OCI Clean Ammonia LLC
August 18, 2022
Amended November 21, 2024

*Texas Economic Development Act Agreement
Comptroller Form 50-826 (Jan 2020)*

STATE OF TEXAS § IN THE COMMISSIONERS COURT
COUNTY OF JEFFERSON § OF JEFFERSON COUNTY, TEXAS

AN ORDER OF THE COMMISSIONERS COURT OF JEFFERSON
COUNTY, TEXAS DESIGNATING A REINVESTMENT ZONE
PURSUANT TO SEC 312. 401 OF THE TAX CODE
(THE PROPERTY REDEVELOPMENT AND TAX ABATEMENT ACT)

BE IT REMEMBERED at a meeting of Commissioners Court of Jefferson County, Texas, held on the 19 day of July, 2022 on motion made by Everette "Bo" Alfred, Commissioner of Precinct No 4, and seconded by Vernon Pierce, Commissioner of Precinct No 1, the following Order was adopted

WHEREAS, the Commissioners Court of Jefferson County, Texas desires to create the proper economic and social environment to induce the Investment of private resources in productive business enterprises located in the county and to provide employment to residents of the area; and,

WHEREAS, it is in the best interest of the County to designate the OCI 2022 Project facility in/near Beaumont, TX as a reinvestment zone, pursuant to Sec. 312. 401, Tax Code (The Property Redevelopment and Tax Abatement Act)

IT IS THEREFORE ORDERED BY THE COMMISSIONERS COURT OF
JEFFERSON COUNTY, TEXAS

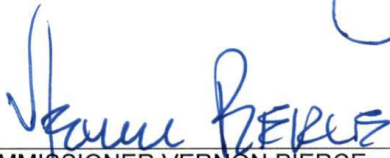
- Section 1. That the Commissioners Court hereby designates the property, 8340 Industrial Parkway, Beaumont, TX (mailing purposes only), Jefferson County, Texas 77705, further described in the legal description attached hereto as Exhibit "A", and made apart hereof for all purposes, as the OCI 2022 Reinvestment Zone (the "Zone") (Pursuant to the directives of the Comptroller's office, all surveys must contain GPS coordinates for each point.)
- Section 2. That the Commissioners Court finds that the Zone area meets the qualifications of the Texas Redevelopment and Tax Abatement Act (hereinafter referred to as the "Act".)
- Section 3. That the Commissioners Court has heretofore adopted Guidelines and Criteria for Granting Tax Abatements in Reinvestment Zones in Jefferson County, Texas
- Section 4. That the Commissioners Court held a public hearing to consider this Order on the 19 day of July, 2022.

- Section 5. The Commissioners Court finds that such improvements are feasible and will benefit the Zone after the expiration of the agreement
- Section 6. The Commissioners Court finds that creation of the Zone is likely to contribute to the retention or expansion of primary employment in the area and/or would contribute to attract major investments that would be a benefit to the property and that would contribute to the economic development of the community
- Section 7. That this Order shall take effect from and after its passage as the law in such cases provides.

Signed this 19th day of July, 2022.



JEFF R. BRANICK
County Judge



COMMISSIONER VERNON PIERCE
Precinct No. 1



COMMISSIONER MICHAEL S. SINEGAL
Precinct No. 3



COMMISSIONER DARRELL BUSH
Precinct No. 2



COMMISSIONER EVERETTE D. ALFRED
Precinct No 4



STATE OF TEXAS §

COUNTY OF JEFFERSON §

Boundary description of the 430.74 acre OCI Reinvestment Zone 2022 in the Pelham Humphreys Survey, Abstract 32, the Joseph S. Johnston Survey, Abstract 34 and the T.&N.O. Railroad Survey, Section 1, Abstract 257 in Jefferson County, Texas and being more particularly described by metes and bounds as follows:

All bearings, distances and acreages are grid and are referenced to the State Plane Coordinate System, NAD 83, Texas South Central Zone, U. S. Survey feet. The mapping angle is +02°25'54" and the scale factor is 1.00007 (TxDOT). All records cited are recorded in the Jefferson County Deed, Plat or Official Public Records. A plat of even date accompanies this description.

BEGINNING at the southwest corner of the remainder of a called 65.3708 acre tract described in Clerk's File 2013023101, also being the northwest corner of the remainder of a called 72.09 acre tract described in Clerk's File 2014000320 and also being in the northeasterly right-of-way line of Highway 69 having a Texas State Plane coordinate value of N: 13,942,894.4' and E: 3,539,175.3';

THENCE North 27°31'46" West with said right-of-way line 150.24 feet to a point;

THENCE North 27°42'24" West continuing with said right-of-way 1649.54 feet to the northwest corner of said 65.3708 acre tract, also being the southwest corner of a called 12.611 acre tract described in Clerk's File 2015003484;

THENCE North 27°44'12" West continuing with said right-of-way 779.43 feet to the southwest line of a Jefferson County drainage ditch tract described in Film Code 103-72-0926;

THENCE North 27°44'12" West across said drainage ditch 76.55 feet to the northerly line of said ditch, also being the southwest corner of a called 22.929 acre tract described in Clerk's File 2013019632;

THENCE North 27°44'12" West with the southwest line of the said 22.929 acre tract 539.54 feet to the southwest corner of a called 6.41 acre tract described in Clerk's File 9505417;

THENCE North 27°43'09" West with the southwest line of the said 6.41 acre tract 351.54 feet to the northwest corner of the said 6.41 acre tract, also being the southwest corner of a called 1.89 acre tract described in Clerk's File 2008014833;

THENCE North 62°12'40" East with the northwest line of the said 6.41 acre tract 714.58 feet to the southwest line of L.N.V.A. Canal 120' right-of-way and Entergy 100' right-of-way;

THENCE North 37°34'52" East across said canal and Entergy right-of-way 220.00 feet to the southwest line of a called 42.294 acre tract described in Clerk's File 2022009261;

THENCE North 52°25'08" West with the southwest line of the said 42.294 acre tract 572.55 feet to the southwest corner of same, also being the southeast corner of a called 2.843 acre tract described in Clerk's File 2019035007;

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THENCE North 39°09'16" East with the southeast lines of the said 2.843 acre tract, called Tracts I and II described in Clerk's File 2015010541 and a called 3.873 acre tract described in Clerk's File 2020002776 for a total distance of 1523.41 feet to the westerly northwest corner of the said 42.294 acre tract also being in the southwest line of a called 10.83 acre tract described in Clerk's File 2017034093;

THENCE South 50°51'56" East with the southwest line of the said 10.83 acre tract 357.98 feet to the southwest corner of same, also being an ell corner of the said 42.294 acre tract;

THENCE North 39°09'55" East with the southeast line of the said 10.83 acre tract 642.41 feet to the northwest corner of the said 42.294 acre tract in the southwest right-of-way line of Highway 347 (N Twin City Highway);

THENCE North 38°26'09" East across said Highway 347 a distance of 200.00 feet to the northeast right-of-way of same, also being in the southwest line of a called 48.765 acre tract described in Clerk's File 2013038595;

THENCE North 51°33'55" West with the south line of the said 48.765 acre tract 446.04 feet to the southeast corner of a called 0.576 acre tract described in Volume 1320, Page 85;

THENCE North 39°45'42" East with the southeast line of the said 0.576 acre tract 100.00 feet to the northeast corner of same;

THENCE North 51°33'18" West with the northeast line of the said 0.576 acre tract 251.61 feet to the northwest corner of same;

THENCE South 39°45'42" West with the northwest line of the said 0.576 acre tract 100.14 feet to the southeast corner of same in the northeast right-of-way line of said Highway 347;

THENCE North 51°40'35" West with the southwest line of the said 48.765 acre tract 1295.56 feet to the southeast corner of a called 19.00 acre tract described in Clerk's File 2013032080;

THENCE North 51°42'34" West with the southwest line of the said 19.00 acre tract 905.43 feet to the south corner of a called 6.749 acre tract described in Clerk's File 2014032114;

THENCE North 49°42'14" West with the southwest line of the said 6.749 acre tract 300.08 feet to the south corner of a called 2.951 acre tract described in Clerk's File 2014032114;

THENCE North 51°42'15" West with the southwest line of the said 2.951 acre tract 131.92 feet to the west corner of same, also being the south corner of a called 3.2608 acre tract described in Clerk's File 9432411;

THENCE North 44°14'40" East with the southeast line of the said 3.2608 acre tract and the southeast line of a called 9.941 acre tract described in Clerk's File 9415461 for a total distance of 985.34 feet to the southwest line of the Kansas City Southern Railroad (100' right-of-way);

THENCE North 42°12'34" East crossing said railroad right-of-way 100.00 feet to the south line of a called 46.801 acre tract described in Clerk's File 2013038595 as Lot 4 of the Replat of the DuPont Beaumont Industrial Site No. 1 in Clerk's File 2007037934;

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THENCE North 47°47'19" West with the southwest line of said Lot 4 a distance of 2470.31 feet to the northern corner of same, also being in the southeast line of a called Tract D containing 21.08 acres described in Clerk's File 200506972;

THENCE with the northeasterly line said Lot 4, also being a southerly line of a called 6.40 acre tract described in Clerk's File 2001014848 the followings bearings and distances:

South 84°43'53" East 360.94 feet;
South 64°28'57" East 177.38 feet;
South 57°53'41" East 816.68 feet;
South 62°30'41" East 377.04 feet;
South 63°03'16" East 536.04 feet;
South 63°33'16" East 290.26 feet to the west corner of a called 13.148 acre Lot 3 of the Replat of Lot 3 of the du Pont Beaumont Industrial Site No. 1 recorded at Clerk's File 2007047667;

THENCE North 35°40'55" East with the westerly line of said Lot 3 for a distance of 814.30 feet to the north corner of said Lot 3;

THENCE with the northeast line of said Lot 3 the following bearings and distances:

South 47°22'07" East 454.88 feet;
South 31°59'39" East 92.61 feet;
South 50°14'25" East 222.34 feet;
South 69°12'12" East 136.26 feet;
North 66°55'16" East 96.15 feet to the east corner of said Lot 3, also being the northwest corner of Lot 1 of the du Pont Beaumont Industrial Site No. 1 Replat recorded at Clerk's File 2007037934;

THENCE South 42°12'18" West with the southeast line of said Lot 3 for a distance of 710.97 feet to the south corner of Lot 3 of the said Replat of Lot 3 of the DuPont Beaumont Industrial Site No. 1 Replat, also being in the northeast line of said Lot 4;

THENCE South 46°44'17" East with the northeast lines of said Lot 4 and a called 15.4760 acre tract described in Clerk's File 2013042294 and across Lot 3A for a distance of 737.11 feet to the southeast line of said Lot 3A, also being the northwest line of said Lot 3D of said subdivision;

THENCE South 46°01'02" East 96.21 feet to the northeast corner of the said 15.4760 acre tract;

THENCE South 41°29'33" West with the southeast line of the said 15.4760 acre tract 52.42 feet to the north corner of a called 6.34 acre tract described in Clerk's File 2013042295;

THENCE South 47°47'40" East 429.37 feet to a point;

THENCE North 42°12'20" East 90.00 feet to a point;

THENCE South 47°47'40" East 73.28 feet to a northwest line of a called 12.20 acre tract described as Tract VI in Clerk's File 2015014620;

THENCE South 42°12'33" West 167.00 feet to an ell corner of the said 12.20 acre tract;

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THENCE South 47°47'43" East 345.55 feet to another ell corner of the said 12.20 acre tract;

THENCE South 42°12'20" West 274.00 feet to the south corner of the said 6.34 acre tract, also being in the north line of Lot 2 of the DuPont Beaumont Industrial Sit No. 1 Replat recorded in Clerk's File 2007037934

; THENCE North 47°47'42" West with the southwest lines of the said 6.34 acre tract and the said 15.4760 acre tract 1383.01 feet to the west corner of the said 15.4760 acre tract, also being the north corner of said Lot 2 and also being in the southeast line of said 46.801 acre tract;

THENCE South 42°12'08" West 523.49 feet to the south corner of the said 46.801 acre tract, also being in the northeast right-of-way line of the Kansas City Southern Railroad (100' R.O.W.);

THENCE South 47°48'14" East with the said railroad right-of-way 1639.91 feet to a point in the south line of the said 12.20 acre tract;

THENCE North 41°30'11" East 494.16 feet to a point;

THENCE South 48°29'49" East 885.00 feet to a point within a called 503.193 acre tract described in Clerk's File 2015014620;

THENCE South 41°30'11" West 505.05 feet to a point on the northeast right-of-way of said Kansas City Southern Railroad;

THENCE South 47°46'34" East with said railroad right-of-way 3654.57 feet to a point;

THENCE South 39°11'32" West across said railroad right-of-way 100.14 feet to a point in the southwest right-of-way of said railroad, also being east corner of a called 18.33 acre tract out of a called 47.625 acre tract described in Clerk's File 2014032114;

THENCE South 39°11'32" West with the east line of the said 18.33 acre tract 500.80 feet to the south corner of the said 18.33 acre tract, also being the northeast right-of-way line of Highway 347;

THENCE North 51°40'45" West with the south lines of the said 18.33 acre tract 1575.75 feet to the south corner of a called 20.00 acre tract described in Clerk's File 2014032114;

THENCE North 51°36'22" West with the southwest line of the said 20.00 acre tract 1336.11 feet to the westerly corner of same, also being the south corner of a 7.6938 acre tract out of a called 47.265 acre tract described in Clerk's File 2014032114;

THENCE South 37°20'06" West across said Highway 347 for a distance of 200.04 feet to the north corner of Lot 1A of the Replat of Mid City Business Park as recorded at Clerk's File 2022002862, also being the east corner of Lone Star Drive in the Mid City Business Park subdivision recorded at Clerk's File 2019009949;

THENCE South 39°08'50" West with the east line of said Lone Star Drive 637.75 feet to the west corner of Lot 3 of said subdivision;



THENCE South 50°51'28" East with the northeast line of Lot 4 of said subdivision 449.96 feet to the east corner of said Lot 4 also being in the northwest line of Lot 1 of Caldwell Commercial Industrial Subdivision recorded at Volume 15, Page 37;

THENCE South 39°08'48" West with the southeast line of Lots 4, 5, 6, 7 and 8 of Mid City Business Park Subdivision 1489.71 feet to the south corner of said Lot 8, also being the west corner of a called 60.136 acre tract described in Clerk's File 2007001740 and also being in the northeast line of the said L.N.V.A Canal and Entergy right-of-ways;

THENCE South 37°31'41" West across said right-of-ways 220.00 feet to the southwest line of said right-of-ways also being in the northeast line of the said 22.929 acre tract;

THENCE South 52°26'43" East with the northeast line of the said 22.929 acre tract 571.07 feet to the east corner of same, also being the north corner of a called 65.3708 acre tract described in Clerk's File 2013023101;

THENCE South 52°30'58" East 340.31 feet to the northeast corner of the said 65.3708 acre tract also being the north corner of a called 40.496 acre tract described in Clerk's File 2002019576;

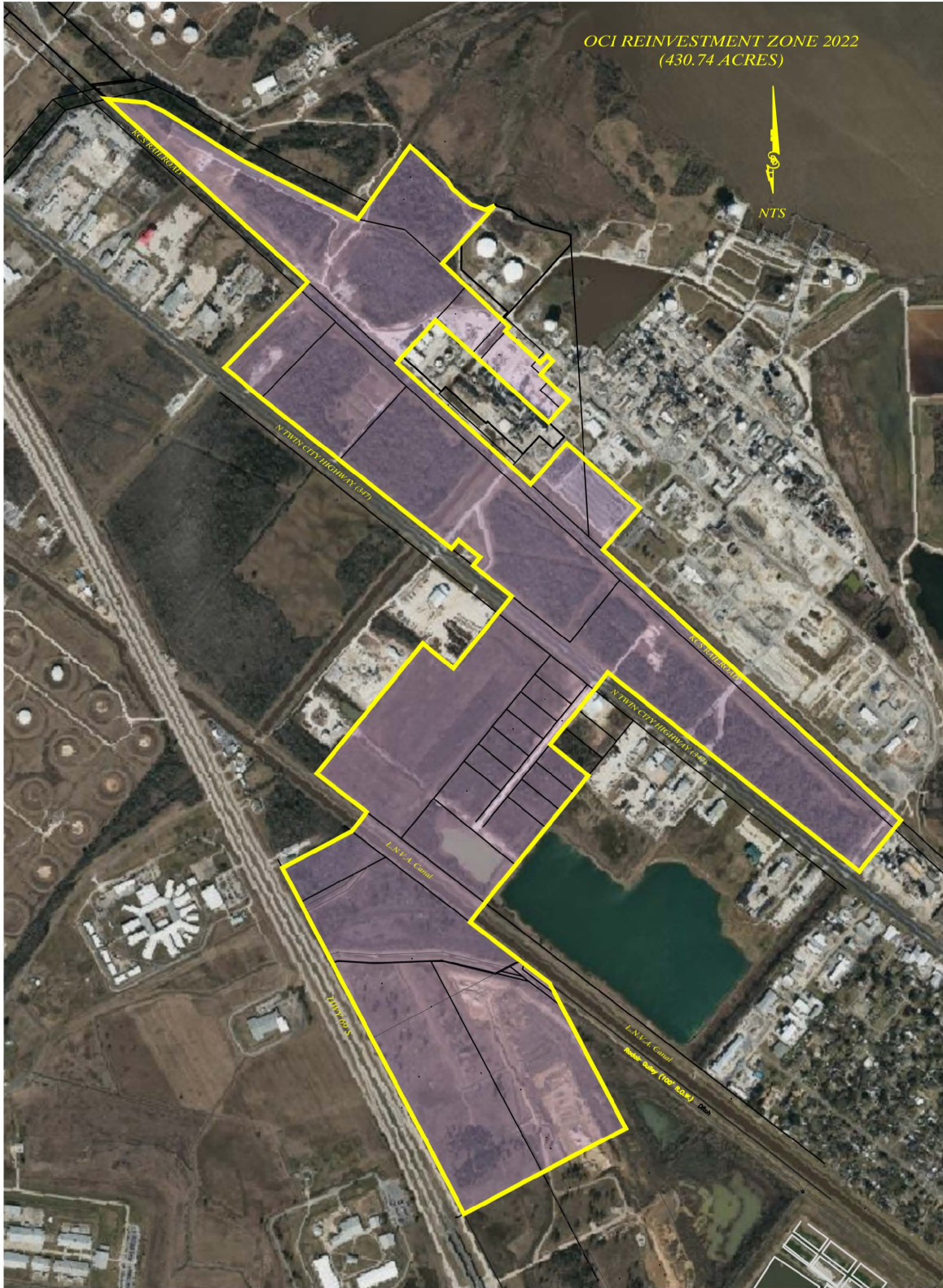
THENCE South 27°41'08" East with a northeast line of the said 65.3708 acre tract 1491.32 feet to the east corner of same, also being the north corner of the said remainder of a called 72.09 acre tract;

THENCE South 62°18'25" West with the northwest line of the said 72.09 acre tract 90.00 feet to a point;

THENCE South 62°18'25" West continuing with the north line of the said 72.09 acre tract 1570.95 feet to the PLACE AND POINT OF BEGINNING, containing 430.74 acres of land, more or less.

The above description has been compiled from record deed information and limited survey data from past projects in the area.

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AMENDMENT NO. 1 to Agreement for Limitation on Appraised Value
Between Beaumont ISD and OCI Clean Ammonia LLC
August 18, 2022
Amended November 21, 2024

*Texas Economic Development Act Agreement
Comptroller Form 50-826 (Jan 2020)*

OCI-POINTS-SP

7001	13942894	3539175	0 POB
7002	13943028	3539106	0 CP
7003	13944488	3538339	0 CP
7004	13945178	3537976	0 CP
7005	13945246	3537941	0 CP
7006	13945723	3537689	0 CP
7007	13946034	3537526	0 CP
7008	13946366	3538157	0 CP
7009	13946542	3538292	0 CP
7010	13946891	3537839	0 CP
7011	13948072	3538800	0 CP
7012	13947847	3539078	0 CP
7013	13948345	3539484	0 CP
7014	13948501	3539608	0 CP
7015	13948779	3539259	0 CP
7016	13948855	3539323	0 CP
7017	13949012	3539126	0 CP
7018	13948935	3539062	0 CP
7019	13949738	3538045	0 CP
7020	13950299	3537335	0 CP
7021	13950493	3537106	0 CP
7022	13950575	3537002	0 CP
7023	13951281	3537690	0 CP
7024	13951355	3537757	0 CP
7025	13953015	3535927	0 CP
7026	13952982	3536287	0 CP
7027	13952905	3536447	0 CP
7028	13952471	3537138	0 CP
7029	13952297	3537473	0 CP
7030	13952054	3537951	0 CP
7031	13951925	3538211	0 CP
7032	13952586	3538686	0 CP
7033	13952278	3539020	0 CP
7034	13952200	3539069	0 CP
7035	13952058	3539240	0 CP
7036	13952009	3539368	0 CP
7037	13952047	3539456	0 CP
7038	13951520	3538978	0 CP
7039	13951015	3539515	0 CP
7040	13950948	3539584	0 CP
7041	13950909	3539550	0 CP
7042	13950621	3539868	0 CP
7043	13950687	3539928	0 CP
7044	13950638	3539983	0 CP
7045	13950514	3539870	0 CP
7046	13950282	3540126	0 CP
7047	13950079	3539942	0 CP

7048	13951008	3538918	0 CP
7049	13950620	3538566	0 CP
7050	13949519	3539781	0 CP
7051	13949889	3540109	0 CP
7052	13949303	3540771	0 CP
7053	13948924	3540437	0 CP
7054	13946468	3543143	0 CP
7055	13946391	3543080	0 CP
7056	13946003	3542763	0 CP
7057	13946980	3541527	0 CP
7058	13947810	3540480	0 CP
7059	13947651	3540359	0 CP
7060	13947156	3539956	0 CP
7061	13946872	3540305	0 CP
7062	13945717	3539365	0 CP
7063	13945542	3539230	0 CP
7064	13945194	3539683	0 CP
7065	13944987	3539953	0 CP
7066	13943666	3540646	0 CP
7067	13943625	3540566	0 CP
7068	13942894	3539175	0 CLOSE TO POB

OCI-AMMONIA-LL

7001 29 59 44.1:-94 02 11.7	0 POB
7002 29 59 45.5:-94 02 12.5	0 CP
7003 30 00 00.3:-94 02 20.5	0 CP
7004 30 00 07.2:-94 02 24.3	0 CP
7005 30 00 07.9:-94 02 24.6	0 CP
7006 30 00 12.7:-94 02 27.3	0 CP
7007 30 00 15.9:-94 02 29.0	0 CP
7008 30 00 18.9:-94 02 21.6	0 CP
7009 30 00 20.6:-94 02 20.0	0 CP
7010 30 00 24.2:-94 02 25.0	0 CP
7011 30 00 35.5:-94 02 13.5	0 CP
7012 30 00 33.2:-94 02 10.5	0 CP
7013 30 00 37.9:-94 02 05.6	0 CP
7014 30 00 39.4:-94 02 04.1	0 CP
7015 30 00 42.3:-94 02 08.0	0 CP
7016 30 00 43.0:-94 02 07.2	0 CP
7017 30 00 44.7:-94 02 09.4	0 CP
7018 30 00 43.9:-94 02 10.1	0 CP
7019 30 00 52.3:-94 02 21.3	0 CP
7020 30 00 58.2:-94 02 29.1	0 CP
7021 30 01 00.2:-94 02 31.6	0 CP
7022 30 01 01.0:-94 02 32.7	0 CP
7023 30 01 07.7:-94 02 24.6	0 CP
7024 30 01 08.4:-94 02 23.8	0 CP
7025 30 01 25.6:-94 02 43.8	0 CP
7026 30 01 25.1:-94 02 39.7	0 CP
7027 30 01 24.3:-94 02 37.9	0 CP
7028 30 01 19.7:-94 02 30.3	0 CP
7029 30 01 17.9:-94 02 26.6	0 CP
7030 30 01 15.2:-94 02 21.2	0 CP
7031 30 01 13.9:-94 02 18.3	0 CP
7032 30 01 20.2:-94 02 12.6	0 CP
7033 30 01 17.0:-94 02 09.0	0 CP
7034 30 01 16.2:-94 02 08.5	0 CP
7035 30 01 14.7:-94 02 06.6	0 CP
7036 30 01 14.2:-94 02 05.2	0 CP
7037 30 01 14.5:-94 02 04.1	0 CP
7038 30 01 09.5:-94 02 09.8	0 CP
7039 30 01 04.3:-94 02 04.0	0 CP
7040 30 01 03.6:-94 02 03.2	0 CP
7041 30 01 03.3:-94 02 03.6	0 CP
7042 30 01 00.3:-94 02 00.1	0 CP
7043 30 01 00.9:-94 01 59.4	0 CP
7044 30 01 00.4:-94 01 58.8	0 CP
7045 30 00 59.2:-94 02 00.2	0 CP
7046 30 00 56.8:-94 01 57.4	0 CP
7047 30 00 54.9:-94 01 59.6	0 CP

7048	30	01	04.5	-94	02	10.8	0	CP
7049	30	01	00.8	-94	02	14.9	0	CP
7050	30	00	49.4	-94	02	01.7	0	CP
7051	30	00	52.9	-94	01	57.8	0	CP
7052	30	00	46.9	-94	01	50.5	0	CP
7053	30	00	43.3	-94	01	54.5	0	CP
7054	30	00	17.8	-94	01	24.9	0	CP
7055	30	00	17.1	-94	01	25.7	0	CP
7056	30	00	13.4	-94	01	29.5	0	CP
7057	30	00	23.6	-94	01	43.0	0	CP
7058	30	00	32.2	-94	01	54.5	0	CP
7059	30	00	30.7	-94	01	56.0	0	CP
7060	30	00	26.0	-94	02	00.8	0	CP
7061	30	00	23.0	-94	01	57.0	0	CP
7062	30	00	12.0	-94	02	08.2	0	CP
7063	30	00	10.3	-94	02	09.8	0	CP
7064	30	00	06.7	-94	02	04.9	0	CP
7065	30	00	04.5	-94	02	01.9	0	CP
7066	29	59	51.2	-94	01	54.7	0	CP
7067	29	59	50.8	-94	01	55.6	0	CP
7068	29	59	44.1	-94	02	11.7	0	CLOSE TO POB

EXHIBIT 4

DESCRIPTION AND LOCATION OF QUALIFIED PROPERTY

Applicant's Qualified Property shall be all tangible personal property first placed in service after August 18, 2022, that is owned by the Applicant, as more fully described in Tab #8 of the Application and located within the boundaries of the Beaumont Independent School District and the *Reinvestment Zone* depicted by the maps attached to **EXHIBIT 1 AND EXHIBIT 4**.

TAB 8

DESCRIPTION OF QUALIFIED PROPERTY

The project will be located adjacent to assets of Applicant's affiliate OCI Beaumont LLC, an integrated methanol and ammonia production facility depicted at Tab 11(e). Though the existing facilities are not owned or operated by Applicant, this project will interconnect with affiliate assets and will include a new Nitrogen Production Complex (Ammonia-Urea-Nitric Acid – UAN-DEF units), described in more detail below.

The project will include the following Qualified Property:

The Applicant is currently evaluating the construction of a Nitrogen Production Complex in one of two locations adjacent to existing assets, either its fertilizer manufacturing facility in Wever, Iowa or its methanol/ammonia facility in Beaumont, Texas.

Construction is expected to take 24 to 30 months, with commissioning and start up to follow. The facilities are expected to be fully operational in 2027.

The project will involve the construction of two (2) 3,000 MTPD ammonia units based on imported hydrogen (H₂) and nitrogen (N₂) (referred to as QP1 and QP2, respectively).

The project also envisions installing a 2,200 MTPD urea synthesis plant next to the ammonia facilities, converting part of this ammonia together with carbon dioxide (CO₂) from over-the-fence to urea (referred to as QP3). This reaction takes place at elevated pressure in a pool reactor with high pressure stripper, carbamate condenser, and various other reactor/vessels.

The end-product is a urea solution of 72% urea in water that will be converted to Diesel Exhaust Fluid (DEF) in various concentrations. Alternatively, the urea can also be converted to a urea ammonium nitrate (UAN) fertilizer solution when mixing with ammonium nitrate solution. The latter is made by reacting ammonia and nitric acid (NA). To facilitate the UAN production, an NA plant will also be built with a capacity of 1,530 MTPD. For the storage of these fertilizer products, various storage tanks will also be built. (The DEF, UAN and NA plants referred to collectively as QP4).

Immediately below is a list of qualified property that will serve the entire Nitrogen Production Complex (all four units, QP1, QP2, QP3 AND QP4), together with the land owned by Applicant, followed by lists of qualified property unique to each unit:

- Site development
 - Includes removal of existing foliage (trees, shrubs or other vegetation)
 - Grading and leveling of land
 - Remediation of any wetlands in accordance with environmental regulations
 - Installation of access roads and entry into the site
 - Installation of civil supports (pilings, concrete slabs or other infrastructure)
 - Fencing
 - Lighting
- Utilities and offsite systems
 - Certain equipment or systems may be fabricated off-site (e.g. not at the proposed Beaumont location) to minimize CAPEX or streamline the construction process
 - Equipment such as skid-mounted valves, regulators, boilers, reactors, vessels, pipe-skids may be fabricated in a closed environment (such as a fabrication shop) and shipped to the site for final installation

- Electrical equipment
 - Electrical equipment responsible for supplying electrical power, and instrumentation for monitoring and operating the various systems within the proposed facility, including the following major components:
 - 69 kV power station with transformers to 12.47 kV
 - Electrical substation with transformers to 4 kV and lower, with various electrical switch gear
 - Emergency power diesel generator
 - Steam turbine power generator
 - Electrical systems / electric control centers
 - Instrumentation I/O connections and wire runs
 - Underground Piping/conduit
- Interconnecting piping with natural gas, hydrogen, carbon dioxide and nitrogen providers
 - Connections to existing natural gas, hydrogen or nitrogen pipeline networks through subterraneous pipelines
 - Connection to the river for water intake
 - Connection to municipal potable water system
- Wastewater de-oiling system
- Storage tanks and loading infrastructure for ammonia and urea products
- Process control buildings
- Warehouse buildings
- Maintenance buildings

Qualified property unique to each unit:

QP1 Ammonia Synthesis Plant 1

- | | |
|---------------------------------------|-------------------------------|
| • 3,000 MTPD ammonia synthesis loop | • Flare system |
| • Cooling and separation system | • Cooling water tower |
| • Ammonia refrigeration unit | • Package boiler |
| • Electrical substation | • Waste heat boiler |
| • Reactor | • Steam/condensate system |
| • Pumps | • Demineralized water unit |
| • Compressors (syngas, refrigeration) | • Demineralized water tank |
| • Heat exchangers | • Boiler feedwater system |
| • Water scrubbing unit | • Auxiliary boiler |
| • Analyzer shelter | • Instrument/plant air system |

QP2 Ammonia Synthesis Plant 2

- | | |
|---------------------------------------|-------------------------------|
| • 3,000 MTPD ammonia synthesis loop | • Analyzer shelter |
| • Cooling and separation system | • Flare system |
| • Ammonia refrigeration unit | • Waste heat boiler |
| • Electrical substation | • Steam/condensate system |
| • Reactor | • Demineralized water unit |
| • Pumps | • Demineralized water tank |
| • Compressors (syngas, refrigeration) | • Boiler feedwater system |
| • Heat exchangers | • Auxiliary boiler |
| • Water scrubbing unit | • Instrument/plant air system |
| • Center control room | |

Application for Appraised Value Limitation on Qualified Property
submitted to Beaumont ISD
by OCI Clean Ammonia LLC

QP3 Urea Synthesis Plant

- 2,200 MTPD urea synthesis loops
- HP stripper
- Carbamate condenser
- Electrical substation
- Reactor
- Pumps
- Compressors (CO₂)
- Heat exchangers
- Urea solution tank
- Flare system
- Waste heat boiler
- Boiler feedwater system
- Auxiliary boiler
- Steam/condensate system
- Package boiler
- Cooling water tower
- Demineralized water unit
- Instrument/plant air system

QP4 DEF, UAN and NA units

- Electrical substation
- Reactor
- Pumps
- Compressors (turbo expander)
- Heat exchangers
- UAN tank
- DEF tank
- Flare system
- Waste heat boiler
- Steam/condensate system
- Cooling water tower
- Boiler feedwater system
- Auxiliary boiler

The exact number and location of real and personal property improvements remains to be determined based ongoing siting analysis. All qualified property would be located in the project boundary.

For depiction of proposed facilities within the project boundaries see Tab 11.

Tab 11(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 qualified time period.

Applicant is evaluating the property to make determinations as to where within the project boundary the different components of the project will be situated. This determination will be made during a preliminary engineering evaluation of the properties and will be based on a number of considerations, including geotechnical analysis, as well as proximity to pipelines, utilities and interconnections. The project site currently has no improvements. Tangible personal property and buildings will be installed and constructed within the project boundaries.



11(c)(1) Qualified property within project boundaries (area shaded blue)

Applicant is evaluating the property to make determinations as to where within the project boundary the different component of the project will be situated. This determination will be made during a preliminary engineering evaluation of the properties and will be based on a number of considerations, including geotechnical analysis, as well as proximity to pipelines, utilities and interconnections.

The project site currently has no improvements. Applicant is working to determine whether a lease or purchase of the property is most advantageous. If Applicant purchases the land, it could be qualified property.



O'HANLON, DEMERATH & CASTILLO

ATTORNEYS AND COUNSELORS AT LAW

808 WEST AVENUE
AUSTIN, TEXAS 78701
PHONE: (512) 494-9949
FAX: (512) 494-9919

KEVIN O'HANLON

kohanlon@808west.com

Rio Grande Valley Office
426 W. Caffery Ave.
Pharr, Texas 78577

San Antonio Office
117 W. Craig Place
San Antonio, Texas 78212

October 1, 2024

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

RE: (1741) Amendment002 Execution001 of the Application to the Beaumont
Independent School District from OCI Clean Ammonia LLC

To the Local Government Assistance & Economic Analysis Division:

Enclosed. Please find Amendment002 Execution001 of the Application to the Beaumont
Independent School District from OCI Clean Ammonia LLC
The following changes have been made:

1. Application
 - Section 2: Applicant Information, Question 1 updated to James Diaz
2. Tab 9: Description of Land
 - Added updated parcel list and new reinvestment zone map
3. Tab 11 Maps:
 - Added news maps for 11(b) and 11(c)
4. Tab 16: Description of Reinvestment or Enterprise Zone
 - Replacing **The Beaumont 2022-003 Reinvestment Zone No. 03** with this new Jefferson County Approved Reinvestment Zone
5. New Signature Page

A copy of the application will be submitted to the Jefferson County Appraisal District.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin O'Hanlon", written in a cursive style.

Kevin O'Hanlon
School District Consultant

Cc: Jefferson CAD
OCI Clean Ammonia LLC

TAB 1

SECTIONS 1-16

Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-296-A

SECTION 1: School District Information (continued)

3. Authorized School District Consultant (If Applicable)

Kevin	O'Hanlon
First Name	Last Name
Partner	
Title	
O'Hanlon, Demerath & Castillo	
Firm Name	
(512) 494-9949	(512) 494-9919
Phone Number	Fax Number
N/A	kohanlon@808west.com
Mobile Number (optional)	Email Address

4. On what date did the district determine this application complete? March 28, 2022

SECTION 2: Applicant Information

1. Authorized Company Representative (Applicant)

James	Diaz	
First Name	Last Name	
Head of Finance	OCI Clean Ammonia LLC	
Title	Organization	
2800 Post Oak Blvd, Suite 1950		
Street Address		
2800 Post Oak Blvd, Suite 1950		
Mailing Address		
Houston	TX	77056
City	State	ZIP
713-870-0374		
Phone Number	Fax Number	
N/A	james.diaz@oci-global.com	
Mobile Number (optional)	Business Email Address	

2. Will a company official other than the authorized company representative be responsible for responding to future information requests? Yes No

2a. If yes, please fill out contact information for that person.

First Name	Last Name	
Title	Organization	
Street Address		
Mailing Address		
City	State	ZIP
Phone Number	Fax Number	
Mobile Number (optional)	Business Email Address	

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

TAB 9

DESCRIPTION OF LAND

**TAB 9
 DESCRIPTION OF LAND**

The project will be located adjacent to and surrounding assets of Applicant's affiliate OCI Beaumont LLC, an integrated methanol and ammonia production facility, depicted at Tab 11(e). The project site currently has no improvements. Applicant is working to determine whether a lease or purchase of the property is most advantageous. If Applicant purchases the land, it could be qualified property.

Applicant and Jefferson County are finalizing the exact boundaries of the project area and reinvestment zone. Applicant will supplement this application with the County's order designating the reinvestment zone, but it is anticipated that the reinvestment zone will include all or parts of the following parcels:

PROPOSED PROJECT AREA				
Prop ID		OWNER	Legal Description	Value
386012		PARIGI PROPERTY MANAGEMENT	TR 3 28.128 AC WALKER-ARENA HIGHWAY 347	759,953
130639		PARIGI PROPERTY MANAGEMENT	P HUMPHREYS-ABS 32 TR 20 15C 14.770AC	374,621
130878		CHEMOURS COMPANY FC LLC.	J S JOHNSON ABST 34 TRS 28&29 20 AC AIRCO	272,123
130877		CHEMOURS COMPANY FC LLC.	TR 20 AB 34 JS JOHNSTON 18.330AC	309,188
130873		CHEMOURS COMPANY FC LLC.	TR 27 AB 34 JS JOHNSTON 5.2078AC	115,133
239229		NATGASOLINE LLC	LOT 5 DUPONT-BEAUMONT INDUSTRIAL SITE #1 REPLAT 48	518,102
130577		CHEMOURS COMPANY FC LLC.	P HUMPHREY ABS 32 TR 73 2.486 AC	52,988
255849		OCI BEAUMONT LLC	LOT 5 TR 2 DUPONT-BEAUMONT INDUSTRIAL SITE #1 REPLA	279,360
130543		CHEMOURS COMPANY FC LLC.	P HUMPHREYS-ABS 32 TR 5-D 9.820 AC #503450-000020 CC	61,940
239228		NATGASOLINE LLC	LOT 4 DUPONT-BEAUMONT INDUSTRIAL SITE #1 REPLAT 46	725,245
328977		TEXAM LLC	LOT 3F DUPONT-BEAUMONT INDUSTRIAL SITE#1 6.34 ACRE	98,270
30366		CHEMOURS COMPANY FC LLC.	LOT 3 DUPONT-BEAUMONT INDUSTRIAL SITE #1 13.148AC #	203,794
328983		OCI BEAUMONT LLC	LOT 3-G DUPONT-BEAUMONT INDUSTRIAL SITE #1 15.4760 A	239,878
30368 *		CHEMOURS COMPANY FC LLC.	LOT 2 DUPONT-BEAUMONT INDUSTRIAL SITE #2-PART # 50	185,121
239837		CHEMOURS COMPANY FC LLC.	LOT 3E DUPONT-BEAUMONT INDUSTRIAL SITE #1 12.20 AC	189,100
130751		MASON MARSHA L	P HUMPHREYS-ABS 32 TR 113 6.410 AC	156,096
326346		HUNTER RE HOLDINGS LLC	PT TR 23-19A-1 22.929AC AB 32 P HUMPHREYS	108,520
130663	1	KERR TRACTOR SOUTHWEST LTD	PT TR 23 19A 12.679AC AB 32 P HUMPHREYS	86,880
130657	1	KERR TRACTOR SOUTHWEST LTD	P HUMPHREYS-ABS 32 TR 1 OF TR 18A PT TR 23 22.728	126,128
130658	1	KERR TRACTOR SOUTHWEST LTD	P HUMPHREYS-ABS 32 TR 2 OF TR 18A PT TR 23 7.576 A	65,210
130659	1	KERR TRACTOR SOUTHWEST LTD	P HUMPHREYS-ABS 32 TR 3A OF TR 18A PT TR 23 2.523	34,020
130660	1	KERR TRACTOR SOUTHWEST LTD	P HUMPHREYS-ABS 32 TR 3B OF TR 18A PT TR 23 5.047	51,570
130661	1	KERR TRACTOR SOUTHWEST LTD	P HUMPHREYS-ABS 32 TR 4 OF TR 18A PT TR 23 7.452 AC	65,232
130662	1	KERR TRACTOR SOUTHWEST LTD	P HUMPHREYS-ABS 32 PT TR 23 TR 5 OF TR 18A 11.412 A	116,986
139592		KERR TRACTOR SOUTHWEST LTD	ABST 257 T & NO #1 TR 10 PT TR 18A 2.755 AC	52,345
411812		PARIGI PROPERTY MANAGEMENT	LT 9 MID-CITY BUSINESS PARK 4.312AC	169,048
411811		PARIGI PROPERTY MANAGEMENT	LT 8 MID-CITY BUSINESS PARK 9.998AC RETENTION PO	30,912
411810		PARIGI PROPERTY MANAGEMENT	LT 7 MID-CITY BUSINESS PARK 4.524AC	177,359
411808		MAGPIE 3 LLC	LT 5 MID-CITY BUSINESS PARK 2.098AC	91,389
411809		MAGPIE 3 LLC	LT 6 MID-CITY BUSINESS PARK 2.098AC	91,389
411807		MAGPIE 3 LLC	LT 4 MID-CITY BUSINESS PARK 2.098AC	91,389
411813		PARIGI PROPERTY MANAGEMENT	LT 10 MID-CITY BUSINESS PARK 2.000AC	87,120
411814		BEAUMONT LAND LLC	LT 11 MID-CITY BUSINESS PARK 2.000AC	87,120
411815		BEAUMONT LAND LLC	LT 12 MID-CITY BUSINESS PARK 2.000AC	87,120
411816		BEAUMONT LAND LLC	LT 13 MID-CITY BUSINESS PARK 2.000AC	87,120
411817		BEAUMONT LAND LLC	LT 14 MID-CITY BUSINESS PARK 2.000AC	87,120
411818		BEAUMONT LAND LLC	LT 15 MID-CITY BUSINESS PARK 2.252AC	98,097
260869	3	ENTERPRISE BEAUMONT MARINE	P HUMPHREYS ABS 32 (AG ACCT) TR 9-4 71.560 AC (PT OF	\$5,797
30368	2	CHEMOURS COMPANY FC LLC.	LOT 2 DUPONT-BEAUMONT INDUSTRIAL SITE #2-PART # 50	1,438,355
403896		TRIANGLE WASTE PROPERTIES LP	TR B OF TR 3 10.830AC WALKER-ARENA HIGHWAY 347	\$525,188
413386		WHITMAN GARY W & DEBBIE L	TR 3 C 3.873 AC WALKER-ARENA HIGHWAY 347	\$233,858
386010		WHITMAN GARY	TR 1 7.54AC WALKER-ARENA HIGHWAY 347	\$355,267
386011		FONTENOT ROBERT D	TR 2 5.000AC WALKER-ARENA HIGHWAY 347	\$279,099
386014		FONTENOT ROBERT D	TR A OF TR 3 .5602AC WALKER-ARENA HIGHWAY 347	\$15,252
412821		ACE BLASTING & PAINTING	TR 5 2.843 AC WALKER-ARENA HIGHWAY 347	\$194,609
130743		HOLLIER RON	TRS 106 & 79 (PT TR 19A) AB 32 P HUMPHREYS 2.610AC	\$84,203

130750		OCI CLEAN AMMONIA LLC	TRS 107 - 109 & 111 & 112 AB 32 P HUMPHREYS 6.119AC	\$374,266
130754	5	DAY HOLDINGS	P HUMPHREYS-ABS 32 TR 116 .9286 AC	\$75,876
130748		L'ITALIANO FAMILY PARTNERSHIP	P HUMPHREYS-ABS 32 TR 110 .4693 AC	\$45,996
425732		L'ITALIANO FAMILY PARTNERSHIP	P HUMPHREYS-ABS 32 TR 134 .497 AC	\$48,505
328006		STANLEY STAN	P HUMPHREYS-ABS 32 TR 134 1.00 AC	\$108,900
127190		OCI CLEAN AMMONIA	TR 2 OF PT TR 17-A AB 257 & TR 3 OF PT TR 17 & PT 17B AB 13 WMCARROLL & .346AC IN 10' STRIP TO CITY OF NED 91.003AC	\$1,301,313
139592	4	OCI CLEAN AMMONIA LLC	TRS 11 OF 18A, 10 17A AB 257 & TRS 1-10 OF 18A AB 32, TR 17A AB 13 & 10' CITY OF NED STRIP 114.605AC	\$149,572
411804		FARHAFETCHED LLC	TR 1-A REPLAT LT 1 MID-CITY BUSINESS PARK .8743AC	\$95,211
420432		HATFIELD AND COMPANY	TR 1-B REPLAT LT 1 MID-CITY BUSINESS PARK 1.558AC	\$129,088
411805		VARITECH SERVICES	LT 2 MID-CITY BUSINESS PARK 2.098AC	\$183,594
411806		OCI CLEAN AMMONIA	LT 3 MID-CITY BUSINESS PARK 2.098AC	\$183,594
* The project area will include a 8.72 acre parcel out of the larger 405.55 ac tract. The value reflected here is extrapolated from the per acre value of the larger tract (\$9,153,727).				
1 - These parcels were combined by JCCAD into a single parcel, parcel 139592, and no longer appear in JCCAD public access GIS records as individual parcels.				
2 - The project area will include an additional 65 acres out of the larger parcel that is a 405.55 ac tract. The value reflected here is extrapolated from the per acre value of the larger tract (\$9,153,727). The current owner is OCI Clean Ammonia and JCCAD renumbered it to parcel #426469.				
3 - The project area will include a 9.8 acre parcel out of the larger 71.56 ac tract. The value reflected here is the taxable value for the parcel, it has an ag. exemption applied.				
4 - Adds remaining 12.83 acres, for parcel id 139592. This parcel was acquired by OCI Clean Ammonia LLC.				
5 - Adds .9286 acres. .4583 of this parcel was acquired by OCI Clean Ammonia (parcel # 426301).				

During application preparation, a search of property tax records confirmed that there are no improvements recorded in the tax accounts of the parcels that comprise the project area. See Tab 11c. Parcel 328977 and 328983 are currently being used as a staging area for contractor equipment, which would be relocated. The project area would also include a portion of another parcel (30368), which is currently a parking lot. Parcel 130657 has a small portable storage building that would be removed (288 sq ft, appraised value \$2,000).



REINVESTMENT ZONE BOUNDARY AND
PROJECT BOUNDARY SHADED IN BLUE

STATE HIGHWAY 347

US HIGHWAY 69/96/287

TAB 11

MAPS

- 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 COSTRUCTED 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 INTERPRISE ZONE WITHIN VICINITY MAP, SHOWING THE ACTUAL OR PROPOSED BOUNDARIES AND SIZE

Application for Appraised Value Limitation on Qualified Property submitted to Beaumont ISD by OCI Clean Ammonia LLC

Tab 11(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 qualified time period.

Applicant is evaluating the property to make determinations as to where within the project boundary the different components of the project will be situated. This determination will be made during a preliminary engineering evaluation of the properties and will be based on a number of considerations, including geotechnical analysis, as well as proximity to pipelines, utilities and interconnections. The project site currently has no improvements. Tangible personal property and buildings will be installed and constructed within the project boundaries.



11(c)(1) Qualified property within project boundaries (area shaded blue)

Applicant is evaluating the property to make determinations as to where within the project boundary the different component of the project will be situated. This determination will be made during a preliminary engineering evaluation of the properties and will be based on a number of considerations, including geotechnical analysis, as well as proximity to pipelines, utilities and interconnections.

The project site currently has no improvements. Applicant is working to determine whether a lease or purchase of the property is most advantageous. If Applicant purchases the land, it could be qualified property.



TAB 16

DESCRIPTION OF REINVESTMENT OR ENTERPRISE ZONE

Section 3. That the Commissioners Court has heretofore adopted Guidelines and Criteria for Granting Tax Abatements in Reinvestment Zones in Jefferson County, Texas.

Section 4. The Commissioners Court finds that such improvements are feasible and will benefit the Zone after the expiration of the agreement.

Section 5. The Commissioners Court finds that the Zone is likely to contribute to the retention or expansion of primary employment in the area and/or would contribute to attract major investments that would be a benefit to the property and that would contribute to the economic development of the community.

Section 6. That this Order shall take effect from and after its passage as the law in such cases provides.

Signed this 26 day of September, 2023.



JEFF R. BRANICK
County Judge

Vernon Pierce
COMMISSIONER VERNON PIERCE
Precinct No. 1

Michael S. Sinegal
COMMISSIONER MICHAEL S. SINEGAL
Precinct No. 3

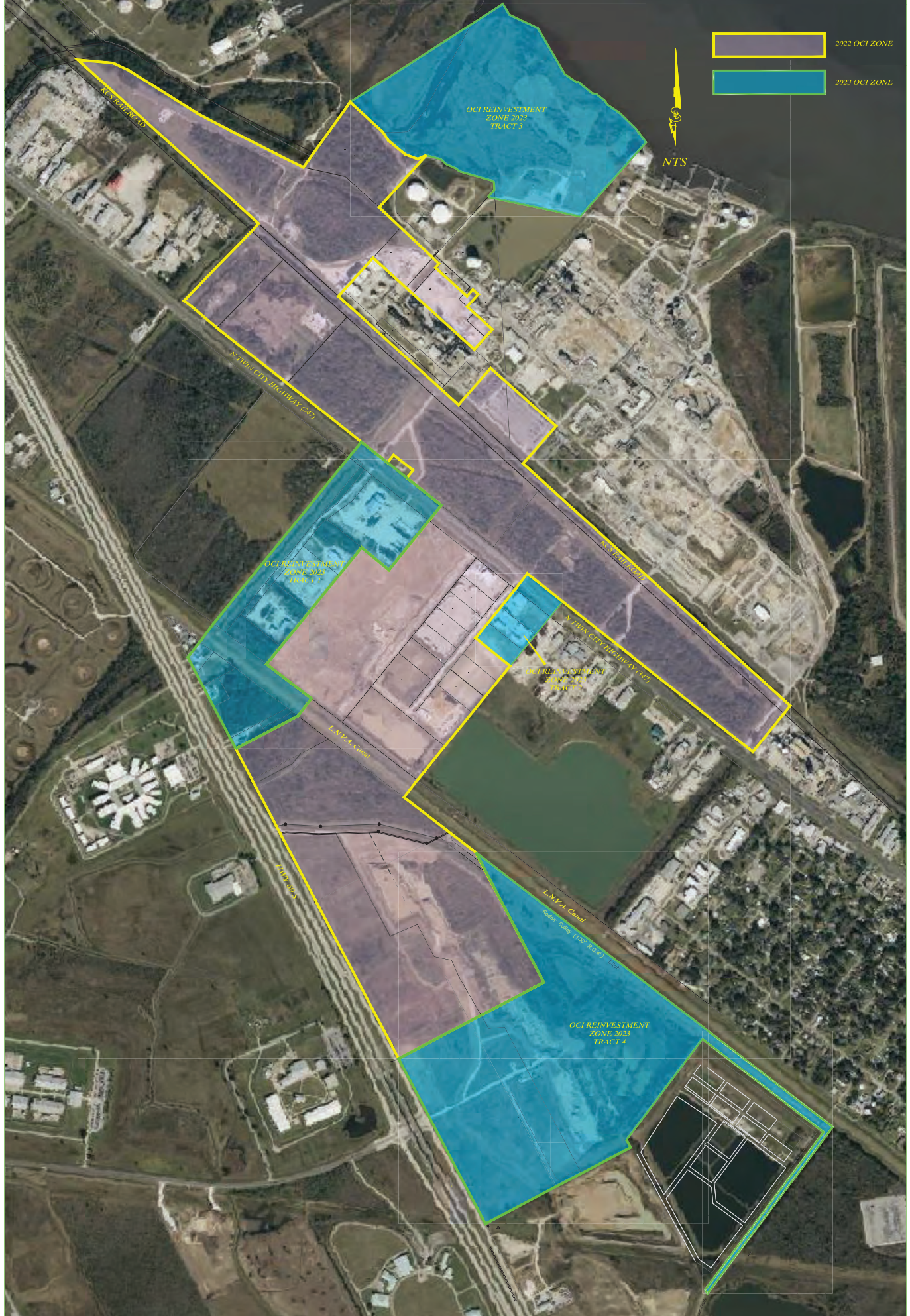
Cary Erickson
COMMISSIONER CARY ERICKSON
Precinct No. 2

COMMISSIONER EVERETTE D. ALFRED
Precinct No. 4

1741-Baumont-OCI Clean Ammonia LLC-Amendment002-Execution_1
OCI REINVESTMENT ZONE 2022 (430.74 ACRES)
AND OCI REINVESTMENT ZONE 2023 TRACTS 1-4

2022 OCI ZONE

2023 OCI ZONE



8001	30	00	15.9	94	02	29.0	0	POB TR 1
8002	30	00	25.3	94	02	34.0	0	PT
8003	30	00	26.7	94	02	32.6	0	PT
8004	30	00	28.5	94	02	30.9	0	PT
8005	30	00	46.1	94	02	13.0	0	PT
8006	30	00	39.4	94	02	04.1	0	PT
8007	30	00	37.9	94	02	05.6	0	PT
8008	30	00	33.2	94	02	10.5	0	PT
8009	30	00	35.5	94	02	13.5	0	PT
8010	30	00	24.2	94	02	25.0	0	PT
8011	30	00	20.6	94	02	20.0	0	PT
8012	30	00	18.9	94	02	21.6	0	PT
8013	30	00	15.9	94	02	29.0	0	BACK TO POB
8201	30	00	32.2	94	01	54.5	0	POB TR 2
8202	30	00	29.3	94	01	50.6	0	PT
8203	30	00	27.8	94	01	52.1	0	PT
8204	30	00	23.0	94	01	57.0	0	PT
8205	30	00	26.0	94	02	00.8	0	PT
8206	30	00	30.7	94	01	56.0	0	PT
8207	30	00	32.2	94	01	54.5	0	BACK TO POB TR 2
8301	30	01	20.2	94	02	12.6	0	POB TR 3
8302	30	01	29.4	94	01	54.6	0	PT
8303	30	01	28.3	94	01	53.9	0	PT
8304	30	01	26.8	94	01	50.7	0	PT
8305	30	01	22.1	94	01	47.8	0	PT
8306	30	01	21.2	94	01	46.5	0	PT
8307	30	01	21.2	94	01	46.3	0	PT
8308	30	01	20.0	94	01	44.7	0	PT
8309	30	01	20.0	94	01	44.3	0	PT
8310	30	01	19.2	94	01	43.3	0	PT
8311	30	01	18.9	94	01	43.1	0	PT
8312	30	01	17.9	94	01	41.6	0	PT
8313	30	01	16.3	94	01	39.9	0	PT
8314	30	01	14.9	94	01	38.8	0	PT
8315	30	01	07.8	94	01	46.7	0	PT
8316	30	01	10.1	94	01	57.2	0	PT
8317	30	01	10.8	94	01	56.5	0	PT
8318	30	01	11.6	94	01	56.5	0	PT
8319	30	01	11.7	94	01	56.6	0	PT
8320	30	01	12.8	94	02	00.4	0	PT
8321	30	01	13.1	94	02	00.7	0	PT
8322	30	01	13.6	94	02	01.9	0	PT
8323	30	01	14.1	94	02	02.5	0	PT
8324	30	01	14.5	94	02	04.1	0	PT
8325	30	01	14.2	94	02	05.2	0	PT
8326	30	01	14.7	94	02	06.6	0	PT
8327	30	01	16.2	94	02	08.5	0	PT

8328 30 01 17.0 94 02 09.0	0 PT
8329 30 01 20.2 94 02 12.6	0 BACK TO POB TR 3
8401 29 59 44.1 94 02 11.7	0 POB TR 4
8402 29 59 51.2 94 01 54.7	0 PT
8403 30 00 04.5 94 02 01.9	0 PT
8404 29 59 45.6 94 01 36.0	0 PT
8405 29 59 35.4 94 01 22.1	0 PT
8406 29 59 19.3 94 01 37.4	0 PT
8407 29 59 19.7 94 01 37.6	0 PT
8408 29 59 35.0 94 01 23.2	0 PT
8409 29 59 44.8 94 01 36.7	0 PT
8410 29 59 35.0 94 01 45.9	0 PT
8411 29 59 34.2 94 01 45.5	0 PT
8412 29 59 31.9 94 01 51.3	0 PT
8413 29 59 27.2 94 02 02.6	0 PT
8414 29 59 44.1 94 02 11.7	0 BACK TO POB TR 4



STATE OF TEXAS §

COUNTY OF JEFFERSON §

Boundary description of a 124.75 acre Tract 4 of the OCI Reinvestment Zone 2023 in the Pelham Humphreys Survey, Abstract 32, the Joseph S. Johnston Survey, Abstract 34 and the T.&N.O. Railroad Survey, Section 1, Abstract 257 in Jefferson County, Texas and being more particularly described by metes and bounds as follows:

All bearings, distances and acreages are grid and are referenced to the State Plane Coordinate System, NAD 83, Texas South Central Zone, U. S. Survey feet. The mapping angle is +02°25'54" and the scale factor is 1.00007 (TxDOT). All records cited are recorded in the Jefferson County Deed, Plat or Official Public Records. A plat of even date accompanies this description.

BEGINNING at the southwest corner of the remainder of a called 65.3708 acre tract described in Clerk's File 2013023101, also being the northwest corner of the remainder of a called 72.09 acre tract described in Clerk's File 2014000320, also being the west line of a called 85.096 acre tract described in Clerk's File 2022031314 and also being in the northeasterly right-of-way line of Highway 69 having a Texas State Plane coordinate value of N: 13,942,894.44' and E: 3,539,175.31';

THENCE North 62°18'25" East across the said 85.096 acre tract and across a called 114.91 acre tract described in Clerk's File 2022040290 a distance of 1660.95 feet to the an ell corner of the herein described tract;

THENCE North 27°41'08" West continuing across the said 114.91 acre tract 1491.32 feet to a 5/8" iron rod found in concrete in the southwest line of the L.N.V.A. Canal;

THENCE South 52°26'13" East with the southwest line of the said L.N.V.A. Canal, 2975.71 feet to a B-Line capped rod found at the southeast corner of the said 114.91 tract and also being the northeast corner of a called 5.59 acre tract described in Clerk's File 2022040290;

THENCE South 52°25'27" East with the east line of the said 5.59 acre tract 1592.71 feet to a 5/8 iron rod found at the northeast corner of a called 43.32 acre tract described in Clerk's File 2017031963 and also being the southeast corner of the said 5.59 acre tract;

THENCE South 36°56'57" West with the north lines of the said 43.32 acre tract, a called 2.248 acre tract described in Clerk's File 2022024088 and a called 70.74 acre tract described in Clerk's File 2022024088 a distance of 2114.40 feet to a point at an ell corner of the said 70.74 acre tract in the centerline of Rodair Gully;

THENCE North 27°42'00" West 47.23 feet to a concrete monument found at the southwest corner of a called 58.23 acre tract described in Film Code 105-21-0093;

THENCE North 36°57'01" East with the southeasterly line of the said 58.23 acre tract 1996.03 feet to a concrete monument found at the east corner of the said 58.23 acre tract and also being an ell corner of the said 5.59 acre tract;



THENCE North $52^{\circ}27'32''$ West with the northeast line of the said 58.23 acre tract 1550.07 feet to a point for the northeast corner of the said 58.23 acre tract, also being in the south line of the said 114.91 acre tract and also being the northwest corner of the herein described tract, from which concrete monument found for reference bears N $36^{\circ}57'05''$ E 0.80 feet;

THENCE South $36^{\circ}57'05''$ West 1278.19 feet to a 2" iron pipe found the west corner of the said 58.23 acre tract;

THENCE South $27^{\circ}46'35''$ East 89.54 feet to a 2 1/2" fence post found at the northeast corner of a called 28.589 acre tract described in Clerk's File 2018035924;

THENCE South $62^{\circ}20'14''$ West 562.06 feet to a 1/2" iron rod set with cap 'SHINE'

THENCE South $62^{\circ}20'20''$ West with the south line of the said 85.096 acre tract 1100.00 feet to a 1/2" iron found with cap 'F&S' at the northwest corner of the said 28.559 acre tract and also being in the east right-of-way of U.S. Hwy 69 Frontage Road;

THENCE North $27^{\circ}41'15''$ West with the said east right-of-way of U.S. Hwy 69 Frontage Road 1889.68 feet to the PLACE AND POINT OF BEGINNING, containing 124.75 acres of land, more or less.

The above description has been compiled from record deed information and limited survey data from past projects in the area.



STATE OF TEXAS §

COUNTY OF JEFFERSON §

Boundary description of 8.70 acre Tract 2 of the OCI Reinvestment Zone 2023 in the Pelham Humphreys Survey, Abstract 32, the Joseph S. Johnston Survey, Abstract 34 and the T.&N.O. Railroad Survey, Section 1, Abstract 257 in Jefferson County, Texas and being more particularly described by metes and bounds as follows:

All bearings, distances and acreages are grid and are referenced to the State Plane Coordinate System, NAD 83, Texas South Central Zone, U. S. Survey feet. The mapping angle is +02°25'54" and the scale factor is 1.00007 (TxDOT). All records cited are recorded in the Jefferson County Deed, Plat or Official Public Records. A plat of even date accompanies this description.

BEGINNING at a point in the north right-of-way line of Highway 347, also being in the south line of a called 47.265 acre Tract VIII described in Clerk's File 2022018289 having a Texas State Plane coordinate value of N: 13,947,809.56' and E: 3,540,479.77';

THENCE South 51°36'22" East with the north right-of-way of said Highway 347 a distance of 456.15 feet;

THENCE South 39°08'09" West across said Highway 347 a distance of 200.00 feet to the northeast corner of Lot 1-B of Mid City Business Park replat recorded in Clerk's File 2022002862 and also being the northwest corner of a called 4.532 acre tract described in Clerk's File 2018005732;

THENCE South 39°08'09" West with the east lines of the said Lot 1-B, Lot 2 and Lots 3 of said Mid City Business Park Replat for a total distance of 643.74 to the southeast corner of said Lot 3 and also being the northeast corner of Lot 4;

THENCE North 50°51'28" West with the south line of said Lot 3 a distance of 449.96 feet to the west corner of said Lot 3 and also being in the east right-of-way of Lone Star Drive;

THENCE North 39°08'50" East with the east line of said Lone Star Drive 637.81 feet to the south right-of-way of said Highway 347;

THENCE North 37°20'05" East across said Highway 347 a distance of 200.00 feet to the PLACE AND POINT OF BEGINNING, containing 8.70 acres of land, more or less.

The above description has been compiled from record deed information and limited survey data from past projects in the area.

STATE OF TEXAS §

COUNTY OF JEFFERSON §

Boundary description of a 77.61acre Tract 3 of the OCI Reinvestment Zone 2023 in the Pelham Humphreys Survey, Abstract 32, the Joseph S. Johnston Survey, Abstract 34 and the T.&N.O. Railroad Survey, Section 1, Abstract 257 in Jefferson County, Texas and being more particularly described by metes and bounds as follows:

All bearings, distances and acreages are grid and are referenced to the State Plane Coordinate System, NAD 83, Texas South Central Zone, U. S. Survey feet. The mapping angle is +02°25'54" and the scale factor is 1.00007 (TxDOT). All records cited are recorded in the Jefferson County Deed, Plat or Official Public Records. A plat of even date accompanies this description.

BEGINNING at the north corner of a called 13.148 acre Lot 1 of the Replat of Lot 3 of Dupont Beaumont Industrial Site No. 1 recorded in Clerk's File 2007047667 and also being an ell corner of a called 461.42 acre tract described in Clerk's File 2015013909 having a Texas State Plane coordinate value of N: 13,952,586.38' and E: 3,538,685.60';

THENCE North 57°16'44" East crossing the said 461.42 acre tract and a called 503.193 acre tract 1838.97 feet to the south right-of-way of the Neches River;

THENCE with the south meander lines of the Neches River:

- South 32°45'26" East 127.32 feet;
- South 30°22'35" East 538.99 feet;
- South 54°27'01" East 150.11 feet;
- North 68°58'00" East 17.24 feet;
- South 50°33'53" East 181.17 feet;
- South 80°06'42" East 43.07 feet;
- South 51°43'43" East 114.54 feet;\
- South 27°15'49" East 36.92 feet;
- South 55°43'03" East 160.53 feet;
- South 45°37'43" East 228.12 feet;
- South 36°39'53" East 168.34 feet to a point;

THENCE South 41°39'12" West crossing the said 503.193 acre tract 106.81 feet to the northwest corner of a called 1.544 acre tract described in Clerk's File 2011021593;

THENCE South 41°39'12" West with the west line of the said 1.544 acre tract 234.56 feet to the southwest corner of the said 1.544 acre tract;

THENCE South 41°39'12" West continuing across the said 503.193 acre tract 663.01 feet to a point;

THENCE North 78°08'38" West 953.62 feet to a point in the east line of a called 12.817 acre Lot 1 of the DuPont-Beaumont Industrial Site No. 1 Replat recorded in Clerk's File 2012016235;

THENCE with the north line of said Lot 1 the following bearings and distances:

- North 42°12'18" East 97.46 feet;



North 02°58'05" West 79.82 feet;
North 47°47'42" West 20.30 feet;
North 73°59'42" West 351.07 feet;
North 47°47'42" West 40.00 feet;
North 66°13'48" West 110.68 feet;
North 47°47'42" West 75.00 feet;
North 75°12'17" West 152.07 feet to the northeast corner of a called 13.148 acre tract described in Clerk's File 2022018289;

THENCE with the northeast line of said Lot 3 the following bearings and distances:

South 66°55'16" West 96.15 feet
North 69°12'12" West 136.26 feet;
North 50°14'25" West 222.34 feet;
North 31°59'39" West 92.61 feet;
North 47°22'07" West 454.88 feet to the PLACE AND POINT OF BEGINNING, containing 77.61 acres of land, more or less.

The above description has been compiled from record deed information and limited survey data from past projects in the area.



STATE OF TEXAS §

COUNTY OF JEFFERSON §

Boundary description of a 124.75 acre Tract 4 of the OCI Reinvestment Zone 2023 in the Pelham Humphreys Survey, Abstract 32, the Joseph S. Johnston Survey, Abstract 34 and the T.&N.O. Railroad Survey, Section 1, Abstract 257 in Jefferson County, Texas and being more particularly described by metes and bounds as follows:

All bearings, distances and acreages are grid and are referenced to the State Plane Coordinate System, NAD 83, Texas South Central Zone, U. S. Survey feet. The mapping angle is +02°25'54" and the scale factor is 1.00007 (TxDOT). All records cited are recorded in the Jefferson County Deed, Plat or Official Public Records. A plat of even date accompanies this description.

BEGINNING at the southwest corner of the remainder of a called 65.3708 acre tract described in Clerk's File 2013023101, also being the northwest corner of the remainder of a called 72.09 acre tract described in Clerk's File 2014000320, also being the west line of a called 85.096 acre tract described in Clerk's File 2022031314 and also being in the northeasterly right-of-way line of Highway 69 having a Texas State Plane coordinate value of N: 13,942,894.44' and E: 3,539,175.31';

THENCE North 62°18'25" East across the said 85.096 acre tract and across a called 114.91 acre tract described in Clerk's File 2022040290 a distance of 1660.95 feet to the an ell corner of the herein described tract;

THENCE North 27°41'08" West continuing across the said 114.91 acre tract 1491.32 feet to a 5/8" iron rod found in concrete in the southwest line of the L.N.V.A. Canal;

THENCE South 52°26'13" East with the southwest line of the said L.N.V.A. Canal, 2975.71 feet to a B-Line capped rod found at the southeast corner of the said 114.91 tract and also being the northeast corner of a called 5.59 acre tract described in Clerk's File 2022040290;

THENCE South 52°25'27" East with the east line of the said 5.59 acre tract 1592.71 feet to a 5/8 iron rod found at the northeast corner of a called 43.32 acre tract described in Clerk's File 2017031963 and also being the southeast corner of the said 5.59 acre tract;

THENCE South 36°56'57" West with the north lines of the said 43.32 acre tract, a called 2.248 acre tract described in Clerk's File 2022024088 and a called 70.74 acre tract described in Clerk's File 2022024088 a distance of 2114.40 feet to a point at an ell corner of the said 70.74 acre tract in the centerline of Rodair Gully;

THENCE North 27°42'00" West 47.23 feet to a concrete monument found at the southwest corner of a called 58.23 acre tract described in Film Code 105-21-0093;

THENCE North 36°57'01" East with the southeasterly line of the said 58.23 acre tract 1996.03 feet to a concrete monument found at the east corner of the said 58.23 acre tract and also being an ell corner of the said 5.59 acre tract;



THENCE North 52°27'32" West with the northeast line of the said 58.23 acre tract 1550.07 feet to a point for the northeast corner of the said 58.23 acre tract, also being in the south line of the said 114.91 acre tract and also being the northwest corner of the herein described tract, from which concrete monument found for reference bears N 36°57'05" E 0.80 feet;

THENCE South 36°57'05" West 1278.19 feet to a 2" iron pipe found the west corner of the said 58.23 acre tract;

THENCE South 27°46'35" East 89.54 feet to a 2 1/2" fence post found at the northeast corner of a called 28.589 acre tract described in Clerk's File 2018035924;

THENCE South 62°20'14" West 562.06 feet to a 1/2" iron rod set with cap 'SHINE'

THENCE South 62°20'20" West with the south line of the said 85.096 acre tract 1100.00 feet to a 1/2" iron found with cap 'F&S' at the northwest corner of the said 28.559 acre tract and also being in the east right-of-way of U.S. Hwy 69 Frontage Road;

THENCE North 27°41'15" West with the said east right-of-way of U.S. Hwy 69 Frontage Road 1889.68 feet to the PLACE AND POINT OF BEGINNING, containing 124.75 acres of land, more or less.

The above description has been compiled from record deed information and limited survey data from past projects in the area.



STATE OF TEXAS §

COUNTY OF JEFFERSON §

Boundary description of 61.59 acre Tract 1 of the OCI Reinvestment Zone 2023 in the Pelham Humphreys Survey, Abstract 32, the Joseph S. Johnston Survey, Abstract 34 and the T.&N.O. Railroad Survey, Section 1, Abstract 257 in Jefferson County, Texas and being more particularly described by metes and bounds as follows:

All bearings, distances and acreages are grid and are referenced to the State Plane Coordinate System, NAD 83, Texas South Central Zone, U. S. Survey feet. The mapping angle is +02°25'54" and the scale factor is 1.00007 (TxDOT). All records cited are recorded in the Jefferson County Deed, Plat or Official Public Records. A plat of even date accompanies this description.

BEGINNING at the northwest corner of a called 6.413 acre tract described in Clerk's File 2022042353, also being the southwest corner of the remainder of a called 1.89 acre tract described in Clerk's File 2008014833 and also being in the northeasterly right-of-way line of Highway 69 having a Texas State Plane coordinate value of N: 13,946,034.43' and E: 3,537,525.93';

THENCE North 27°40'38" West with said right-of-way line and the west lines of the said 1.89 acre tract, the remainder of a called 0.9286 acre tract described in Clerk's File 2009034645, a called 6.119 acre tract described in Clerk's File 2022042353, a called 1.00 acre tract described in Clerk's File 2013037289, a called 1.50 acre tract described in Clerk's File 2022040202 and a 1.11 acre tract described in Clerk's File 2021018100 a total distance of 1047.18 feet to the northwest corner of the said 1.11 acre tract, also being the southwest corner of a called 0.9414 acre tract described in Clerk's File 2022025630;

THENCE North 38°46'15" East 196.18 feet to southwest line of L.N.V.A. Canal right-of-way and Entergy right-of-way;

THENCE North 36°16'53" East across said L.N.V.A. Canal and Entergy rights-of-way 235.36 feet to the west corner of a called 7.595 acre tract described in Volume 845, Page 48 and also being the south corner of a called 53.54 acre tract described in Clerk's File 2021015512;

THENCE North 39°10'04" East with the west line of the said 7.595 acre tract and also crossing Highway 347 a total distance of 2370.67 feet to a point in the northeast right-of-way line said Highway 347 and also being in the south line of a called 48.765 acre tract described in Clerk's File 2013038595;;

THENCE South 51°36'23" East with the south lines of the said 48.765 acre tract, a called 0.576 acre tract described in Volume 1320, Page 85 and continuing with the south line of the said 48.765 acre tract for a total distance of 1032.45 feet to a point;

THENCE South 38°26'05" West crossing said Highway 347 a distance of 200.00 feet to the south right-of-way of said Highway 347 to the northeast corner of a called 10.83 acre tract described in Clerk's File 2017034093 and also being the northerly northwest corner of a called 42.294 acre tract described in Clerk's File 2022009261;

THENCE South 39°09'55" West with the east line of the said 10.83 acre tract 642.41 feet to its southeast corner;



THENCE North $50^{\circ}51'56''$ West with the south line of the said 10.83 acre tract 357.98 feet to the northeast corner of a called 3.873 acre tract described in Clerk's File 2020002776;

THENCE South $39^{\circ}09'16''$ West with the east lines of the said 3.873 acre tract, a called 7.54 acre Tract I and a called 5.00 acre Tract II described in Clerk's File 2015010541 and a called 2.843 acre tract described in Clerk's File 20190358007 for a total distance of 1523.41 feet to the southwest corner of the said 42.294 acre tract and also being in the north line of the said Entergy and L.N.V.A. Canal rights-of-way;

THENCE South $52^{\circ}25'08''$ East with the south line of the said 42.294 acre tract 572.55 feet to a point;

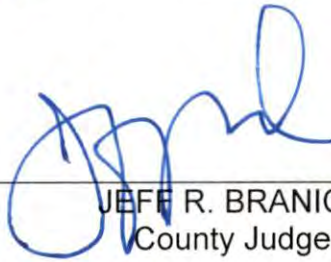
THENCE South $37^{\circ}34'52''$ West across the said Entergy and L.N.V.A. Canal rights-of-way 220.00 feet to the north corner of the said 6.413 acre tract and also being the easterly corner of a called 0.4979 acre tract described in Clerk's File 2023011424;

THENCE South $62^{\circ}12'40''$ West with the northwest line of the said 6.413 acre tract 714.58 feet to the PLACE AND POINT OF BEGINNING, containing 61.59 acres of land, more or less.

The above description has been compiled from record deed information and limited survey data from past projects in the area.

- Section 5. The Commissioners Court finds that such improvements are feasible and will benefit the Zone after the expiration of the agreement
- Section 6. The Commissioners Court finds that creation of the Zone is likely to contribute to the retention or expansion of primary employment in the area and/or would contribute to attract major investments that would be a benefit to the property and that would contribute to the economic development of the community
- Section 7. That this Order shall take effect from and after its passage as the law in such cases provides.

Signed this 19th day of July, 2022.



JEFF R. BRANICK
County Judge



COMMISSIONER VERNON PIERCE
Precinct No. 1



COMMISSIONER MICHAEL S. SINEGAL
Precinct No. 3



COMMISSIONER DARRELL BUSH
Precinct No. 2



COMMISSIONER EVERETTE D. ALFRED
Precinct No 4



STATE OF TEXAS §

COUNTY OF JEFFERSON §

Boundary description of the 430.74 acre OCI Reinvestment Zone 2022 in the Pelham Humphreys Survey, Abstract 32, the Joseph S. Johnston Survey, Abstract 34 and the T.&N.O. Railroad Survey, Section 1, Abstract 257 in Jefferson County, Texas and being more particularly described by metes and bounds as follows:

All bearings, distances and acreages are grid and are referenced to the State Plane Coordinate System, NAD 83, Texas South Central Zone, U. S. Survey feet. The mapping angle is +02°25'54" and the scale factor is 1.00007 (TxDOT). All records cited are recorded in the Jefferson County Deed, Plat or Official Public Records. A plat of even date accompanies this description.

BEGINNING at the southwest corner of the remainder of a called 65.3708 acre tract described in Clerk's File 2013023101, also being the northwest corner of the remainder of a called 72.09 acre tract described in Clerk's File 2014000320 and also being in the northeasterly right-of-way line of Highway 69 having a Texas State Plane coordinate value of N: 13,942,894.4' and E: 3,539,175.3';

THENCE North 27°31'46" West with said right-of-way line 150.24 feet to a point;

THENCE North 27°42'24" West continuing with said right-of-way 1649.54 feet to the northwest corner of said 65.3708 acre tract, also being the southwest corner of a called 12.611 acre tract described in Clerk's File 2015003484;

THENCE North 27°44'12" West continuing with said right-of-way 779.43 feet to the southwest line of a Jefferson County drainage ditch tract described in Film Code 103-72-0926;

THENCE North 27°44'12" West across said drainage ditch 76.55 feet to the northerly line of said ditch, also being the southwest corner of a called 22.929 acre tract described in Clerk's File 2013019632;

THENCE North 27°44'12" West with the southwest line of the said 22.929 acre tract 539.54 feet to the southwest corner of a called 6.41 acre tract described in Clerk's File 9505417;

THENCE North 27°43'09" West with the southwest line of the said 6.41 acre tract 351.54 feet to the northwest corner of the said 6.41 acre tract, also being the southwest corner of a called 1.89 acre tract described in Clerk's File 2008014833;

THENCE North 62°12'40" East with the northwest line of the said 6.41 acre tract 714.58 feet to the southwest line of L.N.V.A. Canal 120' right-of-way and Entergy 100' right-of-way;

THENCE North 37°34'52" East across said canal and Entergy right-of-way 220.00 feet to the southwest line of a called 42.294 acre tract described in Clerk's File 2022009261;

THENCE North 52°25'08" West with the southwest line of the said 42.294 acre tract 572.55 feet to the southwest corner of same, also being the southeast corner of a called 2.843 acre tract described in Clerk's File 2019035007;



THENCE North 39°09'16" East with the southeast lines of the said 2.843 acre tract, called Tracts I and II described in Clerk's File 2015010541 and a called 3.873 acre tract described in Clerk's File 2020002776 for a total distance of 1523.41 feet to the westerly northwest corner of the said 42.294 acre tract also being in the southwest line of a called 10.83 acre tract described in Clerk's File 2017034093;

THENCE South 50°51'56" East with the southwest line of the said 10.83 acre tract 357.98 feet to the southwest corner of same, also being an ell corner of the said 42.294 acre tract;

THENCE North 39°09'55" East with the southeast line of the said 10.83 acre tract 642.41 feet to the northwest corner of the said 42.294 acre tract in the southwest right-of-way line of Highway 347 (N Twin City Highway);

THENCE North 38°26'09" East across said Highway 347 a distance of 200.00 feet to the northeast right-of-way of same, also being in the southwest line of a called 48.765 acre tract described in Clerk's File 2013038595;

THENCE North 51°33'55" West with the south line of the said 48.765 acre tract 446.04 feet to the southeast corner of a called 0.576 acre tract described in Volume 1320, Page 85;

THENCE North 39°45'42" East with the southeast line of the said 0.576 acre tract 100.00 feet to the northeast corner of same;

THENCE North 51°33'18" West with the northeast line of the said 0.576 acre tract 251.61 feet to the northwest corner of same;

THENCE South 39°45'42" West with the northwest line of the said 0.576 acre tract 100.14 feet to the southeast corner of same in the northeast right-of-way line of said Highway 347;

THENCE North 51°40'35" West with the southwest line of the said 48.765 acre tract 1295.56 feet to the southeast corner of a called 19.00 acre tract described in Clerk's File 2013032080;

THENCE North 51°42'34" West with the southwest line of the said 19.00 acre tract 905.43 feet to the south corner of a called 6.749 acre tract described in Clerk's File 2014032114;

THENCE North 49°42'14" West with the southwest line of the said 6.749 acre tract 300.08 feet to the south corner of a called 2.951 acre tract described in Clerk's File 2014032114;

THENCE North 51°42'15" West with the southwest line of the said 2.951 acre tract 131.92 feet to the west corner of same, also being the south corner of a called 3.2608 acre tract described in Clerk's File 9432411;

THENCE North 44°14'40" East with the southeast line of the said 3.2608 acre tract and the southeast line of a called 9.941 acre tract described in Clerk's File 9415461 for a total distance of 985.34 feet to the southwest line of the Kansas City Southern Railroad (100' right-of-way);

THENCE North 42°12'34" East crossing said railroad right-of-way 100.00 feet to the south line of a called 46.801 acre tract described in Clerk's File 2013038595 as Lot 4 of the Replat of the DuPont Beaumont Industrial Site No. 1 in Clerk's File 2007037934;



THENCE North 47°47'19" West with the southwest line of said Lot 4 a distance of 2470.31 feet to the northern corner of same, also being in the southeast line of a called Tract D containing 21.08 acres described in Clerk's File 200506972;

THENCE with the northeasterly line said Lot 4, also being a southerly line of a called 6.40 acre tract described in Clerk's File 2001014848 the followings bearings and distances:

South 84°43'53" East 360.94 feet;
South 64°28'57" East 177.38 feet;
South 57°53'41" East 816.68 feet;
South 62°30'41" East 377.04 feet;
South 63°03'16" East 536.04 feet;

South 63°33'16" East 290.26 feet to the west corner of a called 13.148 acre Lot 3 of the Replat of Lot 3 of the du Pont Beaumont Industrial Site No. 1 recorded at Clerk's File 2007047667;

THENCE North 35°40'55" East with the westerly line of said Lot 3 for a distance of 814.30 feet to the north corner of said Lot 3;

THENCE with the northeast line of said Lot 3 the following bearings and distances:

South 47°22'07" East 454.88 feet;
South 31°59'39" East 92.61 feet;
South 50°14'25" East 222.34 feet;
South 69°12'12" East 136.26 feet;

North 66°55'16" East 96.15 feet to the east corner of said Lot 3, also being the northwest corner of Lot 1 of the du Pont Beaumont Industrial Site No. 1 Replat recorded at Clerk's File 2007037934;

THENCE South 42°12'18" West with the southeast line of said Lot 3 for a distance of 710.97 feet to the south corner of Lot 3 of the said Replat of Lot 3 of the DuPont Beaumont Industrial Site No. 1 Replat, also being in the northeast line of said Lot 4;

THENCE South 46°44'17" East with the northeast lines of said Lot 4 and a called 15.4760 acre tract described in Clerk's File 2013042294 and across Lot 3A for a distance of 737.11 feet to the southeast line of said Lot 3A, also being the northwest line of said Lot 3D of said subdivision;

THENCE South 46°01'02" East 96.21 feet to the northeast corner of the said 15.4760 acre tract;

THENCE South 41°29'33" West with the southeast line of the said 15.4760 acre tract 52.42 feet to the north corner of a called 6.34 acre tract described in Clerk's File 2013042295;

THENCE South 47°47'40" East 429.37 feet to a point;

THENCE North 42°12'20" East 90.00 feet to a point;

THENCE South 47°47'40" East 73.28 feet to a northwest line of a called 12.20 acre tract described as Tract VI in Clerk's File 2015014620;

THENCE South 42°12'33" West 167.00 feet to an ell corner of the said 12.20 acre tract;



THENCE South 47°47'43" East 345.55 feet to another ell corner of the said 12.20 acre tract;

THENCE South 42°12'20" West 274.00 feet to the south corner of the said 6.34 acre tract, also being in the north line of Lot 2 of the DuPont Beaumont Industrial Sit No. 1 Replat recorded in Clerk's File 2007037934

;

THENCE North 47°47'42" West with the southwest lines of the said 6.34 acre tract and the said 15.4760 acre tract 1383.01 feet to the west corner of the said 15.4760 acre tract, also being the north corner of said Lot 2 and also being in the southeast line of said 46.801 acre tract;

THENCE South 42°12'08" West 523.49 feet to the south corner of the said 46.801 acre tract, also being in the northeast right-of-way line of the Kansas City Southern Railroad (100' R.O.W.);

THENCE South 47°48'14" East with the said railroad right-of-way 1639.91 feet to a point in the south line of the said 12.20 acre tract;

THENCE North 41°30'11" East 494.16 feet to a point;

THENCE South 48°29'49" East 885.00 feet to a point within a called 503.193 acre tract described in Clerk's File 2015014620;

THENCE South 41°30'11" West 505.05 feet to a point on the northeast right-of-way of said Kansas City Southern Railroad;

THENCE South 47°46'34" East with said railroad right-of-way 3654.57 feet to a point;

THENCE South 39°11'32" West across said railroad right-of-way 100.14 feet to a point in the southwest right-of-way of said railroad, also being east corner of a called 18.33 acre tract out of a called 47.625 acre tract described in Clerk's File 2014032114;

THENCE South 39°11'32" West with the east line of the said 18.33 acre tract 500.80 feet to the south corner of the said 18.33 acre tract, also being the northeast right-of-way line of Highway 347;

THENCE North 51°40'45" West with the south lines of the said 18.33 acre tract 1575.75 feet to the south corner of a called 20.00 acre tract described in Clerk's File 2014032114;

THENCE North 51°36'22" West with the southwest line of the said 20.00 acre tract 1336.11 feet to the westerly corner of same, also being the south corner of a 7.6938 acre tract out of a called 47.265 acre tract described in Clerk's File 2014032114;

THENCE South 37°20'06" West across said Highway 347 for a distance of 200.04 feet to the north corner of Lot 1A of the Replat of Mid City Business Park as recorded at Clerk's File 2022002862, also being the east corner of Lone Star Drive in the Mid City Business Park subdivision recorded at Clerk's File 2019009949;

THENCE South 39°08'50" West with the east line of said Lone Star Drive 637.75 feet to the west corner of Lot 3 of said subdivision;



THENCE South 50°51'28" East with the northeast line of Lot 4 of said subdivision 449.96 feet to the east corner of said Lot 4 also being in the northwest line of Lot 1 of Caldwell Commercial Industrial Subdivision recorded at Volume 15, Page 37;

THENCE South 39°08'48" West with the southeast line of Lots 4, 5, 6, 7 and 8 of Mid City Business Park Subdivision 1489.71 feet to the south corner of said Lot 8, also being the west corner of a called 60.136 acre tract described in Clerk's File 2007001740 and also being in the northeast line of the said L.N.V.A Canal and Entergy right-of-ways;

THENCE South 37°31'41" West across said right-of-ways 220.00 feet to the southwest line of said right-of-ways also being in the northeast line of the said 22.929 acre tract;

THENCE South 52°26'43" East with the northeast line of the said 22.929 acre tract 571.07 feet to the east corner of same, also being the north corner of a called 65.3708 acre tract described in Clerk's File 2013023101;

THENCE South 52°30'58" East 340.31 feet to the northeast corner of the said 65.3708 acre tract also being the north corner of a called 40.496 acre tract described in Clerk's File 2002019576;

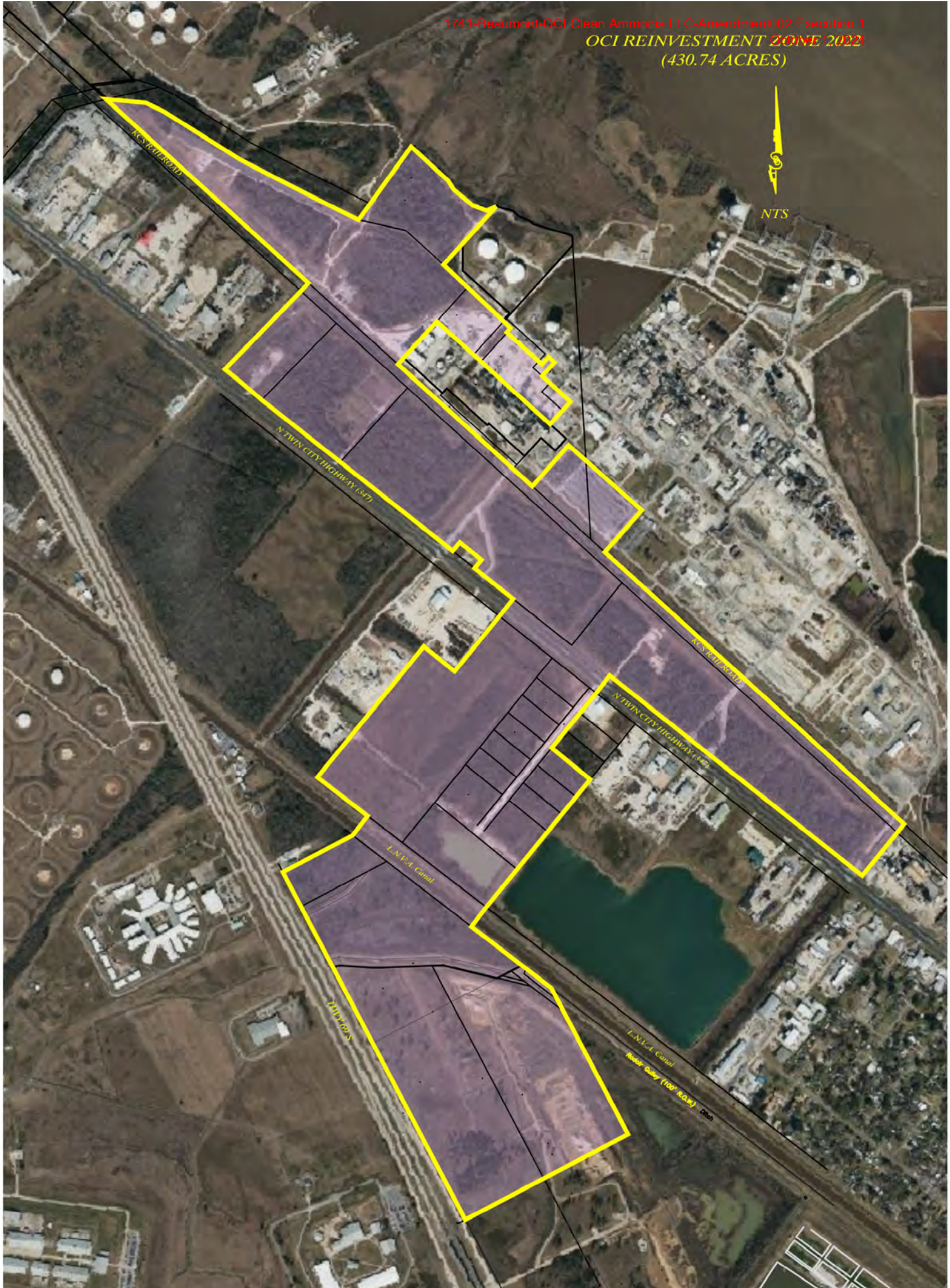
THENCE South 27°41'08" East with a northeast line of the said 65.3708 acre tract 1491.32 feet to the east corner of same, also being the north corner of the said remainder of a called 72.09 acre tract;

THENCE South 62°18'25" West with the northwest line of the said 72.09 acre tract 90.00 feet to a point;

THENCE South 62°18'25" West continuing with the north line of the said 72.09 acre tract 1570.95 feet to the PLACE AND POINT OF BEGINNING, containing 430.74 acres of land, more or less.

The above description has been compiled from record deed information and limited survey data from past projects in the area.

1741-Beaumont-OCI Clean Ammonia LLC-Amendment002 Execution 1
OCI REINVESTMENT ZONE 2022
(430.74 ACRES)



OCI-POINTS-SP

7001	13942894	3539175	0 POB
7002	13943028	3539106	0 CP
7003	13944488	3538339	0 CP
7004	13945178	3537976	0 CP
7005	13945246	3537941	0 CP
7006	13945723	3537689	0 CP
7007	13946034	3537526	0 CP
7008	13946366	3538157	0 CP
7009	13946542	3538292	0 CP
7010	13946891	3537839	0 CP
7011	13948072	3538800	0 CP
7012	13947847	3539078	0 CP
7013	13948345	3539484	0 CP
7014	13948501	3539608	0 CP
7015	13948779	3539259	0 CP
7016	13948855	3539323	0 CP
7017	13949012	3539126	0 CP
7018	13948935	3539062	0 CP
7019	13949738	3538045	0 CP
7020	13950299	3537335	0 CP
7021	13950493	3537106	0 CP
7022	13950575	3537002	0 CP
7023	13951281	3537690	0 CP
7024	13951355	3537757	0 CP
7025	13953015	3535927	0 CP
7026	13952982	3536287	0 CP
7027	13952905	3536447	0 CP
7028	13952471	3537138	0 CP
7029	13952297	3537473	0 CP
7030	13952054	3537951	0 CP
7031	13951925	3538211	0 CP
7032	13952586	3538686	0 CP
7033	13952278	3539020	0 CP
7034	13952200	3539069	0 CP
7035	13952058	3539240	0 CP
7036	13952009	3539368	0 CP
7037	13952047	3539456	0 CP
7038	13951520	3538978	0 CP
7039	13951015	3539515	0 CP
7040	13950948	3539584	0 CP
7041	13950909	3539550	0 CP
7042	13950621	3539868	0 CP
7043	13950687	3539928	0 CP
7044	13950638	3539983	0 CP
7045	13950514	3539870	0 CP
7046	13950282	3540126	0 CP
7047	13950079	3539942	0 CP

7048	13951008	3538918	0 CP
7049	13950620	3538566	0 CP
7050	13949519	3539781	0 CP
7051	13949889	3540109	0 CP
7052	13949303	3540771	0 CP
7053	13948924	3540437	0 CP
7054	13946468	3543143	0 CP
7055	13946391	3543080	0 CP
7056	13946003	3542763	0 CP
7057	13946980	3541527	0 CP
7058	13947810	3540480	0 CP
7059	13947651	3540359	0 CP
7060	13947156	3539956	0 CP
7061	13946872	3540305	0 CP
7062	13945717	3539365	0 CP
7063	13945542	3539230	0 CP
7064	13945194	3539683	0 CP
7065	13944987	3539953	0 CP
7066	13943666	3540646	0 CP
7067	13943625	3540566	0 CP
7068	13942894	3539175	0 CLOSE TO POB

001-401113-LL

7001 29 59 44.1! -94 02 11.7	0 POB
7002 29 59 45.5! -94 02 12.5	0 CP
7003 30 00 00.3! -94 02 20.5	0 CP
7004 30 00 07.2! -94 02 24.3	0 CP
7005 30 00 07.9! -94 02 24.6	0 CP
7006 30 00 12.7! -94 02 27.3	0 CP
7007 30 00 15.9! -94 02 29.0	0 CP
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7013 30 00 37.9! -94 02 05.6	0 CP
7014 30 00 39.4! -94 02 04.1	0 CP
7015 30 00 42.3! -94 02 08.0	0 CP
7016 30 00 43.0! -94 02 07.2	0 CP
7017 30 00 44.7! -94 02 09.4	0 CP
7018 30 00 43.9! -94 02 10.1	0 CP
7019 30 00 52.3! -94 02 21.3	0 CP
7020 30 00 58.2! -94 02 29.1	0 CP
7021 30 01 00.2! -94 02 31.6	0 CP
7022 30 01 01.0! -94 02 32.7	0 CP
7023 30 01 07.7! -94 02 24.6	0 CP
7024 30 01 08.4! -94 02 23.8	0 CP
7025 30 01 25.6! -94 02 43.8	0 CP
7026 30 01 25.1! -94 02 39.7	0 CP
7027 30 01 24.3! -94 02 37.9	0 CP
7028 30 01 19.7! -94 02 30.3	0 CP
7029 30 01 17.9! -94 02 26.6	0 CP
7030 30 01 15.2! -94 02 21.2	0 CP
7031 30 01 13.9! -94 02 18.3	0 CP
7032 30 01 20.2! -94 02 12.6	0 CP
7033 30 01 17.0! -94 02 09.0	0 CP
7034 30 01 16.2! -94 02 08.5	0 CP
7035 30 01 14.7! -94 02 06.6	0 CP
7036 30 01 14.2! -94 02 05.2	0 CP
7037 30 01 14.5! -94 02 04.1	0 CP
7038 30 01 09.5! -94 02 09.8	0 CP
7039 30 01 04.3! -94 02 04.0	0 CP
7040 30 01 03.6! -94 02 03.2	0 CP
7041 30 01 03.3! -94 02 03.6	0 CP
7042 30 01 00.3! -94 02 00.1	0 CP
7043 30 01 00.9! -94 01 59.4	0 CP
7044 30 01 00.4! -94 01 58.8	0 CP
7045 30 00 59.2! -94 02 00.2	0 CP
7046 30 00 56.8! -94 01 57.4	0 CP
7047 30 00 54.9! -94 01 59.6	0 CP

7048 30 01 04.5	-94 02 10.8	0 CP
7049 30 01 00.8	-94 02 14.9	0 CP
7050 30 00 49.4	-94 02 01.7	0 CP
7051 30 00 52.9	-94 01 57.8	0 CP
7052 30 00 46.9	-94 01 50.5	0 CP
7053 30 00 43.3	-94 01 54.5	0 CP
7054 30 00 17.8	-94 01 24.9	0 CP
7055 30 00 17.1	-94 01 25.7	0 CP
7056 30 00 13.4	-94 01 29.5	0 CP
7057 30 00 23.6	-94 01 43.0	0 CP
7058 30 00 32.2	-94 01 54.5	0 CP
7059 30 00 30.7	-94 01 56.0	0 CP
7060 30 00 26.0	-94 02 00.8	0 CP
7061 30 00 23.0	-94 01 57.0	0 CP
7062 30 00 12.0	-94 02 08.2	0 CP
7063 30 00 10.3	-94 02 09.8	0 CP
7064 30 00 06.7	-94 02 04.9	0 CP
7065 30 00 04.5	-94 02 01.9	0 CP
7066 29 59 51.2	-94 01 54.7	0 CP
7067 29 59 50.8	-94 01 55.6	0 CP
7068 29 59 44.1	-94 02 11.7	0 CLOSE TO POB

TAB 17

**SIGNATURE AND CERTIFICATION PAGE, SIGNED AND DATED BY
AUTHORIZED SCHOOL DISTRICT REPRESENTATIVE
AND AUTHORIZED COMPANY REPRESENTATIVE**

Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-296-A

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

Shannon Allen

Print Name (Authorized School District Representative)

Superintendent

Title

sign here

Shannon Allen

Signature (Authorized School District Representative)

9/26/2024

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

James Diaz

Print Name (Authorized Company Representative (Applicant))

Head of Finance

Title

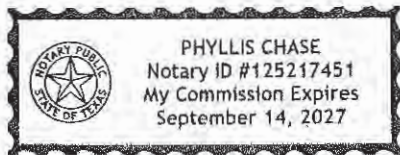
sign here

[Handwritten Signature]

Signature (Authorized Company Representative (Applicant))

9-25-24

Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

25th day of September
Phyllis Chase

Notary Public in and for the State of Texas

My Commission expires: 9-14-27

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.



GLENN HEGAR TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

P.O. Box 13528 • Austin, TX 78711-3528

November 5, 2024

AMENDED COMPLETENESS,
CERTIFICATE & AGREEMENT
APPROVAL

Dr. Shannon Allen
Superintendent
Beaumont Independent School District
3395 Harrison Ave.
Beaumont, Texas 77706

Re: Amendment Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations taxes by and between Beaumont Independent School District and OCI Clean Ammonia LLC, Application 1741

Dear Superintendent Allen:

This application (Application 1741) was originally submitted on March 24, 2022, to the Beaumont Independent School District (school district) by OCI Clean Ammonia LLC (applicant) for a limitation on appraised value under the provisions of Tax Code Chapter 313.¹ On April 29, 2022, the Comptroller issued written notice that the applicant submitted a completed application; and later issued a certificate for a limitation on appraised value on July 25, 2022. The applicant and school district executed an agreement for a limitation on appraised value (agreement) on August 18, 2022.

On October 1, 2024, the Comptroller received an amendment to increase the size of the reinvestment zone and project boundary and, subsequently, determined that it includes the information necessary to be determined as complete. This presents the Comptroller's review of that amendment per Section 10.2 of the agreement and determinations required:

- 1) under Section 313.025(h) to determine if the property meets the requirements of Section 313.024 for eligibility for a limitation on appraised value under Chapter 313, Subchapter C; and
- 2) under Section 313.025(d), to issue a certificate for a limitation on appraised value of the property and provide the certificate to the governing body of the school district or provide the governing body a written explanation of the Comptroller's decision not to issue a certificate, using the criteria set out in Section 313.026.

Determination required by 313.025(h)

The information provided by the applicant related to eligibility has not changed and therefore, the Comptroller has determined that the property meets the requirements of Section 313.024 for eligibility for a limitation on appraised value under Chapter 313, Subchapter C.

¹ All statutory references are to the Texas Tax Code, unless otherwise noted.

Certificate decision required by 313.025(d)

Determination required by 313.026(c)(1)

The information provided by the applicant has not changed and therefore, the Comptroller has determined that the project proposed by the applicant is reasonably likely to generate tax revenue in an amount sufficient to offset the school district's maintenance and operations ad valorem tax revenue lost as a result of the agreement before the 25th anniversary of the beginning of the limitation period.

Determination required by 313.026(c)(2)

The Comptroller previously determined that the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in this state.

Based on these determinations, the Comptroller approves changes to the certificate for a limitation on appraised value for the amendment.


The Comptroller's review of the amended application and amended agreement assumes the accuracy and completeness of the statements in the amendment. If the amendment is approved by the school district, the applicant shall perform according to the provisions of the Texas Economic Development Act Agreement (Form 50-826) and all amendments, executed with the school district. The school district shall comply with and enforce the stipulations, provisions, terms, and conditions of the agreement, applicable Texas Administrative Code and Chapter 313, per TAC 9.1054(i)(3).

This approval is no longer valid if the information presented in the amendment changes, or the amended limitation agreement does not conform to the amended application. Additionally, this approval is contingent on the school district approving and executing the amendment to the agreement by **December 31, 2024**.

This office has also been provided with the Amended Agreement for Limitation on Appraised Value. As requested, the amendment to the Agreement has been reviewed pursuant to 34 TAC 9.1055(e)(1). Based on our review, this office concludes that the agreement complies with the provisions of Tax Code, Chapter 313 and 34 TAC Chapter 9, Subchapter F.

Should you have any questions, please contact Stephanie Jones, Team Lead, Data Analysis & Transparency, by email at stephanie.jones@cpa.texas.gov or by phone toll-free at 1-800-531-5441, ext. 3-4594, or at 512-463-4594.

Sincerely,

DocuSigned by:

8FDFC70F5753487...

Will Counihan

Director

Data Analysis & Transparency

cc: Kevin O'Hanlon, O'Hanlon, Demerath & Castillo
James Diaz, OCI Clean Ammonia LLC
Megan Gallien, Griffith, Moseley, Johnson & Associates, Inc.

III.E.6. Approve Amended Agreement
for OCI Fuels USA Inc. Application
1742



Board Exhibit Cover Sheet

Meeting Date: November 21, 2024

Agenda Item/Exhibit Number: **III.E.6.**

Agenda Item Title: Approve Amended Agreement for OCI Fuels USA Inc. Application 1742

Cabinet Level Presenter(s): Cheryl Hernandez

Additional Presenter(s):

Executive Summary: OCI is replacing the Reinvestment Zone created by the Board at the time the original application was approved with the Jefferson County Approved Reinvestment Zone. At the time the original application was approved, OCI was in the process of securing additional parcels of land. The Comptroller would not let the company amend their application in 2022. Jefferson County created a reinvestment zone that includes all land owned by OCI just in case the layout needs to be refigured. No additional property has been added through the amendment. In addition to switching to the Jefferson County Appraisal District's reinvestment zone, the company has applied to move the start of the tax limitation back one year. The company has moved the start of the limitation period back to Tax Year 2029.

Recommendation: Approve Amended Agreement for OCI Fuels USA Inc. Application 1742

Budget Impact* (if applicable):

Funding Source (if applicable):

Compliance with Purchasing Guidelines (list applicable guidelines, including grant requirements): N/A

Policy Reference (if applicable, list policy/regulation):

Legal Review (if necessary, list attorney and firm): N/A

Cheryl Hernandez
Cabinet Level Presenter's Signature

11/13/2024
Date

*CFO Signature (required if there is a budget impact)

Date

General Counsel's Signature

Date

**AMENDMENT NO. 1
TO AGREEMENT FOR LIMITATION ON APPRAISED VALUE OF PROPERTY FOR
SCHOOL DISTRICT MAINTENANCE AND OPERATIONS TAXES
BETWEEN BEAUMONT INDEPENDENT SCHOOL DISTRICT AND OCI FUELS USA
INC.**

(Comptroller Application No. 1742)

This **AMENDMENT NO. 1 TO THE AGREEMENT FOR LIMITATION ON APPRAISED VALUE OF PROPERTY FOR SCHOOL DISTRICT MAINTENANCE AND OPERATIONS TAXES** (this “**AMENDMENT NO. 1**”) is entered into by and between **BEAUMONT INDEPENDENT SCHOOL DISTRICT** (the “**District**”), a lawfully created independent school district of the State of Texas operating under and subject to the Texas Education Code, and **OCI FUELS USA INC.**, a Delaware Corporation, Texas Taxpayer Identification Number 32081158308 (“**Applicant**”). The Applicant and the District may hereafter be referred together as the “**Parties**” and individually as a “**Party**.” Undefined capitalized terms herein shall have the meaning given to them in the Agreement (as defined below).

WHEREAS, on or about August 18, 2022, pursuant to Chapter 313 of the Texas Tax Code, after conducting a public hearing on the matter, the District made factual findings (the “**Findings of Fact**”), and passed, approved, and executed that certain Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes dated August 18, 2022, by and between the District and Applicant (the “**Original Agreement**”); and

WHEREAS, on September 26, 2024, pursuant to Section 10.2 of the Agreement, the Applicant requested to defer the Tax Limitation start until 2029, update the start of commercial operations to 12/31/2028, revise schedules A1 – C, update the Authorized Company Representative; update the legal description of land and maps, and replace the Beaumont ISD 2022-003 Reinvestment Zone No. 03 with the new Jefferson County Approved Reinvestment zone; and

WHEREAS, the Parties notified the Texas Comptroller of Public Accounts (the “**Comptroller**”) of the Amended Application and the request for this **AMENDMENT NO. 1**, and the Comptroller issued its notice of completeness, issued its amended certification of the Amended Application, and approved the form of this **AMENDMENT NO. 1** on October 15, 2024; and

WHEREAS, on November 21, 2024, the Board of Trustees determined that this **AMENDMENT NO. 1** is in the best interest of the District and the State of Texas and is consistent with and authorized by Chapter 313 of the Texas Tax Code, and hereby approves this **AMENDMENT NO. 1** and authorizes the Board President and Secretary or in the event the Board President and Secretary are unavailable or have disclosed a conflict of interest, the Board of Trustees has authorized the Board Vice President, to execute and deliver such Agreement to the Applicant.

NOW, THEREFORE, in consideration of the foregoing recitals, the mutual benefits to be

derived by the Parties and other good and valuable considerations, the receipt and adequacy of which are hereby acknowledged, and in compliance with Section 10.2 of the Agreement, the undersigned Parties agree to amend the Agreement as follows:

1. **Amendments.** The Agreement is hereby amended as follows:
 - A. **Section 2.3. TERM OF THE AGREEMENT.**
 - B. **The Tax Limitation Period for this Agreement:**
 - i. Starts on January 1, 2029, the first complete Tax Year that begins after the date of the commencement of Commercial Operations; and
 - ii. Ends on December 31, 2038.
 - C. The Final Termination Date for this Agreement is December 31, 2043.
 - D. **Section 10.1** of the Agreement will be updated as follows:

Name: Bashir Lebada
Title: CEO
Organization: OCI Fuels USA
Mailing: 2800 Post Oak Blvd, Suite 3150
Houston, TX 77056
Phone: 713-568-7351
Email: bashir.lebada@oci-global.com
 - E. Exhibits 1 and 4 will be deleted and replaced in their entirety with Exhibits 1 and 4 below.
2. **Effect.** Except as modified and amended by the terms of this AMENDMENT NO. 1, all of the terms, conditions, provisions and covenants of the Findings of Fact and Agreement are ratified and shall remain in full force and effect, and the Agreement and this AMENDMENT NO. 1 shall be deemed to constitute a single instrument or document and the Findings of Fact and this AMENDMENT NO. 1 shall be deemed to constitute a single instrument or document. Should there be any inconsistency between the terms of this AMENDMENT NO. 1 and the Agreement or this AMENDMENT NO. 1 and the Findings of Fact; the terms of this AMENDMENT NO. 1 shall prevail. A copy of this AMENDMENT NO. 1 shall be delivered to the Texas Comptroller to be posted to the Texas Comptroller's internet website. A copy of this AMENDMENT NO. 1 shall be recorded with the official Minutes of the meeting at which it has been approved on November 21, 2024.
3. **Binding on Successors and Assigns.** The Agreement, as amended by this AMENDMENT NO. 1, shall be binding upon and inure to the benefit of the Parties and each other person and entity having any interest therein during their ownership thereof, and their respective successors and assigns.
4. **Counterparts.** This AMENDMENT NO. 1 may be executed in counterparts, each of which shall be deemed an original and all of which when taken together shall constitute one

and the same document.

IN WITNESS WHEREOF, the District and Applicant have caused this AMENDMENT NO. 1 to be executed and delivered by their duly authorized representatives on this 21st day of November 2024.

OCI FUELS USA INC.

BEAUMONT INDEPENDENT SCHOOL DISTRICT

By: _____
BASHIR LEBADA
CEO

By: _____
PRESIDENT, BOARD OF TRUSTEES

ATTEST:

By: _____
SECRETARY, BOARD OF TRUSTEES

OR IN THE EVENT OF A CONFLICT OF INTEREST

By: _____
VICE PRESIDENT, BOARD OF TRUSTEES

EXHIBIT 1

DESCRIPTION AND LOCATION OF ENTERPRISE OR REINVESTMENT ZONE

AMENDMENT NO. 1 to Agreement for Limitation on Appraised Value
Between Beaumont ISD and OCI Fuels USA
August 18, 2022
Amended November 21, 2024

*Texas Economic Development Act Agreement
Comptroller Form 50-826 (Jan 2020)*

Section 3. That the Commissioners Court has heretofore adopted Guidelines and Criteria for Granting Tax Abatements in Reinvestment Zones in Jefferson County, Texas.

Section 4. The Commissioners Court finds that such improvements are feasible and will benefit the Zone after the expiration of the agreement.

Section 5. The Commissioners Court finds that the Zone is likely to contribute to the retention or expansion of primary employment in the area and/or would contribute to attract major investments that would be a benefit to the property and that would contribute to the economic development of the community.


Section 6. That this Order shall take effect from and after its passage as the law in such cases provides.

Signed this 26 day of September, 2023.





JEFF R. BRANICK
County Judge



COMMISSIONER VERNON PIERCE
Precinct No. 1



COMMISSIONER MICHAEL S. SINEGAL
Precinct No. 3



COMMISSIONER CARY ERICKSON
Precinct No. 2

COMMISSIONER EVERETTE D. ALFRED
Precinct No. 4



AMENDMENT NO. 1 to Agreement for Limitation on Appraised Value
 Between Beaumont ISD and OCI Fuels USA
 August 18, 2022
 Amended November 21, 2024

*Texas Economic Development Act Agreement
 Comptroller Form 50-826 (Jan 2020)*

8001 30 00 15.9 94 02 29.0	0 POB TR 1
8002 30 00 25.3 94 02 34.0	0 PT
8003 30 00 26.7 94 02 32.6	0 PT
8004 30 00 28.5 94 02 30.9	0 PT
8005 30 00 46.1 94 02 13.0	0 PT
8006 30 00 39.4 94 02 04.1	0 PT
8007 30 00 37.9 94 02 05.6	0 PT
8008 30 00 33.2 94 02 10.5	0 PT
8009 30 00 35.5 94 02 13.5	0 PT
8010 30 00 24.2 94 02 25.0	0 PT
8011 30 00 20.6 94 02 20.0	0 PT
8012 30 00 18.9 94 02 21.6	0 PT
8013 30 00 15.9 94 02 29.0	0 BACK TO POB
8201 30 00 32.2 94 01 54.5	0 POB TR 2
8202 30 00 29.3 94 01 50.6	0 PT
8203 30 00 27.8 94 01 52.1	0 PT
8204 30 00 23.0 94 01 57.0	0 PT
8205 30 00 26.0 94 02 00.8	0 PT
8206 30 00 30.7 94 01 56.0	0 PT
8207 30 00 32.2 94 01 54.5	0 BACK TO POB TR 2
8301 30 01 20.2 94 02 12.6	0 POB TR 3
8302 30 01 29.4 94 01 54.6	0 PT
8303 30 01 28.3 94 01 53.9	0 PT
8304 30 01 26.8 94 01 50.7	0 PT
8305 30 01 22.1 94 01 47.8	0 PT
8306 30 01 21.2 94 01 46.5	0 PT
8307 30 01 21.2 94 01 46.3	0 PT
8308 30 01 20.0 94 01 44.7	0 PT
8309 30 01 20.0 94 01 44.3	0 PT
8310 30 01 19.2 94 01 43.3	0 PT
8311 30 01 18.9 94 01 43.1	0 PT
8312 30 01 17.9 94 01 41.6	0 PT
8313 30 01 16.3 94 01 39.9	0 PT
8314 30 01 14.9 94 01 38.8	0 PT
8315 30 01 07.8 94 01 46.7	0 PT
8316 30 01 10.1 94 01 57.2	0 PT
8317 30 01 10.8 94 01 56.5	0 PT
8318 30 01 11.6 94 01 56.5	0 PT
8319 30 01 11.7 94 01 56.6	0 PT
8320 30 01 12.8 94 02 00.4	0 PT
8321 30 01 13.1 94 02 00.7	0 PT
8322 30 01 13.6 94 02 01.9	0 PT
8323 30 01 14.1 94 02 02.5	0 PT
8324 30 01 14.5 94 02 04.1	0 PT
8325 30 01 14.2 94 02 05.2	0 PT
8326 30 01 14.7 94 02 06.6	0 PT
8327 30 01 16.2 94 02 08.5	0 PT

8328 30 01 17.0 94 02 09.0	0 PT
8329 30 01 20.2 94 02 12.6	0 BACK TO POB TR 3
8401 29 59 44.1 94 02 11.7	0 POB TR 4
8402 29 59 51.2 94 01 54.7	0 PT
8403 30 00 04.5 94 02 01.9	0 PT
8404 29 59 45.6 94 01 36.0	0 PT
8405 29 59 35.4 94 01 22.1	0 PT
8406 29 59 19.3 94 01 37.4	0 PT
8407 29 59 19.7 94 01 37.6	0 PT
8408 29 59 35.0 94 01 23.2	0 PT
8409 29 59 44.8 94 01 36.7	0 PT
8410 29 59 35.0 94 01 45.9	0 PT
8411 29 59 34.2 94 01 45.5	0 PT
8412 29 59 31.9 94 01 51.3	0 PT
8413 29 59 27.2 94 02 02.6	0 PT
8414 29 59 44.1 94 02 11.7	0 BACK TO POB TR 4

TRACT 1



STATE OF TEXAS §
COUNTY OF JEFFERSON §

Boundary description of a 124.75 acre Tract 4 of the OCI Reinvestment Zone 2023 in the Pelham Humphreys Survey, Abstract 32, the Joseph S. Johnston Survey, Abstract 34 and the T.&N.O. Railroad Survey, Section 1, Abstract 257 in Jefferson County, Texas and being more particularly described by metes and bounds as follows:

All bearings, distances and acreages are grid and are referenced to the State Plane Coordinate System, NAD 83, Texas South Central Zone, U. S. Survey feet. The mapping angle is +02°25'54" and the scale factor is 1.00007 (TxDOT). All records cited are recorded in the Jefferson County Deed, Plat or Official Public Records. A plat of even date accompanies this description.

BEGINNING at the southwest corner of the remainder of a called 65.3708 acre tract described in Clerk's File 2013023101, also being the northwest corner of the remainder of a called 72.09 acre tract described in Clerk's File 2014000320, also being the west line of a called 85.096 acre tract described in Clerk's File 2022031314 and also being in the northeasterly right-of-way line of Highway 69 having a Texas State Plane coordinate value of N: 13,942,894.44' and E: 3,539,175.31';

THENCE North 62°18'25" East across the said 85.096 acre tract and across a called 114.91 acre tract described in Clerk's File 2022040290 a distance of 1660.95 feet to the an ell corner of the herein described tract;

THENCE North 27°41'08" West continuing across the said 114.91 acre tract 1491.32 feet to a 5/8" iron rod found in concrete in the southwest line of the L.N.V.A. Canal;

THENCE South 52°26'13" East with the southwest line of the said L.N.V.A. Canal, 2975.71 feet to a B-Line capped rod found at the southeast corner of the said 114.91 tract and also being the northeast corner of a called 5.59 acre tract described in Clerk's File 2022040290;

THENCE South 52°25'27" East with the east line of the said 5.59 acre tract 1592.71 feet to a 5/8 iron rod found at the northeast corner of a called 43.32 acre tract described in Clerk's File 2017031963 and also being the southeast corner of the said 5.59 acre tract;

THENCE South 36°56'57" West with the north lines of the said 43.32 acre tract, a called 2.248 acre tract described in Clerk's File 2022024088 and a called 70.74 acre tract described in Clerk's File 2022024088 a distance of 2114.40 feet to a point at an ell corner of the said 70.74 acre tract in the centerline of Rodair Gully;

THENCE North 27°42'00" West 47.23 feet to a concrete monument found at the southwest corner of a called 58.23 acre tract described in Film Code 105-21-0093;

THENCE North 36°57'01" East with the southeasterly line of the said 58.23 acre tract 1996.03 feet to a concrete monument found at the east corner of the said 58.23 acre tract and also being an ell corner of the said 5.59 acre tract;

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THENCE North $52^{\circ}27'32''$ West with the northeast line of the said 58.23 acre tract 1550.07 feet to a point for the northeast corner of the said 58.23 acre tract, also being in the south line of the said 114.91 acre tract and also being the northwest corner of the herein described tract, from which concrete monument found for reference bears N $36^{\circ}57'05''$ E 0.80 feet;

THENCE South $36^{\circ}57'05''$ West 1278.19 feet to a 2" iron pipe found the west corner of the said 58.23 acre tract;

THENCE South $27^{\circ}46'35''$ East 89.54 feet to a 2 1/2" fence post found at the northeast corner of a called 28.589 acre tract described in Clerk's File 2018035924:

THENCE South $62^{\circ}20'14''$ West 562.06 feet to a 1/2" iron rod set with cap 'SHINE'

THENCE South $62^{\circ}20'20''$ West with the south line of the said 85.096 acre tract 1100.00 feet to a 1/2" iron found with cap 'F&S' at the northwest corner of the said 28.559 acre tract and also being in the east right-of-way of U.S. Hwy 69 Frontage Road;

THENCE North $27^{\circ}41'15''$ West with the said east right-of-way of U.S. Hwy 69 Frontage Road 1889.68 feet to the PLACE AND POINT OF BEGINNING, containing 124.75 acres of land, more or less.

The above description has been compiled from record deed information and limited survey data from past projects in the area.



STATE OF TEXAS §

COUNTY OF JEFFERSON §

Boundary description of 8.70 acre Tract 2 of the OCI Reinvestment Zone 2023 in the Pelham Humphreys Survey, Abstract 32, the Joseph S. Johnston Survey, Abstract 34 and the T.&N.O. Railroad Survey, Section 1, Abstract 257 in Jefferson County, Texas and being more particularly described by metes and bounds as follows:

All bearings, distances and acreages are grid and are referenced to the State Plane Coordinate System, NAD 83, Texas South Central Zone, U. S. Survey feet. The mapping angle is +02°25'54" and the scale factor is 1.00007 (TxDOT). All records cited are recorded in the Jefferson County Deed, Plat or Official Public Records. A plat of even date accompanies this description.

BEGINNING at a point in the north right-of-way line of Highway 347, also being in the south line of a called 47.265 acre Tract VIII described in Clerk's File 2022018289 having a Texas State Plane coordinate value of N: 13,947,809.56' and E: 3,540,479.77';

THENCE South 51°36'22" East with the north right-of-way of said Highway 347 a distance of 456.15 feet;

THENCE South 39°08'09" West across said Highway 347 a distance of 200.00 feet to the northeast corner of Lot 1-B of Mid City Business Park replat recorded in Clerk's File 2022002862 and also being the northwest corner of a called 4.532 acre tract described in Clerk's File 2018005732;

THENCE South 39°08'09" West with the east lines of the said Lot 1-B, Lot 2 and Lots 3 of said Mid City Business Park Replat for a total distance of 643.74 to the southeast corner of said Lot 3 and also being the northeast corner of Lot 4;

THENCE North 50°51'28" West with the south line of said Lot 3 a distance of 449.96 feet to the west corner of said Lot 3 and also being in the east right-of-way of Lone Star Drive;

THENCE North 39°08'50" East with the east line of said Lone Star Drive 637.81 feet to the south right-of-way of said Highway 347;

THENCE North 37°20'05" East across said Highway 347 a distance of 200.00 feet to the PLACE AND POINT OF BEGINNING, containing 8.70 acres of land, more or less.

The above description has been compiled from record deed information and limited survey data from past projects in the area.

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*Texas Economic Development Act Agreement
Comptroller Form 50-826 (Jan 2020)*

TRACT 3



STATE OF TEXAS §

COUNTY OF JEFFERSON §

Boundary description of a 77.61-acre Tract 3 of the OCI Reinvestment Zone 2023 in the Pelham Humphreys Survey, Abstract 32, the Joseph S. Johnston Survey, Abstract 34 and the T.&N.O. Railroad Survey, Section 1, Abstract 257 in Jefferson County, Texas and being more particularly described by metes and bounds as follows:

All bearings, distances and acreages are grid and are referenced to the State Plane Coordinate System, NAD 83, Texas South Central Zone, U. S. Survey feet. The mapping angle is +02°25'54" and the scale factor is 1.00007 (TxDOT). All records cited are recorded in the Jefferson County Deed, Plat or Official Public Records. A plat of even date accompanies this description.

BEGINNING at the north corner of a called 13.148 acre Lot 1 of the Replat of Lot 3 of Dupont Beaumont Industrial Site No. 1 recorded in Clerk's File 2007047667 and also being an ell corner of a called 461.42 acre tract described in Clerk's File 2015013909 having a Texas State Plane coordinate value of N: 13,952,586.38' and E: 3,538,685.60';

THENCE North 57°16'44" East crossing the said 461.42 acre tract and a called 503.193 acre tract 1838.97 feet to the south right-of-way of the Neches River;

THENCE with the south meander lines of the Neches River:

- South 32°45'26" East 127.32 feet;
- South 30°22'35" East 538.99 feet;
- South 54°27'01" East 150.11 feet;
- North 68°58'00" East 17.24 feet;
- South 50°33'53" East 181.17 feet;
- South 80°06'42" East 43.07 feet;
- South 51°43'43" East 114.54 feet;
- South 27°15'49" East 36.92 feet;
- South 55°43'03" East 160.53 feet;
- South 45°37'43" East 228.12 feet;
- South 36°39'53" East 168.34 feet to a point;

THENCE South 41°39'12" West crossing the said 503.193 acre tract 106.81 feet to the northwest corner of a called 1.544 acre tract described in Clerk's File 2011021593;

THENCE South 41°39'12" West with the west line of the said 1.544 acre tract 234.56 feet to the southwest corner of the said 1.544 acre tract;

THENCE South 41°39'12" West continuing across the said 503.193 acre tract 663.01 feet to a point;

THENCE North 78°08'38" West 953.62 feet to a point in the east line of a called 12.817 acre Lot 1 of the DuPont-Beaumont Industrial Site No. 1 Replat recorded in Clerk's File 2012016235;

THENCE with the north line of said Lot 1 the following bearings and distances:

- North 42°12'18" East 97.46 feet;

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North 02°58'05" West 79.82 feet;
North 47°47'42" West 20.30 feet;
North 73°59'42" West 351.07 feet;
North 47°47'42" West 40.00 feet;
North 66°13'48" West 110.68 feet;
North 47°47'42" West 75.00 feet;
North 75°12'17" West 152.07 feet to the northeast corner of a called 13.148 acre tract described in Clerk's File 2022018289;

THENCE with the northeast line of said Lot 3 the following bearings and distances:

South 66°55'16" West 96.15 feet
North 69°12'12" West 136.26 feet;
North 50°14'25" West 222.34 feet;
North 31°59'39" West 92.61 feet;
North 47°22'07" West 454.88 feet to the PLACE AND POINT OF BEGINNING, containing 77.61 acres of land, more or less.

The above description has been compiled from record deed information and limited survey data from past projects in the area.



STATE OF TEXAS §

COUNTY OF JEFFERSON §

Boundary description of a 124.75 acre Tract 4 of the OCI Reinvestment Zone 2023 in the Pelham Humphreys Survey, Abstract 32, the Joseph S. Johnston Survey, Abstract 34 and the T.&N.O. Railroad Survey, Section 1, Abstract 257 in Jefferson County, Texas and being more particularly described by metes and bounds as follows:

All bearings, distances and acreages are grid and are referenced to the State Plane Coordinate System, NAD 83, Texas South Central Zone, U. S. Survey feet. The mapping angle is +02°25'54" and the scale factor is 1.00007 (TxDOT). All records cited are recorded in the Jefferson County Deed, Plat or Official Public Records. A plat of even date accompanies this description.

BEGINNING at the southwest corner of the remainder of a called 65.3708 acre tract described in Clerk's File 2013023101, also being the northwest corner of the remainder of a called 72.09 acre tract described in Clerk's File 2014000320, also being the west line of a called 85.096 acre tract described in Clerk's File 2022031314 and also being in the northeasterly right-of-way line of Highway 69 having a Texas State Plane coordinate value of N: 13,942,894.44' and E: 3,539,175.31';

THENCE North 62°18'25" East across the said 85.096 acre tract and across a called 114.91 acre tract described in Clerk's File 2022040290 a distance of 1660.95 feet to the an ell corner of the herein described tract;

THENCE North 27°41'08" West continuing across the said 114.91 acre tract 1491.32 feet to a 5/8" iron rod found in concrete in the southwest line of the L.N.V.A. Canal;

THENCE South 52°26'13" East with the southwest line of the said L.N.V.A. Canal, 2975.71 feet to a B-Line capped rod found at the southeast corner of the said 114.91 tract and also being the northeast corner of a called 5.59 acre tract described in Clerk's File 2022040290;

THENCE South 52°25'27" East with the east line of the said 5.59 acre tract 1592.71 feet to a 5/8 iron rod found at the northeast corner of a called 43.32 acre tract described in Clerk's File 2017031963 and also being the southeast corner of the said 5.59 acre tract;

THENCE South 36°56'57" West with the north lines of the said 43.32 acre tract, a called 2.248 acre tract described in Clerk's File 2022024088 and a called 70.74 acre tract described in Clerk's File 2022024088 a distance of 2114.40 feet to a point at an ell corner of the said 70.74 acre tract in the centerline of Rodair Gully;

THENCE North 27°42'00" West 47.23 feet to a concrete monument found at the southwest corner of a called 58.23 acre tract described in Film Code 105-21-0093;

THENCE North 36°57'01" East with the southeasterly line of the said 58.23 acre tract 1996.03 feet to a concrete monument found at the east corner of the said 58.23 acre tract and also being an ell corner of the said 5.59 acre tract;

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Comptroller Form 50-826 (Jan 2020)*



THENCE North 52°27'32" West with the northeast line of the said 58.23 acre tract 1550.07 feet to a point for the northeast corner of the said 58.23 acre tract, also being in the south line of the said 114.91 acre tract and also being the northwest corner of the herein described tract, from which concrete monument found for reference bears N 36°57'05" E 0.80 feet;

THENCE South 36°57'05" West 1278.19 feet to a 2" iron pipe found the west corner of the said 58.23 acre tract;

THENCE South 27°46'35" East 89.54 feet to a 2 1/2" fence post found at the northeast corner of a called 28.589 acre tract described in Clerk's File 2018035924;

THENCE South 62°20'14" West 562.06 feet to a 1/2" iron rod set with cap 'SHINE'

THENCE South 62°20'20" West with the south line of the said 85.096 acre tract 1100.00 feet to a 1/2" iron found with cap 'F&S' at the northwest corner of the said 28.559 acre tract and also being in the east right-of-way of U.S. Hwy 69 Frontage Road;

THENCE North 27°41'15" West with the said east right-of-way of U.S. Hwy 69 Frontage Road 1889.68 feet to the PLACE AND POINT OF BEGINNING, containing 124.75 acres of land, more or less.

The above description has been compiled from record deed information and limited survey data from past projects in the area.



STATE OF TEXAS §

COUNTY OF JEFFERSON §

Boundary description of 61.59 acre Tract 1 of the OCI Reinvestment Zone 2023 in the Pelham Humphreys Survey, Abstract 32, the Joseph S. Johnston Survey, Abstract 34 and the T.&N.O. Railroad Survey, Section 1, Abstract 257 in Jefferson County, Texas and being more particularly described by metes and bounds as follows:

All bearings, distances and acreages are grid and are referenced to the State Plane Coordinate System, NAD 83, Texas South Central Zone, U. S. Survey feet. The mapping angle is +02°25'54" and the scale factor is 1.00007 (TxDOT). All records cited are recorded in the Jefferson County Deed, Plat or Official Public Records. A plat of even date accompanies this description.

BEGINNING at the northwest corner of a called 6.413 acre tract described in Clerk's File 2022042353, also being the southwest corner of the remainder of a called 1.89 acre tract described in Clerk's File 2008014833 and also being in the northeasterly right-of-way line of Highway 69 having a Texas State Plane coordinate value of N: 13,946,034.43' and E: 3,537,525.93';

THENCE North 27°40'38" West with said right-of-way line and the west lines of the said 1.89 acre tract, the remainder of a called 0.9286 acre tract described in Clerk's File 2009034645, a called 6.119 acre tract described in Clerk's File 2022042353, a called 1.00 acre tract described in Clerk's File 2013037289, a called 1.50 acre tract described in Clerk's File 2022040202 and a 1.11 acre tract described in Clerk's File 2021018100 a total distance of 1047.18 feet to the northwest corner of the said 1.11 acre tract, also being the southwest corner of a called 0.9414 acre tract described in Clerk's File 2022025630;

THENCE North 38°46'15" East 196.18 feet to southwest line of L.N.V.A. Canal right-of-way and Entergy right-of-way;

THENCE North 36°16'53" East across said L.N.V.A. Canal and Entergy rights-of-way 235.36 feet to the west corner of a called 7.595 acre tract described in Volume 845, Page 48 and also being the south corner of a called 53.54 acre tract described in Clerk's File 2021015512;

THENCE North 39°10'04" East with the west line of the said 7.595 acre tract and also crossing Highway 347 a total distance of 2370.67 feet to a point in the northeast right-of-way line said Highway 347 and also being in the south line of a called 48.765 acre tract described in Clerk's File 2013038595;;

THENCE South 51°36'23" East with the south lines of the said 48.765 acre tract, a called 0.576 acre tract described in Volume 1320, Page 85 and continuing with the south line of the said 48.765 acre tract for a total distance of 1032.45 feet to a point;

THENCE South 38°26'05" West crossing said Highway 347 a distance of 200.00 feet to the south right-of-way of said Highway 347 to the northeast corner of a called 10.83 acre tract described in Clerk's File 2017034093 and also being the northerly northwest corner of a called 42.294 acre tract described in Clerk's File 2022009261;

THENCE South 39°09'55" West with the east line of the said 10.83 acre tract 642.41 feet to its southeast corner;

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THENCE North $50^{\circ}51'56''$ West with the south line of the said 10.83 acre tract 357.98 feet to the northeast corner of a called 3.873 acre tract described in Clerk's File 2020002776;

THENCE South $39^{\circ}09'16''$ West with the east lines of the said 3.873 acre tract, a called 7.54 acre Tract I and a called 5.00 acre Tract II described in Clerk's File 2015010541 and a called 2.843 acre tract described in Clerk's File 20190358007 for a total distance of 1523.41 feet to the southwest corner of the said 42.294 acre tract and also being in the north line of the said Entergy and L.N.V.A. Canal rights-of-way;

THENCE South $52^{\circ}25'08''$ East with the south line of the said 42.294 acre tract 572.55 feet to a point;

THENCE South $37^{\circ}34'52''$ West across the said Entergy and L.N.V.A. Canal rights-of-way 220.00 feet to the north corner of the said 6.413 acre tract and also being the easterly corner of a called 0.4979 acre tract described in Clerk's File 2023011424;

THENCE South $62^{\circ}12'40''$ West with the northwest line of the said 6.413 acre tract 714.58 feet to the PLACE AND POINT OF BEGINNING, containing 61.59 acres of land, more or less.

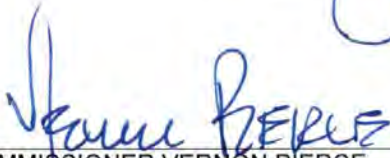
The above description has been compiled from record deed information and limited survey data from past projects in the area.

- Section 5. The Commissioners Court finds that such improvements are feasible and will benefit the Zone after the expiration of the agreement
- Section 6. The Commissioners Court finds that creation of the Zone is likely to contribute to the retention or expansion of primary employment in the area and/or would contribute to attract major investments that would be a benefit to the property and that would contribute to the economic development of the community
- Section 7. That this Order shall take effect from and after its passage as the law in such cases provides.

Signed this 19th day of July, 2022.



JEFF R. BRANICK
County Judge



COMMISSIONER VERNON PIERCE
Precinct No. 1



COMMISSIONER MICHAEL S. SINEGAL
Precinct No. 3



COMMISSIONER DARRELL BUSH
Precinct No. 2



COMMISSIONER EVERETTE D. ALFRED
Precinct No 4



STATE OF TEXAS §

COUNTY OF JEFFERSON §

Boundary description of the 430.74 acre OCI Reinvestment Zone 2022 in the Pelham Humphreys Survey, Abstract 32, the Joseph S. Johnston Survey, Abstract 34 and the T.&N.O. Railroad Survey, Section 1, Abstract 257 in Jefferson County, Texas and being more particularly described by metes and bounds as follows:

All bearings, distances and acreages are grid and are referenced to the State Plane Coordinate System, NAD 83, Texas South Central Zone, U. S. Survey feet. The mapping angle is +02°25'54" and the scale factor is 1.00007 (TxDOT). All records cited are recorded in the Jefferson County Deed, Plat or Official Public Records. A plat of even date accompanies this description.

BEGINNING at the southwest corner of the remainder of a called 65.3708 acre tract described in Clerk's File 2013023101, also being the northwest corner of the remainder of a called 72.09 acre tract described in Clerk's File 2014000320 and also being in the northeasterly right-of-way line of Highway 69 having a Texas State Plane coordinate value of N: 13,942,894.4' and E: 3,539,175.3';

THENCE North 27°31'46" West with said right-of-way line 150.24 feet to a point;

THENCE North 27°42'24" West continuing with said right-of-way 1649.54 feet to the northwest corner of said 65.3708 acre tract, also being the southwest corner of a called 12.611 acre tract described in Clerk's File 2015003484;

THENCE North 27°44'12" West continuing with said right-of-way 779.43 feet to the southwest line of a Jefferson County drainage ditch tract described in Film Code 103-72-0926;

THENCE North 27°44'12" West across said drainage ditch 76.55 feet to the northerly line of said ditch, also being the southwest corner of a called 22.929 acre tract described in Clerk's File 2013019632;

THENCE North 27°44'12" West with the southwest line of the said 22.929 acre tract 539.54 feet to the southwest corner of a called 6.41 acre tract described in Clerk's File 9505417;

THENCE North 27°43'09" West with the southwest line of the said 6.41 acre tract 351.54 feet to the northwest corner of the said 6.41 acre tract, also being the southwest corner of a called 1.89 acre tract described in Clerk's File 2008014833;

THENCE North 62°12'40" East with the northwest line of the said 6.41 acre tract 714.58 feet to the southwest line of L.N.V.A. Canal 120' right-of-way and Entergy 100' right-of-way;

THENCE North 37°34'52" East across said canal and Entergy right-of-way 220.00 feet to the southwest line of a called 42.294 acre tract described in Clerk's File 2022009261;

THENCE North 52°25'08" West with the southwest line of the said 42.294 acre tract 572.55 feet to the southwest corner of same, also being the southeast corner of a called 2.843 acre tract described in Clerk's File 2019035007;

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THENCE North 39°09'16" East with the southeast lines of the said 2.843 acre tract, called Tracts I and II described in Clerk's File 2015010541 and a called 3.873 acre tract described in Clerk's File 2020002776 for a total distance of 1523.41 feet to the westerly northwest corner of the said 42.294 acre tract also being in the southwest line of a called 10.83 acre tract described in Clerk's File 2017034093;

THENCE South 50°51'56" East with the southwest line of the said 10.83 acre tract 357.98 feet to the southwest corner of same, also being an ell corner of the said 42.294 acre tract;

THENCE North 39°09'55" East with the southeast line of the said 10.83 acre tract 642.41 feet to the northwest corner of the said 42.294 acre tract in the southwest right-of-way line of Highway 347 (N Twin City Highway);

THENCE North 38°26'09" East across said Highway 347 a distance of 200.00 feet to the northeast right-of-way of same, also being in the southwest line of a called 48.765 acre tract described in Clerk's File 2013038595;

THENCE North 51°33'55" West with the south line of the said 48.765 acre tract 446.04 feet to the southeast corner of a called 0.576 acre tract described in Volume 1320, Page 85;

THENCE North 39°45'42" East with the southeast line of the said 0.576 acre tract 100.00 feet to the northeast corner of same;

THENCE North 51°33'18" West with the northeast line of the said 0.576 acre tract 251.61 feet to the northwest corner of same;

THENCE South 39°45'42" West with the northwest line of the said 0.576 acre tract 100.14 feet to the southeast corner of same in the northeast right-of-way line of said Highway 347;

THENCE North 51°40'35" West with the southwest line of the said 48.765 acre tract 1295.56 feet to the southeast corner of a called 19.00 acre tract described in Clerk's File 2013032080;

THENCE North 51°42'34" West with the southwest line of the said 19.00 acre tract 905.43 feet to the south corner of a called 6.749 acre tract described in Clerk's File 2014032114;

THENCE North 49°42'14" West with the southwest line of the said 6.749 acre tract 300.08 feet to the south corner of a called 2.951 acre tract described in Clerk's File 2014032114;

THENCE North 51°42'15" West with the southwest line of the said 2.951 acre tract 131.92 feet to the west corner of same, also being the south corner of a called 3.2608 acre tract described in Clerk's File 9432411;

THENCE North 44°14'40" East with the southeast line of the said 3.2608 acre tract and the southeast line of a called 9.941 acre tract described in Clerk's File 9415461 for a total distance of 985.34 feet to the southwest line of the Kansas City Southern Railroad (100' right-of-way);

THENCE North 42°12'34" East crossing said railroad right-of-way 100.00 feet to the south line of a called 46.801 acre tract described in Clerk's File 2013038595 as Lot 4 of the Replat of the DuPont Beaumont Industrial Site No. 1 in Clerk's File 2007037934;

Shine & Associates – A DCCM Company
330 North 4th Street, Silsbee, Texas 77656 | 409.385.9383 | TxSurv F-10040800 | ShineandAssociates.com



THENCE North 47°47'19" West with the southwest line of said Lot 4 a distance of 2470.31 feet to the northern corner of same, also being in the southeast line of a called Tract D containing 21.08 acres described in Clerk's File 200506972;

THENCE with the northeasterly line said Lot 4, also being a southerly line of a called 6.40 acre tract described in Clerk's File 2001014848 the followings bearings and distances:

South 84°43'53" East 360.94 feet;
South 64°28'57" East 177.38 feet;
South 57°53'41" East 816.68 feet;
South 62°30'41" East 377.04 feet;
South 63°03'16" East 536.04 feet;
South 63°33'16" East 290.26 feet to the west corner of a called 13.148 acre Lot 3 of the Replat of Lot 3 of the du Pont Beaumont Industrial Site No. 1 recorded at Clerk's File 2007047667;

THENCE North 35°40'55" East with the westerly line of said Lot 3 for a distance of 814.30 feet to the north corner of said Lot 3;

THENCE with the northeast line of said Lot 3 the following bearings and distances:

South 47°22'07" East 454.88 feet;
South 31°59'39" East 92.61 feet;
South 50°14'25" East 222.34 feet;
South 69°12'12" East 136.26 feet;
North 66°55'16" East 96.15 feet to the east corner of said Lot 3, also being the northwest corner of Lot 1 of the du Pont Beaumont Industrial Site No. 1 Replat recorded at Clerk's File 2007037934;

THENCE South 42°12'18" West with the southeast line of said Lot 3 for a distance of 710.97 feet to the south corner of Lot 3 of the said Replat of Lot 3 of the DuPont Beaumont Industrial Site No. 1 Replat, also being in the northeast line of said Lot 4;

THENCE South 46°44'17" East with the northeast lines of said Lot 4 and a called 15.4760 acre tract described in Clerk's File 2013042294 and across Lot 3A for a distance of 737.11 feet to the southeast line of said Lot 3A, also being the northwest line of said Lot 3D of said subdivision;

THENCE South 46°01'02" East 96.21 feet to the northeast corner of the said 15.4760 acre tract;

THENCE South 41°29'33" West with the southeast line of the said 15.4760 acre tract 52.42 feet to the north corner of a called 6.34 acre tract described in Clerk's File 2013042295;

THENCE South 47°47'40" East 429.37 feet to a point;

THENCE North 42°12'20" East 90.00 feet to a point;

THENCE South 47°47'40" East 73.28 feet to a northwest line of a called 12.20 acre tract described as Tract VI in Clerk's File 2015014620;

THENCE South 42°12'33" West 167.00 feet to an ell corner of the said 12.20 acre tract;



THENCE South 47°47'43" East 345.55 feet to another ell corner of the said 12.20 acre tract;

THENCE South 42°12'20" West 274.00 feet to the south corner of the said 6.34 acre tract, also being in the north line of Lot 2 of the DuPont Beaumont Industrial Sit No. 1 Replat recorded in Clerk's File 2007037934

; THENCE North 47°47'42" West with the southwest lines of the said 6.34 acre tract and the said 15.4760 acre tract 1383.01 feet to the west corner of the said 15.4760 acre tract, also being the north corner of said Lot 2 and also being in the southeast line of said 46.801 acre tract;

THENCE South 42°12'08" West 523.49 feet to the south corner of the said 46.801 acre tract, also being in the northeast right-of-way line of the Kansas City Southern Railroad (100' R.O.W.);

THENCE South 47°48'14" East with the said railroad right-of-way 1639.91 feet to a point in the south line of the said 12.20 acre tract;

THENCE North 41°30'11" East 494.16 feet to a point;

THENCE South 48°29'49" East 885.00 feet to a point within a called 503.193 acre tract described in Clerk's File 2015014620;

THENCE South 41°30'11" West 505.05 feet to a point on the northeast right-of-way of said Kansas City Southern Railroad;

THENCE South 47°46'34" East with said railroad right-of-way 3654.57 feet to a point;

THENCE South 39°11'32" West across said railroad right-of-way 100.14 feet to a point in the southwest right-of-way of said railroad, also being east corner of a called 18.33 acre tract out of a called 47.625 acre tract described in Clerk's File 2014032114;

THENCE South 39°11'32" West with the east line of the said 18.33 acre tract 500.80 feet to the south corner of the said 18.33 acre tract, also being the northeast right-of-way line of Highway 347;

THENCE North 51°40'45" West with the south lines of the said 18.33 acre tract 1575.75 feet to the south corner of a called 20.00 acre tract described in Clerk's File 2014032114;

THENCE North 51°36'22" West with the southwest line of the said 20.00 acre tract 1336.11 feet to the westerly corner of same, also being the south corner of a 7.6938 acre tract out of a called 47.265 acre tract described in Clerk's File 2014032114;

THENCE South 37°20'06" West across said Highway 347 for a distance of 200.04 feet to the north corner of Lot 1A of the Replat of Mid City Business Park as recorded at Clerk's File 2022002862, also being the east corner of Lone Star Drive in the Mid City Business Park subdivision recorded at Clerk's File 2019009949;

THENCE South 39°08'50" West with the east line of said Lone Star Drive 637.75 feet to the west corner of Lot 3 of said subdivision;



THENCE South 50°51'28" East with the northeast line of Lot 4 of said subdivision 449.96 feet to the east corner of said Lot 4 also being in the northwest line of Lot 1 of Caldwell Commercial Industrial Subdivision recorded at Volume 15, Page 37;

THENCE South 39°08'48" West with the southeast line of Lots 4, 5, 6, 7 and 8 of Mid City Business Park Subdivision 1489.71 feet to the south corner of said Lot 8, also being the west corner of a called 60.136 acre tract described in Clerk's File 2007001740 and also being in the northeast line of the said L.N.V.A Canal and Entergy right-of-ways;

THENCE South 37°31'41" West across said right-of-ways 220.00 feet to the southwest line of said right-of-ways also being in the northeast line of the said 22.929 acre tract;

THENCE South 52°26'43" East with the northeast line of the said 22.929 acre tract 571.07 feet to the east corner of same, also being the north corner of a called 65.3708 acre tract described in Clerk's File 2013023101;

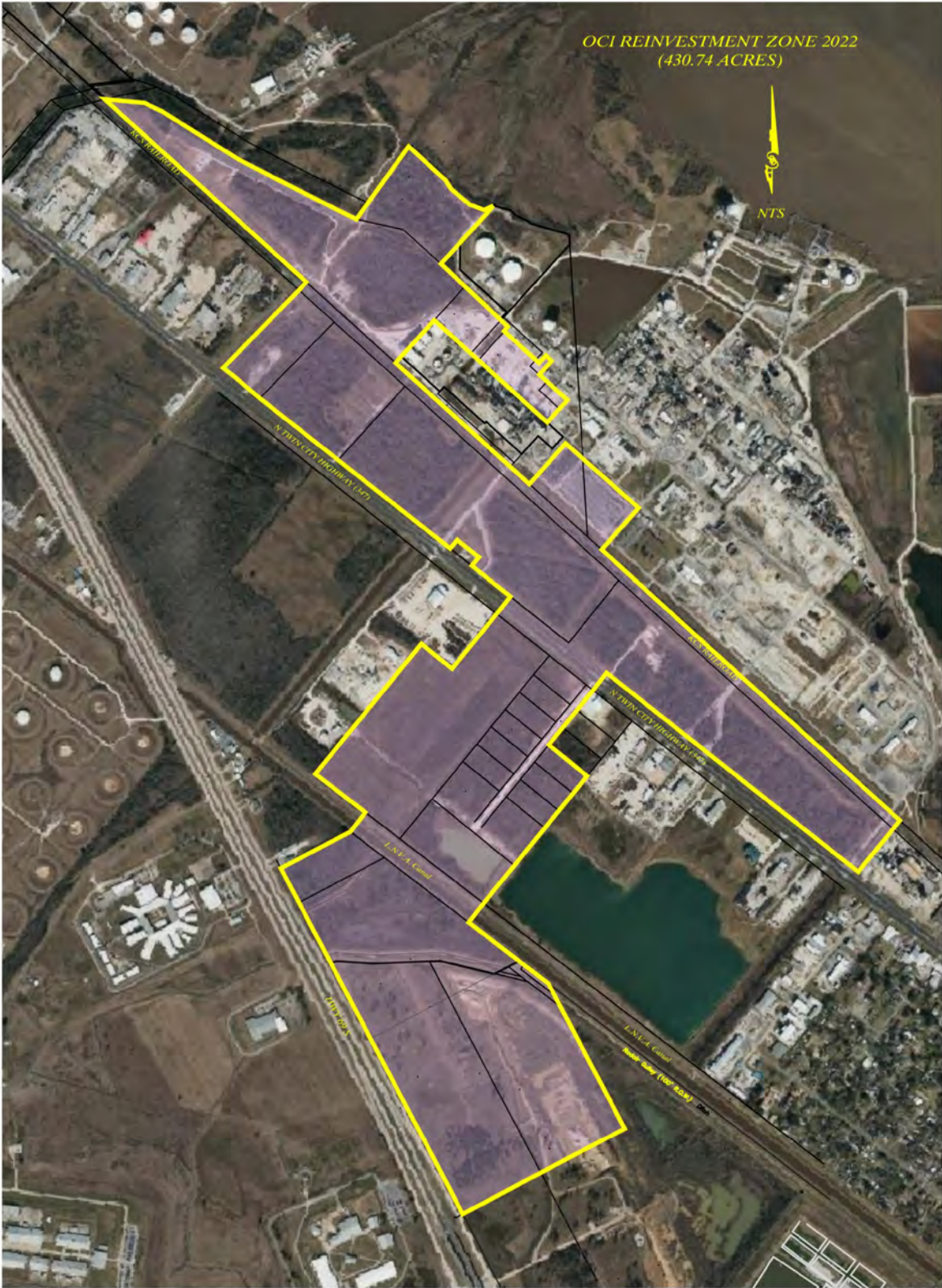
THENCE South 52°30'58" East 340.31 feet to the northeast corner of the said 65.3708 acre tract also being the north corner of a called 40.496 acre tract described in Clerk's File 2002019576;

THENCE South 27°41'08" East with a northeast line of the said 65.3708 acre tract 1491.32 feet to the east corner of same, also being the north corner of the said remainder of a called 72.09 acre tract;

THENCE South 62°18'25" West with the northwest line of the said 72.09 acre tract 90.00 feet to a point;

THENCE South 62°18'25" West continuing with the north line of the said 72.09 acre tract 1570.95 feet to the PLACE AND POINT OF BEGINNING, containing 430.74 acres of land, more or less.

The above description has been compiled from record deed information and limited survey data from past projects in the area.



AMENDMENT NO. 1 to Agreement for Limitation on Appraised Value
Between Beaumont ISD and OCI Fuels USA
August 18, 2022
Amended November 21, 2024

*Texas Economic Development Act Agreement
Comptroller Form 50-826 (Jan 2020)*

OCI-POINTS-SP

7001	13942894	3539175	0 POB
7002	13943028	3539106	0 CP
7003	13944488	3538339	0 CP
7004	13945178	3537976	0 CP
7005	13945246	3537941	0 CP
7006	13945723	3537689	0 CP
7007	13946034	3537526	0 CP
7008	13946366	3538157	0 CP
7009	13946542	3538292	0 CP
7010	13946891	3537839	0 CP
7011	13948072	3538800	0 CP
7012	13947847	3539078	0 CP
7013	13948345	3539484	0 CP
7014	13948501	3539608	0 CP
7015	13948779	3539259	0 CP
7016	13948855	3539323	0 CP
7017	13949012	3539126	0 CP
7018	13948935	3539062	0 CP
7019	13949738	3538045	0 CP
7020	13950299	3537335	0 CP
7021	13950493	3537106	0 CP
7022	13950575	3537002	0 CP
7023	13951281	3537690	0 CP
7024	13951355	3537757	0 CP
7025	13953015	3535927	0 CP
7026	13952982	3536287	0 CP
7027	13952905	3536447	0 CP
7028	13952471	3537138	0 CP
7029	13952297	3537473	0 CP
7030	13952054	3537951	0 CP
7031	13951925	3538211	0 CP
7032	13952586	3538686	0 CP
7033	13952278	3539020	0 CP
7034	13952200	3539069	0 CP
7035	13952058	3539240	0 CP
7036	13952009	3539368	0 CP
7037	13952047	3539456	0 CP
7038	13951520	3538978	0 CP
7039	13951015	3539515	0 CP
7040	13950948	3539584	0 CP
7041	13950909	3539550	0 CP
7042	13950621	3539868	0 CP
7043	13950687	3539928	0 CP
7044	13950638	3539983	0 CP
7045	13950514	3539870	0 CP
7046	13950282	3540126	0 CP
7047	13950079	3539942	0 CP

7048	13951008	3538918	0 CP
7049	13950620	3538566	0 CP
7050	13949519	3539781	0 CP
7051	13949889	3540109	0 CP
7052	13949303	3540771	0 CP
7053	13948924	3540437	0 CP
7054	13946468	3543143	0 CP
7055	13946391	3543080	0 CP
7056	13946003	3542763	0 CP
7057	13946980	3541527	0 CP
7058	13947810	3540480	0 CP
7059	13947651	3540359	0 CP
7060	13947156	3539956	0 CP
7061	13946872	3540305	0 CP
7062	13945717	3539365	0 CP
7063	13945542	3539230	0 CP
7064	13945194	3539683	0 CP
7065	13944987	3539953	0 CP
7066	13943666	3540646	0 CP
7067	13943625	3540566	0 CP
7068	13942894	3539175	0 CLOSE TO POB

OCI-101113-LL

7001 29 59 44.1:-94 02 11.7	0 POB
7002 29 59 45.5:-94 02 12.5	0 CP
7003 30 00 00.3:-94 02 20.5	0 CP
7004 30 00 07.2:-94 02 24.3	0 CP
7005 30 00 07.9:-94 02 24.6	0 CP
7006 30 00 12.7:-94 02 27.3	0 CP
7007 30 00 15.9:-94 02 29.C	0 CP
7008 30 00 18.9:-94 02 21.6	0 CP
7009 30 00 20.6:-94 02 20.C	0 CP
7010 30 00 24.2:-94 02 25.C	0 CP
7011 30 00 35.5:-94 02 13.5	0 CP
7012 30 00 33.2:-94 02 10.5	0 CP
7013 30 00 37.9:-94 02 05.6	0 CP
7014 30 00 39.4:-94 02 04.1	0 CP
7015 30 00 42.3:-94 02 08.C	0 CP
7016 30 00 43.0:-94 02 07.2	0 CP
7017 30 00 44.7:-94 02 09.4	0 CP
7018 30 00 43.9:-94 02 10.1	0 CP
7019 30 00 52.3:-94 02 21.3	0 CP
7020 30 00 58.2:-94 02 29.1	0 CP
7021 30 01 00.2:-94 02 31.6	0 CP
7022 30 01 01.0:-94 02 32.7	0 CP
7023 30 01 07.7:-94 02 24.6	0 CP
7024 30 01 08.4:-94 02 23.8	0 CP
7025 30 01 25.6:-94 02 43.8	0 CP
7026 30 01 25.1:-94 02 39.7	0 CP
7027 30 01 24.3:-94 02 37.9	0 CP
7028 30 01 19.7:-94 02 30.3	0 CP
7029 30 01 17.9:-94 02 26.6	0 CP
7030 30 01 15.2:-94 02 21.2	0 CP
7031 30 01 13.9:-94 02 18.3	0 CP
7032 30 01 20.2:-94 02 12.6	0 CP
7033 30 01 17.0:-94 02 09.C	0 CP
7034 30 01 16.2:-94 02 08.5	0 CP
7035 30 01 14.7:-94 02 06.6	0 CP
7036 30 01 14.2:-94 02 05.2	0 CP
7037 30 01 14.5:-94 02 04.1	0 CP
7038 30 01 09.5:-94 02 09.8	0 CP
7039 30 01 04.3:-94 02 04.C	0 CP
7040 30 01 03.6:-94 02 03.2	0 CP
7041 30 01 03.3:-94 02 03.6	0 CP
7042 30 01 00.3:-94 02 00.1	0 CP
7043 30 01 00.9:-94 01 59.4	0 CP
7044 30 01 00.4:-94 01 58.8	0 CP
7045 30 00 59.2:-94 02 00.2	0 CP
7046 30 00 56.8:-94 01 57.4	0 CP
7047 30 00 54.9:-94 01 59.6	0 CP

7048 30 01 04.5	-94 02 10.8	0 CP
7049 30 01 00.8	-94 02 14.9	0 CP
7050 30 00 49.4	-94 02 01.7	0 CP
7051 30 00 52.9	-94 01 57.8	0 CP
7052 30 00 46.9	-94 01 50.5	0 CP
7053 30 00 43.3	-94 01 54.5	0 CP
7054 30 00 17.8	-94 01 24.9	0 CP
7055 30 00 17.1	-94 01 25.7	0 CP
7056 30 00 13.4	-94 01 29.5	0 CP
7057 30 00 23.6	-94 01 43.0	0 CP
7058 30 00 32.2	-94 01 54.5	0 CP
7059 30 00 30.7	-94 01 56.0	0 CP
7060 30 00 26.0	-94 02 00.8	0 CP
7061 30 00 23.0	-94 01 57.0	0 CP
7062 30 00 12.0	-94 02 08.2	0 CP
7063 30 00 10.3	-94 02 09.8	0 CP
7064 30 00 06.7	-94 02 04.9	0 CP
7065 30 00 04.5	-94 02 01.9	0 CP
7066 29 59 51.2	-94 01 54.7	0 CP
7067 29 59 50.8	-94 01 55.6	0 CP
7068 29 59 44.1	-94 02 11.7	0 CLOSE TO POB

EXHIBIT 4

DESCRIPTION AND LOCATION OF QUALIFIED PROPERTY

Applicant's Qualified Property shall be all tangible personal property first placed in service after August 18, 2022, that is owned by the Applicant, as more fully described in Tab #8 of the Application and located within the boundaries of the Beaumont Independent School District and the *Reinvestment Zone* depicted by the maps attached to **EXHIBIT 1 AND EXHIBIT 4**.

Application for Appraised Value Limitation on Qualified
Property
submitted to Beaumont

TAB 8

**DESCRIPTION OF QUALIFIED
PROPERTY**

The project will be located adjacent to assets of Applicant's affiliate OCI Beaumont LLC, an integrated methanol and ammonia production facility depicted at Tab 11(e). Though the existing facilities are not owned or operated by Applicant, this project will interconnect with affiliate assets and will include a new Nitrogen Production Complex (Ammonia-Urea-Nitric Acid – UAN-DEF units), described in more detail below.

The project will include the following Qualified Property:

The Applicant is currently evaluating the construction of a Nitrogen Production Complex in one of two locations adjacent to existing assets, either its fertilizer manufacturing facility in Wever, Iowa or its methanol/ammonia facility in Beaumont, Texas.

Construction is expected to take 24 to 30 months, with commissioning and start up to follow. The facilities are expected to be fully operational in 2027.

The project will involve the construction of two (2) 3,000 MTPD ammonia units based on imported hydrogen (H₂) and nitrogen (N₂) (referred to as QP1 and QP2, respectively).

The project also envisions installing a 2,200 MTPD urea synthesis plant next to the ammonia facilities, converting part of this ammonia together with carbon dioxide (CO₂) from over-the-fence to urea (referred to as QP3). This reaction takes place at elevated pressure in a pool reactor with high pressure stripper, carbamate condenser, and various other reactor/vessels.

The end-product is a urea solution of 72% urea in water that will be converted to Diesel Exhaust Fluid (DEF) in various concentrations. Alternatively, the urea can also be converted to a urea ammonium nitrate (UAN) fertilizer solution when mixing with ammonium nitrate solution. The latter is made by reacting ammonia and nitric acid (NA). To facilitate the UAN production, an NA plant will also be built with a capacity of 1,530 MTPD. For the storage of these fertilizer products, various storage tanks will also be built. (The DEF, UAN and NA plants referred to collectively as QP4).

Immediately below is a list of qualified property that will serve the entire Nitrogen Production Complex (all four units, QP1, QP2, QP3 AND QP4), together with the land owned by Applicant, followed by lists of qualified property unique to each unit:

- Site development
 - Includes removal of existing foliage (trees, shrubs or other vegetation)
 - Grading and leveling of land
 - Remediation of any wetlands in accordance with environmental regulations
 - Installation of access roads and entry into the site
 - Installation of civil supports (pilings, concrete slabs or other infrastructure)
 - Fencing

Application for Appraised Value Limitation on Qualified
Property
submitted to Beaumont

- Lighting
- Utilities and offsite systems
 - Certain equipment or systems may be fabricated off-site (e.g. not at the proposed Beaumont location) to minimize CAPEX or streamline the construction process
 - Equipment such as skid-mounted valves, regulators, boilers, reactors, vessels, pipe-skids may be fabricated in a closed environment (such as a fabrication shop) and shipped to the site for final installation

Application for Appraised Value Limitation on Qualified
Property
submitted to Beaumont

- Electrical equipment
 - Electrical equipment responsible for supplying electrical power, and instrumentation for monitoring and operating the various systems within the proposed facility, including the following major components:
 - 69 kV power station with transformers to 12.47 kV
 - Electrical substation with transformers to 4 kV and lower, with various electrical switch gear
 - Emergency power diesel generator
 - Steam turbine power generator
 - Electrical systems / electric control centers
 - Instrumentation I/O connections and wire runs
 - Underground Piping/conduit
- Interconnecting piping with natural gas, hydrogen, carbon dioxide and nitrogen providers
 - Connections to existing natural gas, hydrogen or nitrogen pipeline networks through subterranean pipelines
 - Connection to the river for water intake
 - Connection to municipal potable water system
- Wastewater de-oiling system
- Storage tanks and loading infrastructure for ammonia and urea products
- Process control buildings
- Warehouse buildings
- Maintenance buildings

Qualified property unique to each unit:

QP1 Ammonia Synthesis Plant 1

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none">• 3,000 MTPD ammonia synthesis loop• Cooling and separation system• Ammonia refrigeration unit• Electrical substation• Reactor• Pumps• Compressors (syngas, refrigeration)• Heat exchangers• Water scrubbing unit• Analyzer shelter | <ul style="list-style-type: none">• Flare system• Cooling water tower• Package boiler• Waste heat boiler• Steam/condensate system• Demineralized water unit• Demineralized water tank• Boiler feedwater system• Auxiliary boiler• Instrument/plant air system |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

QP2 Ammonia Synthesis Plant 2

- | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none">• 3,000 MTPD ammonia synthesis loop• Cooling and separation system• Ammonia refrigeration unit• Electrical substation• Reactor• Pumps• Compressors (syngas, refrigeration)• Heat exchangers• Water scrubbing unit• Center control room | <ul style="list-style-type: none">• Analyzer shelter• Flare system• Waste heat boiler• Steam/condensate system• Demineralized water unit• Demineralized water tank• Boiler feedwater system• Auxiliary boiler• Instrument/plant air system |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Application for Appraised Value Limitation on Qualified
Property
submitted to Beaumont

QP3 Urea Synthesis Plant

- 2,200 MTPD urea synthesis loops
- HP stripper
- Carbamate condenser
- Electrical substation
- Reactor
- Pumps
- Compressors (CO₂)
- Heat exchangers
- Urea solution tank
- Flare system
- Waste heat boiler
- Boiler feedwater system
- Auxiliary boiler
- Steam/condensate system
- Package boiler
- Cooling water tower
- Demineralized water unit
- Instrument/plant air system

QP4 DEF, UAN and NA units

- Electrical substation
- Reactor
- Pumps
- Compressors (turbo expander)
- Heat exchangers
- UAN tank
- DEF tank
- Flare system
- Waste heat boiler
- Steam/condensate system
- Cooling water tower
- Boiler feedwater system
- Auxiliary boiler

The exact number and location of real and personal property improvements remains to be determined based ongoing siting analysis. All qualified property would be located in the project boundary.

For depiction of proposed facilities within the project boundaries see Tab 11.

Tab 11(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 qualified time period.

Applicant is evaluating the property to make determinations as to where within the project boundary the different components of the project will be situated. This determination will be made during a preliminary engineering evaluation of the properties and will be based on a number of considerations, including geotechnical analysis, as well as proximity to pipelines, utilities and interconnections. The project site currently has no improvements. Tangible personal property and buildings will be installed and constructed within the project boundaries.



11(c)(1) Qualified property within project boundaries (area shaded blue)

Applicant is evaluating the property to make determinations as to where within the project boundary the different component of the project will be situated. This determination will be made during a preliminary engineering evaluation of the properties and will be based on a number of considerations, including geotechnical analysis, as well as proximity to pipelines, utilities and interconnections.

The project site currently has no improvements. Applicant is working to determine whether a lease or purchase of the property is most advantageous. If Applicant purchases the land, it could be qualified property.



O'HANLON, DEMERATH & CASTILLO

ATTORNEYS AND COUNSELORS AT LAW

808 WEST AVENUE
AUSTIN, TEXAS 78701
PHONE: (512) 494-9949
FAX: (512) 494-9919

KEVIN O'HANLON

kohanlon@808west.com

Rio Grande Valley Office
426 W. Caffery Ave.
Pharr, Texas 78577

San Antonio Office
117 W. Craig Place
San Antonio, Texas 78212

September 26, 2024

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

RE: (1742) Amendment002 Execution001 of the Application to the Beaumont
Independent School District from OCI Fuels USA Inc.

To the Local Government Assistance & Economic Analysis Division:

Enclosed. Please find Amendment002 Execution001 of the Application to the Beaumont
Independent School District from OCI Fuels USA Inc.

The following changes have been made:

1. Application
 - Section 2: Applicant Information, Question 1 updated to Bashir Lebada
 - Section 2: Applicant Information, Question 1 updated to Mohan Shetty
 - Section 9: Projected Timeline, Question 4 updated to 2029
 - Section 9: Projected Timeline, Question 6 updated to 12/31/2028
2. Tab 9: Description of Land
 - Added updated parcel list and new reinvestment zone map
3. Tab 11 Maps:
 - Added news maps for 11(b) and 11(c)
4. Schedules A1 – C: Updated to the new timeline
5. Tab 16: Description of Reinvestment or Enterprise Zone
 - Replacing **The Beaumont 2022-003 Reinvestment Zone No. 03** with this new Jefferson County Approved Reinvestment Zone
6. New Signature Page

A copy of the application will be submitted to the Jefferson County Appraisal District.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin O'Hanlon", written in a cursive style.

Kevin O'Hanlon
School District Consultant

Cc: Jefferson CAD
OCI Fuels USA Inc.

TAB 1

SECTIONS 1-16

Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-296-A

SECTION 1: School District Information (continued)

3. Authorized School District Consultant (If Applicable)

Kevin	O'Hanlon
First Name	Last Name
Partner	
Title	
O'Hanlon, Demerath & Castillo	
Firm Name	
(512) 494-9949	(512) 494-9919
Phone Number	Fax Number
	kohanlon@808west.com
Mobile Number (optional)	Email Address

4. On what date did the district determine this application complete? March 28, 2022

SECTION 2: Applicant Information

1. Authorized Company Representative (Applicant)

Bashir	Lebada	
First Name	Last Name	
CEO	OCI Fuels USA	
Title	Organization	
2800 Post Oak Blvd, Suite 3150		
Street Address		
2800 Post Oak Blvd, Suite 3150		
Mailing Address		
Houston	TX	77056
City	State	ZIP
1-713-568-7351		
Phone Number	Fax Number	
	Bashir.Lebada@oci-global.com	
Mobile Number (optional)	Business Email Address	

2. Will a company official other than the authorized company representative be responsible for responding to future information requests? Yes No

2a. If yes, please fill out contact information for that person.

Mohan	Shetty	
First Name	Last Name	
Director of Finance	OCI Fuels USA	
Title	Organization	
2800 Post Oak Blvd, Suite 3150		
Street Address		
2800 Post Oak Blvd, Suite 3150		
Mailing Address		
Houston	TX	77056
City	State	ZIP
1-713-857-1793		
Phone Number	Fax Number	
	mohan.shetty@oci-global.com	
Mobile Number (optional)	Business Email Address	

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

Texas Comptroller of Public Accounts

SECTION 8: Limitation as Determining Factor

- 1. Does the applicant currently own the land on which the proposed project will occur? ... 2. Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project? ... 3. Does the applicant have current business activities 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? ... 5. Has the applicant received any local or state permits for activities on the proposed project site? ... 6. Has the applicant received commitments for state or local incentives for activities at the proposed project site? ... 7. Is the applicant evaluating other locations not in Texas for the proposed project? ... 8. Has the applicant provided capital investment or return on investment information for the proposed project in comparison with other alternative investment opportunities? ... 9. Has the applicant provided information related to the applicant's inputs, transportation and markets for the proposed project? ... 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? ...

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 ... Q2-2022
2. Estimated commencement of construction ... 2023
3. Beginning of qualifying time period (MM/DD/YYYY) ... 01/2/2025
4. First year of limitation (YYYY) ... 2029
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 ... 12/31/2028

SECTION 10: The Property

- 1. County or counties in which the proposed project will be located ... Jefferson
2. Central Appraisal District (CAD) that will be responsible for appraising the property ... Jefferson
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): Beaumont ISD, .9089, 100%
I&S (ISD): Beaumont ISD, .25261, 100%
County: Jefferson County, .363184, 100%
City: City of Beaumont ETJ, .705, 100%
Hospital District: n/a
Water District: n/a
Other (describe): Sabine Neches Nav, 0.092067, 100%
Other (describe): Port of Beaumont, .109, 100%

TAB 9

DESCRIPTION OF LAND

**TAB 9
 DESCRIPTION OF LAND**

The project will be located adjacent to and surrounding assets of Applicant's affiliate OCI Beaumont LLC, an integrated methanol and ammonia production facility, depicted at Tab 11(e). The project site currently has no improvements. Applicant is working to determine whether a lease or purchase of the property is most advantageous. If Applicant purchases the land, it could be qualified property.

Applicant and Jefferson County are finalizing the exact boundaries of the project area and reinvestment zone. Applicant will supplement this application with the County's order designating the reinvestment zone, but it is anticipated that the reinvestment zone will include all or parts of the following parcels:

PROPOSED PROJECT AREA				
Prop ID		OWNER	Legal Description	Value
386012		PARIGI PROPERTY MANAGEMENT	TR 3 28.128 AC WALKER-ARENA HIGHWAY 347	759,953
130639		PARIGI PROPERTY MANAGEMENT	P HUMPHREYS-ABS 32 TR 20 15C 14.770AC	374,621
130878		CHEMOURS COMPANY FC LLC.	J S JOHNSON ABST 34 TRS 28&29 20 AC AIRCO	272,123
130877		CHEMOURS COMPANY FC LLC.	TR 20 AB 34 JS JOHNSTON 18.330AC	309,188
130873		CHEMOURS COMPANY FC LLC.	TR 27 AB 34 JS JOHNSTON 5.2078AC	115,133
239229		NATGASOLINE LLC	LOT 5 DUPONT-BEAUMONT INDUSTRIAL SITE #1 REPLAT 48	518,102
130577		CHEMOURS COMPANY FC LLC.	P HUMPHREY ABS 32 TR 73 2.486 AC	52,988
255849		OCI BEAUMONT LLC	LOT 5 TR 2 DUPONT-BEAUMONT INDUSTRIAL SITE #1 REPLA	279,360
130543		CHEMOURS COMPANY FC LLC.	P HUMPHREYS-ABS 32 TR 5-D 9.820 AC #503450-000020 CC	61,940
239228		NATGASOLINE LLC	LOT 4 DUPONT-BEAUMONT INDUSTRIAL SITE #1 REPLAT 46	725,245
328977		TEXAM LLC	LOT 3F DUPONT-BEAUMONT INDUSTRIAL SITE#1 6.34 ACRE	98,270
30366		CHEMOURS COMPANY FC LLC.	LOT 3 DUPONT-BEAUMONT INDUSTRIAL SITE #1 13.148AC #	203,794
328983		OCI BEAUMONT LLC	LOT 3-G DUPONT-BEAUMONT INDUSTRIAL SITE #1 15.4760 A	239,878
30368 *		CHEMOURS COMPANY FC LLC.	LOT 2 DUPONT-BEAUMONT INDUSTRIAL SITE #2-PART # 50	185,121
239837		CHEMOURS COMPANY FC LLC.	LOT 3E DUPONT-BEAUMONT INDUSTRIAL SITE #1 12.20 AC	189,100
130751		MASON MARSHA L	P HUMPHREYS-ABS 32 TR 113 6.410 AC	156,096
326346		HUNTER RE HOLDINGS LLC	PT TR 23-19A-1 22.929AC AB 32 P HUMPHREYS	108,520
130663	1	KERR TRACTOR SOUTHWEST LTD	PT TR 23 19A 12.679AC AB 32 P HUMPHREYS	86,880
130657	1	KERR TRACTOR SOUTHWEST LTD	P HUMPHREYS-ABS 32 TR 1 OF TR 18A PT TR 23 22.728	126,128
130658	1	KERR TRACTOR SOUTHWEST LTD	P HUMPHREYS-ABS 32 TR 2 OF TR 18A PT TR 23 7.576 A	65,210
130659	1	KERR TRACTOR SOUTHWEST LTD	P HUMPHREYS-ABS 32 TR 3A OF TR 18A PT TR 23 2.523	34,020
130660	1	KERR TRACTOR SOUTHWEST LTD	P HUMPHREYS-ABS 32 TR 3B OF TR 18A PT TR 23 5.047	51,570
130661	1	KERR TRACTOR SOUTHWEST LTD	P HUMPHREYS-ABS 32 TR 4 OF TR 18A PT TR 23 7.452 AC	65,232
130662	1	KERR TRACTOR SOUTHWEST LTD	P HUMPHREYS-ABS 32 PT TR 23 TR 5 OF TR 18A 11.412 A	116,986
139592		KERR TRACTOR SOUTHWEST LTD	ABST 257 T & NO #1 TR 10 PT TR 18A 2.755 AC	52,345
411812		PARIGI PROPERTY MANAGEMENT	LT 9 MID-CITY BUSINESS PARK 4.312AC	169,048
411811		PARIGI PROPERTY MANAGEMENT	LT 8 MID-CITY BUSINESS PARK 9.998AC RETENTION PO	30,912
411810		PARIGI PROPERTY MANAGEMENT	LT 7 MID-CITY BUSINESS PARK 4.524AC	177,359
411808		MAGPIE 3 LLC	LT 5 MID-CITY BUSINESS PARK 2.098AC	91,389
411809		MAGPIE 3 LLC	LT 6 MID-CITY BUSINESS PARK 2.098AC	91,389
411807		MAGPIE 3 LLC	LT 4 MID-CITY BUSINESS PARK 2.098AC	91,389
411813		PARIGI PROPERTY MANAGEMENT	LT 10 MID-CITY BUSINESS PARK 2.000AC	87,120
411814		BEAUMONT LAND LLC	LT 11 MID-CITY BUSINESS PARK 2.000AC	87,120
411815		BEAUMONT LAND LLC	LT 12 MID-CITY BUSINESS PARK 2.000AC	87,120
411816		BEAUMONT LAND LLC	LT 13 MID-CITY BUSINESS PARK 2.000AC	87,120
411817		BEAUMONT LAND LLC	LT 14 MID-CITY BUSINESS PARK 2.000AC	87,120
411818		BEAUMONT LAND LLC	LT 15 MID-CITY BUSINESS PARK 2.252AC	98,097
260869	3	ENTERPRISE BEAUMONT MARINE	P HUMPHREYS ABS 32 (AG ACCT) TR 9-4 71.560 AC (PT OF	\$5,797
30368	2	CHEMOURS COMPANY FC LLC.	LOT 2 DUPONT-BEAUMONT INDUSTRIAL SITE #2-PART # 50	1,438,355
403896		TRIANGLE WASTE PROPERTIES LP	TR B OF TR 3 10.830AC WALKER-ARENA HIGHWAY 347	\$525,188
413386		WHITMAN GARY W & DEBBIE L	TR 3 C 3.873 AC WALKER-ARENA HIGHWAY 347	\$233,858
386010		WHITMAN GARY	TR 1 7.54AC WALKER-ARENA HIGHWAY 347	\$355,267
386011		FONTENOT ROBERT D	TR 2 5.000AC WALKER-ARENA HIGHWAY 347	\$279,099
386014		FONTENOT ROBERT D	TR A OF TR 3 .5602AC WALKER-ARENA HIGHWAY 347	\$15,252
412821		ACE BLASTING & PAINTING	TR 5 2.843 AC WALKER-ARENA HIGHWAY 347	\$194,609
130743		HOLLIER RON	TRS 106 & 79 (PT TR 19A) AB 32 P HUMPHREYS 2.610AC	\$84,203

130750		OCI CLEAN AMMONIA LLC	TRS 107 - 109 & 111 & 112 AB 32 P HUMPHREYS 6.119AC	\$374,266
130754	5	DAY HOLDINGS	P HUMPHREYS-ABS 32 TR 116 .9286 AC	\$75,876
130748		L'ITALIANO FAMILY PARTNERSHIP	P HUMPHREYS-ABS 32 TR 110 .4693 AC	\$45,996
425732		L'ITALIANO FAMILY PARTNERSHIP	P HUMPHREYS-ABS 32 TR 134 .497 AC	\$48,505
328006		STANLEY STAN	P HUMPHREYS-ABS 32 TR 134 1.00 AC	\$108,900
127190		OCI CLEAN AMMONIA	TR 2 OF PT TR 17-A AB 257 & TR 3 OF PT TR 17 & PT 17B AB 13 WMCARROLL & .346AC IN 10' STRIP TO CITY OF NED 91.003AC	\$1,301,313
139592	4	OCI CLEAN AMMONIA LLC	TRS 11 OF 18A, 10 17A AB 257 & TRS 1-10 OF 18A AB 32, TR 17A AB 13 & 10' CITY OF NED STRIP 114.605AC	\$149,572
411804		FARHAFETCHED LLC	TR 1-A REPLAT LT 1 MID-CITY BUSINESS PARK .8743AC	\$95,211
420432		HATFIELD AND COMPANY	TR 1-B REPLAT LT 1 MID-CITY BUSINESS PARK 1.558AC	\$129,088
411805		VARITECH SERVICES	LT 2 MID-CITY BUSINESS PARK 2.098AC	\$183,594
411806		OCI CLEAN AMMONIA	LT 3 MID-CITY BUSINESS PARK 2.098AC	\$183,594
* The project area will include a 8.72 acre parcel out of the larger 405.55 ac tract. The value reflected here is extrapolated from the per acre value of the larger tract (\$9,153,727).				
1 - These parcels were combined by JCCAD into a single parcel, parcel 139592, and no longer appear in JCCAD public access GIS records as individual parcels.				
2 - The project area will include an additional 65 acres out of the larger parcel that is a 405.55 ac tract. The value reflected here is extrapolated from the per acre value of the larger tract (\$9,153,727). The current owner is OCI Clean Ammonia and JCCAD renumbered it to parcel #426469.				
3 - The project area will include a 9.8 acre parcel out of the larger 71.56 ac tract. The value reflected here is the taxable value for the parcel, it has an ag. exemption applied.				
4 - Adds remaining 12.83 acres, for parcel id 139592. This parcel was acquired by OCI Clean Ammonia LLC.				
5 - Adds .9286 acres. .4583 of this parcel was acquired by OCI Clean Ammonia (parcel # 426301).				

During application preparation, a search of property tax records confirmed that there are no improvements recorded in the tax accounts of the parcels that comprise the project area. See Tab 11c. Parcel 328977 and 328983 are currently being used as a staging area for contractor equipment, which would be relocated. The project area would also include a portion of another parcel (30368), which is currently a parking lot. Parcel 130657 has a small portable storage building that would be removed (288 sq ft, appraised value \$2,000).



REINVESTMENT ZONE BOUNDARY AND
PROJECT BOUNDARY SHADED IN BLUE

STATE HIGHWAY 347

US HIGHWAY 69/96/287

TAB 11

MAPS

- 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 COSTRUCTED 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 INTERPRISE ZONE WITHIN VICINITY MAP, SHOWING THE ACTUAL OR PROPOSED BOUNDARIES AND SIZE

Application for Appraised Value Limitation on Qualified Property
submitted to Beaumont ISD
by OCI Fuels USA

Tab 11(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 qualified time period.

Applicant is evaluating the property to make determinations as to where within the project boundary the different components of the project will be situated. This determination will be made during a preliminary engineering evaluation of the properties and will be based on a number of considerations, including geotechnical analysis, as well as proximity to pipelines, utilities and interconnections. The project site currently has no improvements. Tangible personal property and buildings will be installed and constructed within the project boundaries.



11(c)(1) Qualified property within project boundaries (area shaded blue)

Applicant is evaluating the property to make determinations as to where within the project boundary the different component of the project will be situated. This determination will be made during a preliminary engineering evaluation of the properties and will be based on a number of considerations, including geotechnical analysis, as well as proximity to pipelines, utilities and interconnections.

The project site currently has no improvements. Applicant is working to determine whether a lease or purchase of the property is most advantageous. If Applicant purchases the land, it could be qualified property.



TAB 14

**SCHEDULES A1, A2, B, AND C COMPLETED AND SIGNED ECONOMIC IMPACT
(IF APPLICABLE)**

Date 8/21/2024
 Applicant Name OCI Fuels USA Inc
 ISD Name Beaumont ISD

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

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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 <u>not</u> 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				Not eligible to become Qualified Property				
Investment made after filing complete application with district, but before final board approval of application	--	Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)	2023				[The only other investment made before filing complete application with district that may become Qualified Property is land.]	
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period								
	Deferral	2024-2025	2024		\$ -			
	QTP Partial Stub Year 1/2/25	2025-2026	2025		\$ 281,250,000			\$ 281,250,000
Complete tax years of qualifying time period	QTP1	2026-2027	2026		\$ 943,750,000			\$ 943,750,000
	QTP2	2027-2028	2027		\$ 850,000,000			\$ 850,000,000
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				0	\$ 2,075,000,000	0		\$ 2,075,000,000
				Enter amounts from TOTAL row above in Schedule A2				
Total Qualified Investment (sum of green cells)				\$ 2,075,000,000				

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.

Date 8/21/2024
 Applicant Name OCI Fuels USA Inc
 ISD Name Beaumont ISD

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

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PROPERTY INVESTMENT AMOUNTS								
(Estimated investment in each year. Do not put cumulative totals.)								
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	Column A New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	Column B New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Column C Other investment made during this year that will not become Qualified Property [SEE NOTE]	Column D Other investment made during this year that will become Qualified Property (SEE NOTE)	Column E Total Investment (A+B+C+D)
Total Investment from Schedule A1*	2022-2028	TOTALS FROM SCHEDULE A1		Enter amounts from TOTAL row in Schedule A1 in the row below				2,075,000,000
Each year prior to start of value limitation period	QTP Partial Stub Year 1/2/25	2025-2026	2025					2,075,000,000
Each year prior to start of value limitation period	QTP1	2026-2027	2026					
Each year prior to start of value limitation period	QTP2	2027-2028	2027					
Each year prior to start of value limitation period	GAP	2028-2029	2028					
Value limitation period***	1	2029-2030	2029					
	2	2030-2031	2030					
	3	2031-2032	2031					
	4	2032-2033	2032					
	5	2033-2034	2033					
	6	2034-2035	2034					
	7	2035-2036	2035					
	8	2036-2037	2036					
		2037-2038	2037					
		2038-2039	2038					
Total Investment made through limitation					2,075,000,000			2,075,000,000
Continue to maintain viable presence	11	2039-2040	2039					
	12	2040-2041	2040					
	13	2041-2042	2041					
	14	2042-2043	2042					
	15	2043-2044	2043					
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2044-2045	2044					
	17	2045-2046	2045					
	18	2046-2047	2046					
	19	2047-2048	2047					
	20	2048-2049	2048					
	21	2049-2050	2049					
	22	2050-2051	2050					
	23	2051-2052	2051					
	24	2052-2053	2052					
	25	2053-2024	2053					

* 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)

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September 26, 2024

Date 8/21/2024
Applicant Name OCI Fuels USA Inc
ISD Name Beaumont ISD

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	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	
Deferral	0	2023-2024	2023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Deferral	0	2024-2025	2024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
QTP Partial Stub Year 1/2/25	0	2025-2026	2025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
QTP1	0	2026-2027	2026	\$ -	\$ 98,437,500		\$ 93,515,625	\$ 93,515,625	\$ 93,515,625	
QTP2	0	2027-2028	2027	\$ -	\$ 98,437,500		\$ 93,515,625	\$ 93,515,625	\$ 93,515,625	
Gap Year	0	2028-2029	2028	\$ -	\$ 612,500,000		\$ 581,875,000	\$ 581,875,000	\$ 581,875,000	
Value Limitation Period	1	2029-2030	2029	\$ -	\$ 1,348,750,000		\$ 1,281,312,500	\$ 1,281,312,500	\$ 30,000,000	
	2	2030-2031	2030	\$ -	\$ 2,075,000,000		\$ 1,971,250,000	\$ 1,971,250,000	\$ 30,000,000	
	3	2031-2032	2031	\$ -	\$ 2,012,750,000		\$ 1,912,112,500	\$ 1,912,112,500	\$ 30,000,000	
	4	2032-2033	2032	\$ -	\$ 1,952,367,500		\$ 1,854,749,125	\$ 1,854,749,125	\$ 30,000,000	
	5	2033-2034	2033	\$ -	\$ 1,893,796,475		\$ 1,799,106,651	\$ 1,799,106,651	\$ 30,000,000	
	6	2034-2035	2034	\$ -	\$ 1,836,982,581		\$ 1,745,133,452	\$ 1,745,133,452	\$ 30,000,000	
	7	2035-2036	2035	\$ -	\$ 1,781,873,103		\$ 1,692,779,448	\$ 1,692,779,448	\$ 30,000,000	
	8	2036-2037	2036	\$ -	\$ 1,728,416,910		\$ 1,641,996,065	\$ 1,641,996,065	\$ 30,000,000	
	9	2037-2038	2037	\$ -	\$ 1,676,564,403		\$ 1,592,736,183	\$ 1,592,736,183	\$ 30,000,000	
	10	2038-2039	2038	\$ -	\$ 1,626,267,471		\$ 1,544,954,097	\$ 1,544,954,097	\$ 30,000,000	
Continue to maintain viable presence	11	2039-2040	2039	\$ -	\$ 1,577,479,447		\$ 1,498,605,474	\$ 1,498,605,474	\$ 1,498,605,474	
	12	2040-2041	2040	\$ -	\$ 1,530,155,063		\$ 1,453,647,310	\$ 1,453,647,310	\$ 1,453,647,310	
	13	2041-2042	2041	\$ -	\$ 1,484,250,411		\$ 1,410,037,891	\$ 1,410,037,891	\$ 1,410,037,891	
	14	2042-2043	2042	\$ -	\$ 1,439,722,899		\$ 1,367,736,754	\$ 1,367,736,754	\$ 1,367,736,754	
	15	2043-2044	2043	\$ -	\$ 1,396,531,212		\$ 1,326,704,651	\$ 1,326,704,651	\$ 1,326,704,651	
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2044-2045	2044	\$ -	\$ 1,354,635,276		\$ 1,286,903,512	\$ 1,286,903,512	\$ 1,286,903,512	
	17	2045-2046	2045	\$ -	\$ 1,313,996,217		\$ 1,248,296,407	\$ 1,248,296,407	\$ 1,248,296,407	
	18	2046-2047	2046	\$ -	\$ 1,274,576,331		\$ 1,210,847,514	\$ 1,210,847,514	\$ 1,210,847,514	
	19	2047-2048	2047	\$ -	\$ 1,236,339,041		\$ 1,174,522,089	\$ 1,174,522,089	\$ 1,174,522,089	
	20	2048-2049	2048	\$ -	\$ 1,199,248,870		\$ 1,139,286,426	\$ 1,139,286,426	\$ 1,139,286,426	
	21	2049-2050	2049	\$ -	\$ 1,163,271,404		\$ 1,105,107,833	\$ 1,105,107,833	\$ 1,105,107,833	
	22	2050-2051	2050	\$ -	\$ 1,128,373,262		\$ 1,071,954,598	\$ 1,071,954,598	\$ 1,071,954,598	
	23	2051-2052	2051	\$ -	\$ 1,094,522,064		\$ 1,039,795,961	\$ 1,039,795,961	\$ 1,039,795,961	
	24	2052-2053	2052	\$ -	\$ 1,061,686,402		\$ 1,008,602,082	\$ 1,008,602,082	\$ 1,008,602,082	
	25	2053-2054	2053	\$ -	\$ 1,029,835,810		\$ 978,344,019	\$ 978,344,019	\$ 978,344,019	

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 8/21/2024
Applicant Name OCI Fuels USA Inc
ISD Name Beaumont 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
Deferral	0	2023-2024	2023					
Deferral	0	2024-2025	2024					
QTP Partial Stub Year 1/2/25	0	2025-2026	2025					
QTP1	0	2026-2027	2026	600	\$ 63,000			
QTP1	0	2027-2028	2027	1200	\$ 63,000			
GAP YEAR	0	2028-2029	2028	1800	\$ 63,000			
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2029-2030	2029				10	\$ 63,000
	2	2030-2031	2030				10	\$ 63,000
	3	2031-2032	2031				10	\$ 63,000
	4	2032-2033	2032				10	\$ 63,000
	5	2033-2034	2033				10	\$ 63,000
	6	2034-2035	2034				10	\$ 63,000
	7	2035-2036	2035				10	\$ 63,000
	8	2036-2037	2036				10	\$ 63,000
	9	2037-2038	2037				10	\$ 63,000
	10	2038-2039	2038				10	\$ 63,000
Years Following Value Limitation Period	11 through 25	2039-2054	2039-2053				10	\$ 63,000

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

TAB 16

DESCRIPTION OF REINVESTMENT OR ENTERPRISE ZONE

Section 3. That the Commissioners Court has heretofore adopted Guidelines and Criteria for Granting Tax Abatements in Reinvestment Zones in Jefferson County, Texas.

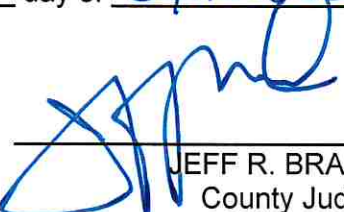
Section 4. The Commissioners Court finds that such improvements are feasible and will benefit the Zone after the expiration of the agreement.

Section 5. The Commissioners Court finds that the Zone is likely to contribute to the retention or expansion of primary employment in the area and/or would contribute to attract major investments that would be a benefit to the property and that would contribute to the economic development of the community.

Section 6. That this Order shall take effect from and after its passage as the law in such cases provides.

Signed this 26 day of September, 2023.






JEFF R. BRANICK
County Judge



COMMISSIONER VERNON PIERCE
Precinct No. 1



COMMISSIONER MICHAEL S. SINEGAL
Precinct No. 3



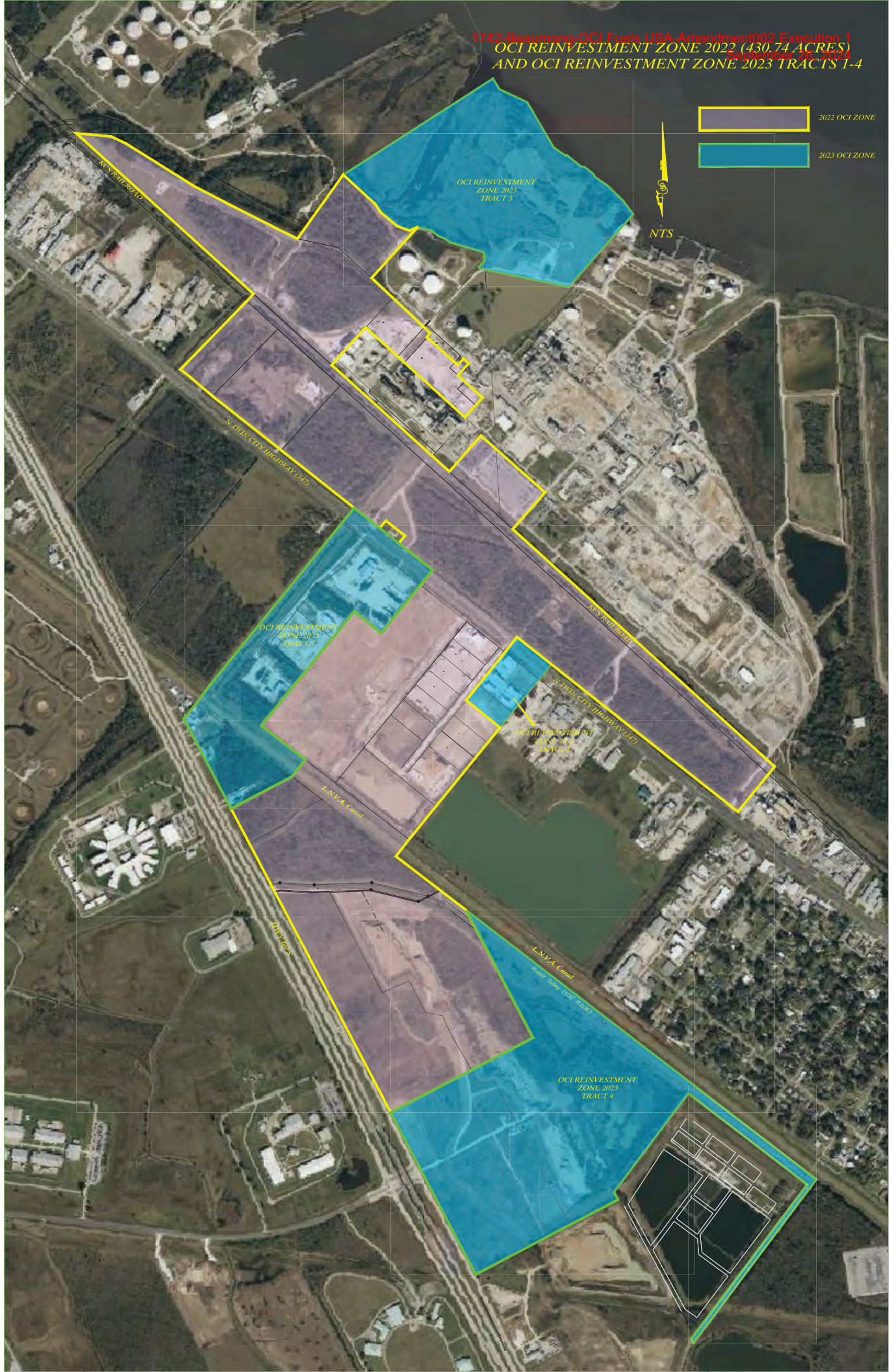
COMMISSIONER CARY ERICKSON
Precinct No. 2

COMMISSIONER EVERETTE D. ALFRED
Precinct No. 4

1742 Beaumont-OCI Fuels, LISA, Amendment 002, Execution 1
OCI REINVESTMENT ZONE 2022 (430.74 ACRES)
AND OCI REINVESTMENT ZONE 2023 TRACTS 1-4
September 29, 2024

2022 OCI ZONE

2023 OCI ZONE



8001	30	00	15.9	94	02	29.0	0	POB TR 1
8002	30	00	25.3	94	02	34.0	0	PT
8003	30	00	26.7	94	02	32.6	0	PT
8004	30	00	28.5	94	02	30.9	0	PT
8005	30	00	46.1	94	02	13.0	0	PT
8006	30	00	39.4	94	02	04.1	0	PT
8007	30	00	37.9	94	02	05.6	0	PT
8008	30	00	33.2	94	02	10.5	0	PT
8009	30	00	35.5	94	02	13.5	0	PT
8010	30	00	24.2	94	02	25.0	0	PT
8011	30	00	20.6	94	02	20.0	0	PT
8012	30	00	18.9	94	02	21.6	0	PT
8013	30	00	15.9	94	02	29.0	0	BACK TO POB
8201	30	00	32.2	94	01	54.5	0	POB TR 2
8202	30	00	29.3	94	01	50.6	0	PT
8203	30	00	27.8	94	01	52.1	0	PT
8204	30	00	23.0	94	01	57.0	0	PT
8205	30	00	26.0	94	02	00.8	0	PT
8206	30	00	30.7	94	01	56.0	0	PT
8207	30	00	32.2	94	01	54.5	0	BACK TO POB TR 2
8301	30	01	20.2	94	02	12.6	0	POB TR 3
8302	30	01	29.4	94	01	54.6	0	PT
8303	30	01	28.3	94	01	53.9	0	PT
8304	30	01	26.8	94	01	50.7	0	PT
8305	30	01	22.1	94	01	47.8	0	PT
8306	30	01	21.2	94	01	46.5	0	PT
8307	30	01	21.2	94	01	46.3	0	PT
8308	30	01	20.0	94	01	44.7	0	PT
8309	30	01	20.0	94	01	44.3	0	PT
8310	30	01	19.2	94	01	43.3	0	PT
8311	30	01	18.9	94	01	43.1	0	PT
8312	30	01	17.9	94	01	41.6	0	PT
8313	30	01	16.3	94	01	39.9	0	PT
8314	30	01	14.9	94	01	38.8	0	PT
8315	30	01	07.8	94	01	46.7	0	PT
8316	30	01	10.1	94	01	57.2	0	PT
8317	30	01	10.8	94	01	56.5	0	PT
8318	30	01	11.6	94	01	56.5	0	PT
8319	30	01	11.7	94	01	56.6	0	PT
8320	30	01	12.8	94	02	00.4	0	PT
8321	30	01	13.1	94	02	00.7	0	PT
8322	30	01	13.6	94	02	01.9	0	PT
8323	30	01	14.1	94	02	02.5	0	PT
8324	30	01	14.5	94	02	04.1	0	PT
8325	30	01	14.2	94	02	05.2	0	PT
8326	30	01	14.7	94	02	06.6	0	PT
8327	30	01	16.2	94	02	08.5	0	PT

8328 30 01 17.0 94 02 09.0	0 PT
8329 30 01 20.2 94 02 12.6	0 BACK TO POB TR 3
8401 29 59 44.1 94 02 11.7	0 POB TR 4
8402 29 59 51.2 94 01 54.7	0 PT
8403 30 00 04.5 94 02 01.9	0 PT
8404 29 59 45.6 94 01 36.0	0 PT
8405 29 59 35.4 94 01 22.1	0 PT
8406 29 59 19.3 94 01 37.4	0 PT
8407 29 59 19.7 94 01 37.6	0 PT
8408 29 59 35.0 94 01 23.2	0 PT
8409 29 59 44.8 94 01 36.7	0 PT
8410 29 59 35.0 94 01 45.9	0 PT
8411 29 59 34.2 94 01 45.5	0 PT
8412 29 59 31.9 94 01 51.3	0 PT
8413 29 59 27.2 94 02 02.6	0 PT
8414 29 59 44.1 94 02 11.7	0 BACK TO POB TR 4



STATE OF TEXAS §

COUNTY OF JEFFERSON §

Boundary description of a 124.75 acre Tract 4 of the OCI Reinvestment Zone 2023 in the Pelham Humphreys Survey, Abstract 32, the Joseph S. Johnston Survey, Abstract 34 and the T.&N.O. Railroad Survey, Section 1, Abstract 257 in Jefferson County, Texas and being more particularly described by metes and bounds as follows:

All bearings, distances and acreages are grid and are referenced to the State Plane Coordinate System, NAD 83, Texas South Central Zone, U. S. Survey feet. The mapping angle is +02°25'54" and the scale factor is 1.00007 (TxDOT). All records cited are recorded in the Jefferson County Deed, Plat or Official Public Records. A plat of even date accompanies this description.

BEGINNING at the southwest corner of the remainder of a called 65.3708 acre tract described in Clerk's File 2013023101, also being the northwest corner of the remainder of a called 72.09 acre tract described in Clerk's File 2014000320, also being the west line of a called 85.096 acre tract described in Clerk's File 2022031314 and also being in the northeasterly right-of-way line of Highway 69 having a Texas State Plane coordinate value of N: 13,942,894.44' and E: 3,539,175.31';

THENCE North 62°18'25" East across the said 85.096 acre tract and across a called 114.91 acre tract described in Clerk's File 2022040290 a distance of 1660.95 feet to the an ell corner of the herein described tract;

THENCE North 27°41'08" West continuing across the said 114.91 acre tract 1491.32 feet to a 5/8" iron rod found in concrete in the southwest line of the L.N.V.A. Canal;

THENCE South 52°26'13" East with the southwest line of the said L.N.V.A. Canal, 2975.71 feet to a B-Line capped rod found at the southeast corner of the said 114.91 tract and also being the northeast corner of a called 5.59 acre tract described in Clerk's File 2022040290;

THENCE South 52°25'27" East with the east line of the said 5.59 acre tract 1592.71 feet to a 5/8 iron rod found at the northeast corner of a called 43.32 acre tract described in Clerk's File 2017031963 and also being the southeast corner of the said 5.59 acre tract;

THENCE South 36°56'57" West with the north lines of the said 43.32 acre tract, a called 2.248 acre tract described in Clerk's File 2022024088 and a called 70.74 acre tract described in Clerk's File 2022024088 a distance of 2114.40 feet to a point at an ell corner of the said 70.74 acre tract in the centerline of Rodair Gully;

THENCE North 27°42'00" West 47.23 feet to a concrete monument found at the southwest corner of a called 58.23 acre tract described in Film Code 105-21-0093;

THENCE North 36°57'01" East with the southeasterly line of the said 58.23 acre tract 1996.03 feet to a concrete monument found at the east corner of the said 58.23 acre tract and also being an ell corner of the said 5.59 acre tract;



THENCE North $52^{\circ}27'32''$ West with the northeast line of the said 58.23 acre tract 1550.07 feet to a point for the northeast corner of the said 58.23 acre tract, also being in the south line of the said 114.91 acre tract and also being the northwest corner of the herein described tract, from which concrete monument found for reference bears N $36^{\circ}57'05''$ E 0.80 feet;

THENCE South $36^{\circ}57'05''$ West 1278.19 feet to a 2" iron pipe found the west corner of the said 58.23 acre tract;

THENCE South $27^{\circ}46'35''$ East 89.54 feet to a 2 1/2" fence post found at the northeast corner of a called 28.589 acre tract described in Clerk's File 2018035924;

THENCE South $62^{\circ}20'14''$ West 562.06 feet to a 1/2" iron rod set with cap 'SHINE'

THENCE South $62^{\circ}20'20''$ West with the south line of the said 85.096 acre tract 1100.00 feet to a 1/2" iron found with cap 'F&S' at the northwest corner of the said 28.559 acre tract and also being in the east right-of-way of U.S. Hwy 69 Frontage Road;

THENCE North $27^{\circ}41'15''$ West with the said east right-of-way of U.S. Hwy 69 Frontage Road 1889.68 feet to the PLACE AND POINT OF BEGINNING, containing 124.75 acres of land, more or less.

The above description has been compiled from record deed information and limited survey data from past projects in the area.



STATE OF TEXAS §

COUNTY OF JEFFERSON §

Boundary description of 8.70 acre Tract 2 of the OCI Reinvestment Zone 2023 in the Pelham Humphreys Survey, Abstract 32, the Joseph S. Johnston Survey, Abstract 34 and the T.&N.O. Railroad Survey, Section 1, Abstract 257 in Jefferson County, Texas and being more particularly described by metes and bounds as follows:

All bearings, distances and acreages are grid and are referenced to the State Plane Coordinate System, NAD 83, Texas South Central Zone, U. S. Survey feet. The mapping angle is +02°25'54" and the scale factor is 1.00007 (TxDOT). All records cited are recorded in the Jefferson County Deed, Plat or Official Public Records. A plat of even date accompanies this description.

BEGINNING at a point in the north right-of-way line of Highway 347, also being in the south line of a called 47.265 acre Tract VIII described in Clerk's File 2022018289 having a Texas State Plane coordinate value of N: 13,947,809.56' and E: 3,540,479.77';

THENCE South 51°36'22" East with the north right-of-way of said Highway 347 a distance of 456.15 feet;

THENCE South 39°08'09" West across said Highway 347 a distance of 200.00 feet to the northeast corner of Lot 1-B of Mid City Business Park replat recorded in Clerk's File 2022002862 and also being the northwest corner of a called 4.532 acre tract described in Clerk's File 2018005732;

THENCE South 39°08'09" West with the east lines of the said Lot 1-B, Lot 2 and Lots 3 of said Mid City Business Park Replat for a total distance of 643.74 to the southeast corner of said Lot 3 and also being the northeast corner of Lot 4;

THENCE North 50°51'28" West with the south line of said Lot 3 a distance of 449.96 feet to the west corner of said Lot 3 and also being in the east right-of-way of Lone Star Drive;

THENCE North 39°08'50" East with the east line of said Lone Star Drive 637.81 feet to the south right-of-way of said Highway 347;

THENCE North 37°20'05" East across said Highway 347 a distance of 200.00 feet to the PLACE AND POINT OF BEGINNING, containing 8.70 acres of land, more or less.

The above description has been compiled from record deed information and limited survey data from past projects in the area.



STATE OF TEXAS §

COUNTY OF JEFFERSON §

Boundary description of a 77.61acre Tract 3 of the OCI Reinvestment Zone 2023 in the Pelham Humphreys Survey, Abstract 32, the Joseph S. Johnston Survey, Abstract 34 and the T.&N.O. Railroad Survey, Section 1, Abstract 257 in Jefferson County, Texas and being more particularly described by metes and bounds as follows:

All bearings, distances and acreages are grid and are referenced to the State Plane Coordinate System, NAD 83, Texas South Central Zone, U. S. Survey feet. The mapping angle is +02°25'54" and the scale factor is 1.00007 (TxDOT). All records cited are recorded in the Jefferson County Deed, Plat or Official Public Records. A plat of even date accompanies this description.

BEGINNING at the north corner of a called 13.148 acre Lot 1 of the Replat of Lot 3 of Dupont Beaumont Industrial Site No. 1 recorded in Clerk's File 2007047667 and also being an ell corner of a called 461.42 acre tract described in Clerk's File 2015013909 having a Texas State Plane coordinate value of N: 13,952,586.38' and E: 3,538,685.60';

THENCE North 57°16'44" East crossing the said 461.42 acre tract and a called 503.193 acre tract 1838.97 feet to the south right-of-way of the Neches River;

THENCE with the south meander lines of the Neches River:

South 32°45'26" East 127.32 feet;
 South 30°22'35" East 538.99 feet;
 South 54°27'01" East 150.11 feet;
 North 68°58'00" East 17.24 feet;
 South 50°33'53" East 181.17 feet;
 South 80°06'42" East 43.07 feet;
 South 51°43'43" East 114.54 feet;\n
 South 27°15'49" East 36.92 feet;
 South 55°43'03" East 160.53 feet;
 South 45°37'43" East 228.12 feet;
 South 36°39'53" East 168.34 feet to a point;

THENCE South 41°39'12" West crossing the said 503.193 acre tract 106.81 feet to the northwest corner of a called 1.544 acre tract described in Clerk's File 2011021593;

THENCE South 41°39'12" West with the west line of the said 1.544 acre tract 234.56 feet to the southwest corner of the said 1.544 acre tract;

THENCE South 41°39'12" West continuing across the said 503.193 acre tract 663.01 feet to a point;

THENCE North 78°08'38" West 953.62 feet to a point in the east line of a called 12.817 acre Lot 1 of the DuPont-Beaumont Industrial Site No. 1 Replat recorded in Clerk's File 2012016235;

THENCE with the north line of said Lot 1 the following bearings and distances:

North 42°12'18" East 97.46 feet;

North 02°58'05" West 79.82 feet;
North 47°47'42" West 20.30 feet;
North 73°59'42" West 351.07 feet;
North 47°47'42" West 40.00 feet;
North 66°13'48" West 110.68 feet;
North 47°47'42" West 75.00 feet;
North 75°12'17" West 152.07 feet to the northeast corner of a called 13.148 acre tract described in Clerk's File 2022018289;

THENCE with the northeast line of said Lot 3 the following bearings and distances:

South 66°55'16" West 96.15 feet
North 69°12'12" West 136.26 feet;
North 50°14'25" West 222.34 feet;
North 31°59'39" West 92.61 feet;
North 47°22'07" West 454.88 feet to the PLACE AND POINT OF BEGINNING, containing 77.61 acres of land, more or less.

The above description has been compiled from record deed information and limited survey data from past projects in the area.



STATE OF TEXAS §

COUNTY OF JEFFERSON §

Boundary description of a 124.75 acre Tract 4 of the OCI Reinvestment Zone 2023 in the Pelham Humphreys Survey, Abstract 32, the Joseph S. Johnston Survey, Abstract 34 and the T.&N.O. Railroad Survey, Section 1, Abstract 257 in Jefferson County, Texas and being more particularly described by metes and bounds as follows:

All bearings, distances and acreages are grid and are referenced to the State Plane Coordinate System, NAD 83, Texas South Central Zone, U. S. Survey feet. The mapping angle is +02°25'54" and the scale factor is 1.00007 (TxDOT). All records cited are recorded in the Jefferson County Deed, Plat or Official Public Records. A plat of even date accompanies this description.

BEGINNING at the southwest corner of the remainder of a called 65.3708 acre tract described in Clerk's File 2013023101, also being the northwest corner of the remainder of a called 72.09 acre tract described in Clerk's File 2014000320, also being the west line of a called 85.096 acre tract described in Clerk's File 2022031314 and also being in the northeasterly right-of-way line of Highway 69 having a Texas State Plane coordinate value of N: 13,942,894.44' and E: 3,539,175.31';

THENCE North 62°18'25" East across the said 85.096 acre tract and across a called 114.91 acre tract described in Clerk's File 2022040290 a distance of 1660.95 feet to the an ell corner of the herein described tract;

THENCE North 27°41'08" West continuing across the said 114.91 acre tract 1491.32 feet to a 5/8" iron rod found in concrete in the southwest line of the L.N.V.A. Canal;

THENCE South 52°26'13" East with the southwest line of the said L.N.V.A. Canal, 2975.71 feet to a B-Line capped rod found at the southeast corner of the said 114.91 tract and also being the northeast corner of a called 5.59 acre tract described in Clerk's File 2022040290;

THENCE South 52°25'27" East with the east line of the said 5.59 acre tract 1592.71 feet to a 5/8 iron rod found at the northeast corner of a called 43.32 acre tract described in Clerk's File 2017031963 and also being the southeast corner of the said 5.59 acre tract;

THENCE South 36°56'57" West with the north lines of the said 43.32 acre tract, a called 2.248 acre tract described in Clerk's File 2022024088 and a called 70.74 acre tract described in Clerk's File 2022024088 a distance of 2114.40 feet to a point at an ell corner of the said 70.74 acre tract in the centerline of Rodair Gully;

THENCE North 27°42'00" West 47.23 feet to a concrete monument found at the southwest corner of a called 58.23 acre tract described in Film Code 105-21-0093;

THENCE North 36°57'01" East with the southeasterly line of the said 58.23 acre tract 1996.03 feet to a concrete monument found at the east corner of the said 58.23 acre tract and also being an ell corner of the said 5.59 acre tract;



THENCE North 52°27'32" West with the northeast line of the said 58.23 acre tract 1550.07 feet to a point for the northeast corner of the said 58.23 acre tract, also being in the south line of the said 114.91 acre tract and also being the northwest corner of the herein described tract, from which concrete monument found for reference bears N 36°57'05" E 0.80 feet;

THENCE South 36°57'05" West 1278.19 feet to a 2" iron pipe found the west corner of the said 58.23 acre tract;

THENCE South 27°46'35" East 89.54 feet to a 2 1/2" fence post found at the northeast corner of a called 28.589 acre tract described in Clerk's File 2018035924;

THENCE South 62°20'14" West 562.06 feet to a 1/2" iron rod set with cap 'SHINE'

THENCE South 62°20'20" West with the south line of the said 85.096 acre tract 1100.00 feet to a 1/2" iron found with cap 'F&S' at the northwest corner of the said 28.559 acre tract and also being in the east right-of-way of U.S. Hwy 69 Frontage Road;

THENCE North 27°41'15" West with the said east right-of-way of U.S. Hwy 69 Frontage Road 1889.68 feet to the PLACE AND POINT OF BEGINNING, containing 124.75 acres of land, more or less.

The above description has been compiled from record deed information and limited survey data from past projects in the area.



STATE OF TEXAS §

COUNTY OF JEFFERSON §

Boundary description of 61.59 acre Tract 1 of the OCI Reinvestment Zone 2023 in the Pelham Humphreys Survey, Abstract 32, the Joseph S. Johnston Survey, Abstract 34 and the T.&N.O. Railroad Survey, Section 1, Abstract 257 in Jefferson County, Texas and being more particularly described by metes and bounds as follows:

All bearings, distances and acreages are grid and are referenced to the State Plane Coordinate System, NAD 83, Texas South Central Zone, U. S. Survey feet. The mapping angle is +02°25'54" and the scale factor is 1.00007 (TxDOT). All records cited are recorded in the Jefferson County Deed, Plat or Official Public Records. A plat of even date accompanies this description.

BEGINNING at the northwest corner of a called 6.413 acre tract described in Clerk's File 2022042353, also being the southwest corner of the remainder of a called 1.89 acre tract described in Clerk's File 2008014833 and also being in the northeasterly right-of-way line of Highway 69 having a Texas State Plane coordinate value of N: 13,946,034.43' and E: 3,537,525.93';

THENCE North 27°40'38" West with said right-of-way line and the west lines of the said 1.89 acre tract, the remainder of a called 0.9286 acre tract described in Clerk's File 2009034645, a called 6.119 acre tract described in Clerk's File 2022042353, a called 1.00 acre tract described in Clerk's File 2013037289, a called 1.50 acre tract described in Clerk's File 2022040202 and a 1.11 acre tract described in Clerk's File 2021018100 a total distance of 1047.18 feet to the northwest corner of the said 1.11 acre tract, also being the southwest corner of a called 0.9414 acre tract described in Clerk's File 2022025630;

THENCE North 38°46'15" East 196.18 feet to southwest line of L.N.V.A. Canal right-of-way and Entergy right-of-way;

THENCE North 36°16'53" East across said L.N.V.A. Canal and Entergy rights-of-way 235.36 feet to the west corner of a called 7.595 acre tract described in Volume 845, Page 48 and also being the south corner of a called 53.54 acre tract described in Clerk's File 2021015512;

THENCE North 39°10'04" East with the west line of the said 7.595 acre tract and also crossing Highway 347 a total distance of 2370.67 feet to a point in the northeast right-of-way line said Highway 347 and also being in the south line of a called 48.765 acre tract described in Clerk's File 2013038595;;

THENCE South 51°36'23" East with the south lines of the said 48.765 acre tract, a called 0.576 acre tract described in Volume 1320, Page 85 and continuing with the south line of the said 48.765 acre tract for a total distance of 1032.45 feet to a point;

THENCE South 38°26'05" West crossing said Highway 347 a distance of 200.00 feet to the south right-of-way of said Highway 347 to the northeast corner of a called 10.83 acre tract described in Clerk's File 2017034093 and also being the northerly northwest corner of a called 42.294 acre tract described in Clerk's File 2022009261;

THENCE South 39°09'55" West with the east line of the said 10.83 acre tract 642.41 feet to its southeast corner;



THENCE North 50°51'56" West with the south line of the said 10.83 acre tract 357.98 feet to the northeast corner of a called 3.873 acre tract described in Clerk's File 2020002776;

THENCE South 39°09'16" West with the east lines of the said 3.873 acre tract, a called 7.54 acre Tract I and a called 5.00 acre Tract II described in Clerk's File 2015010541 and a called 2.843 acre tract described in Clerk's File 20190358007 for a total distance of 1523.41 feet to the southwest corner of the said 42.294 acre tract and also being in the north line of the said Entergy and L.N.V.A. Canal rights-of-way;

THENCE South 52°25'08" East with the south line of the said 42.294 acre tract 572.55 feet to a point;

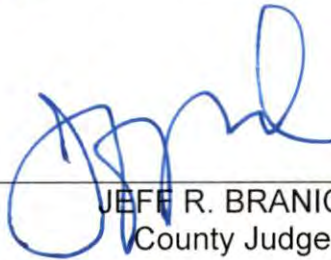
THENCE South 37°34'52" West across the said Entergy and L.N.V.A. Canal rights-of-way 220.00 feet to the north corner of the said 6.413 acre tract and also being the easterly corner of a called 0.4979 acre tract described in Clerk's File 2023011424;

THENCE South 62°12'40" West with the northwest line of the said 6.413 acre tract 714.58 feet to the PLACE AND POINT OF BEGINNING, containing 61.59 acres of land, more or less.

The above description has been compiled from record deed information and limited survey data from past projects in the area.

- Section 5. The Commissioners Court finds that such improvements are feasible and will benefit the Zone after the expiration of the agreement
- Section 6. The Commissioners Court finds that creation of the Zone is likely to contribute to the retention or expansion of primary employment in the area and/or would contribute to attract major investments that would be a benefit to the property and that would contribute to the economic development of the community
- Section 7. That this Order shall take effect from and after its passage as the law in such cases provides.

Signed this 19th day of July, 2022.



JEFF R. BRANICK
County Judge



COMMISSIONER VERNON PIERCE
Precinct No. 1



COMMISSIONER MICHAEL S. SINEGAL
Precinct No. 3



COMMISSIONER DARRELL BUSH
Precinct No. 2



COMMISSIONER EVERETTE D. ALFRED
Precinct No 4



STATE OF TEXAS §

COUNTY OF JEFFERSON §

Boundary description of the 430.74 acre OCI Reinvestment Zone 2022 in the Pelham Humphreys Survey, Abstract 32, the Joseph S. Johnston Survey, Abstract 34 and the T.&N.O. Railroad Survey, Section 1, Abstract 257 in Jefferson County, Texas and being more particularly described by metes and bounds as follows:

All bearings, distances and acreages are grid and are referenced to the State Plane Coordinate System, NAD 83, Texas South Central Zone, U. S. Survey feet. The mapping angle is +02°25'54" and the scale factor is 1.00007 (TxDOT). All records cited are recorded in the Jefferson County Deed, Plat or Official Public Records. A plat of even date accompanies this description.

BEGINNING at the southwest corner of the remainder of a called 65.3708 acre tract described in Clerk's File 2013023101, also being the northwest corner of the remainder of a called 72.09 acre tract described in Clerk's File 2014000320 and also being in the northeasterly right-of-way line of Highway 69 having a Texas State Plane coordinate value of N: 13,942,894.4' and E: 3,539,175.3';

THENCE North 27°31'46" West with said right-of-way line 150.24 feet to a point;

THENCE North 27°42'24" West continuing with said right-of-way 1649.54 feet to the northwest corner of said 65.3708 acre tract, also being the southwest corner of a called 12.611 acre tract described in Clerk's File 2015003484;

THENCE North 27°44'12" West continuing with said right-of-way 779.43 feet to the southwest line of a Jefferson County drainage ditch tract described in Film Code 103-72-0926;

THENCE North 27°44'12" West across said drainage ditch 76.55 feet to the northerly line of said ditch, also being the southwest corner of a called 22.929 acre tract described in Clerk's File 2013019632;

THENCE North 27°44'12" West with the southwest line of the said 22.929 acre tract 539.54 feet to the southwest corner of a called 6.41 acre tract described in Clerk's File 9505417;

THENCE North 27°43'09" West with the southwest line of the said 6.41 acre tract 351.54 feet to the northwest corner of the said 6.41 acre tract, also being the southwest corner of a called 1.89 acre tract described in Clerk's File 2008014833;

THENCE North 62°12'40" East with the northwest line of the said 6.41 acre tract 714.58 feet to the southwest line of L.N.V.A. Canal 120' right-of-way and Entergy 100' right-of-way;

THENCE North 37°34'52" East across said canal and Entergy right-of-way 220.00 feet to the southwest line of a called 42.294 acre tract described in Clerk's File 2022009261;

THENCE North 52°25'08" West with the southwest line of the said 42.294 acre tract 572.55 feet to the southwest corner of same, also being the southeast corner of a called 2.843 acre tract described in Clerk's File 2019035007;



THENCE North 39°09'16" East with the southeast lines of the said 2.843 acre tract, called Tracts I and II described in Clerk's File 2015010541 and a called 3.873 acre tract described in Clerk's File 2020002776 for a total distance of 1523.41 feet to the westerly northwest corner of the said 42.294 acre tract also being in the southwest line of a called 10.83 acre tract described in Clerk's File 2017034093;

THENCE South 50°51'56" East with the southwest line of the said 10.83 acre tract 357.98 feet to the southwest corner of same, also being an ell corner of the said 42.294 acre tract;

THENCE North 39°09'55" East with the southeast line of the said 10.83 acre tract 642.41 feet to the northwest corner of the said 42.294 acre tract in the southwest right-of-way line of Highway 347 (N Twin City Highway);

THENCE North 38°26'09" East across said Highway 347 a distance of 200.00 feet to the northeast right-of-way of same, also being in the southwest line of a called 48.765 acre tract described in Clerk's File 2013038595;

THENCE North 51°33'55" West with the south line of the said 48.765 acre tract 446.04 feet to the southeast corner of a called 0.576 acre tract described in Volume 1320, Page 85;

THENCE North 39°45'42" East with the southeast line of the said 0.576 acre tract 100.00 feet to the northeast corner of same;

THENCE North 51°33'18" West with the northeast line of the said 0.576 acre tract 251.61 feet to the northwest corner of same;

THENCE South 39°45'42" West with the northwest line of the said 0.576 acre tract 100.14 feet to the southeast corner of same in the northeast right-of-way line of said Highway 347;

THENCE North 51°40'35" West with the southwest line of the said 48.765 acre tract 1295.56 feet to the southeast corner of a called 19.00 acre tract described in Clerk's File 2013032080;

THENCE North 51°42'34" West with the southwest line of the said 19.00 acre tract 905.43 feet to the south corner of a called 6.749 acre tract described in Clerk's File 2014032114;

THENCE North 49°42'14" West with the southwest line of the said 6.749 acre tract 300.08 feet to the south corner of a called 2.951 acre tract described in Clerk's File 2014032114;

THENCE North 51°42'15" West with the southwest line of the said 2.951 acre tract 131.92 feet to the west corner of same, also being the south corner of a called 3.2608 acre tract described in Clerk's File 9432411;

THENCE North 44°14'40" East with the southeast line of the said 3.2608 acre tract and the southeast line of a called 9.941 acre tract described in Clerk's File 9415461 for a total distance of 985.34 feet to the southwest line of the Kansas City Southern Railroad (100' right-of-way);

THENCE North 42°12'34" East crossing said railroad right-of-way 100.00 feet to the south line of a called 46.801 acre tract described in Clerk's File 2013038595 as Lot 4 of the Replat of the DuPont Beaumont Industrial Site No. 1 in Clerk's File 2007037934;



THENCE North 47°47'19" West with the southwest line of said Lot 4 a distance of 2470.31 feet to the northern corner of same, also being in the southeast line of a called Tract D containing 21.08 acres described in Clerk's File 200506972;

THENCE with the northeasterly line said Lot 4, also being a southerly line of a called 6.40 acre tract described in Clerk's File 2001014848 the followings bearings and distances:

South 84°43'53" East 360.94 feet;
South 64°28'57" East 177.38 feet;
South 57°53'41" East 816.68 feet;
South 62°30'41" East 377.04 feet;
South 63°03'16" East 536.04 feet;

South 63°33'16" East 290.26 feet to the west corner of a called 13.148 acre Lot 3 of the Replat of Lot 3 of the du Pont Beaumont Industrial Site No. 1 recorded at Clerk's File 2007047667;

THENCE North 35°40'55" East with the westerly line of said Lot 3 for a distance of 814.30 feet to the north corner of said Lot 3;

THENCE with the northeast line of said Lot 3 the following bearings and distances:

South 47°22'07" East 454.88 feet;
South 31°59'39" East 92.61 feet;
South 50°14'25" East 222.34 feet;
South 69°12'12" East 136.26 feet;

North 66°55'16" East 96.15 feet to the east corner of said Lot 3, also being the northwest corner of Lot 1 of the du Pont Beaumont Industrial Site No. 1 Replat recorded at Clerk's File 2007037934;

THENCE South 42°12'18" West with the southeast line of said Lot 3 for a distance of 710.97 feet to the south corner of Lot 3 of the said Replat of Lot 3 of the DuPont Beaumont Industrial Site No. 1 Replat, also being in the northeast line of said Lot 4;

THENCE South 46°44'17" East with the northeast lines of said Lot 4 and a called 15.4760 acre tract described in Clerk's File 2013042294 and across Lot 3A for a distance of 737.11 feet to the southeast line of said Lot 3A, also being the northwest line of said Lot 3D of said subdivision;

THENCE South 46°01'02" East 96.21 feet to the northeast corner of the said 15.4760 acre tract;

THENCE South 41°29'33" West with the southeast line of the said 15.4760 acre tract 52.42 feet to the north corner of a called 6.34 acre tract described in Clerk's File 2013042295;

THENCE South 47°47'40" East 429.37 feet to a point;

THENCE North 42°12'20" East 90.00 feet to a point;

THENCE South 47°47'40" East 73.28 feet to a northwest line of a called 12.20 acre tract described as Tract VI in Clerk's File 2015014620;

THENCE South 42°12'33" West 167.00 feet to an ell corner of the said 12.20 acre tract;



THENCE South 47°47'43" East 345.55 feet to another ell corner of the said 12.20 acre tract;

THENCE South 42°12'20" West 274.00 feet to the south corner of the said 6.34 acre tract, also being in the north line of Lot 2 of the DuPont Beaumont Industrial Sit No. 1 Replat recorded in Clerk's File 2007037934

;

THENCE North 47°47'42" West with the southwest lines of the said 6.34 acre tract and the said 15.4760 acre tract 1383.01 feet to the west corner of the said 15.4760 acre tract, also being the north corner of said Lot 2 and also being in the southeast line of said 46.801 acre tract;

THENCE South 42°12'08" West 523.49 feet to the south corner of the said 46.801 acre tract, also being in the northeast right-of-way line of the Kansas City Southern Railroad (100' R.O.W.);

THENCE South 47°48'14" East with the said railroad right-of-way 1639.91 feet to a point in the south line of the said 12.20 acre tract;

THENCE North 41°30'11" East 494.16 feet to a point;

THENCE South 48°29'49" East 885.00 feet to a point within a called 503.193 acre tract described in Clerk's File 2015014620;

THENCE South 41°30'11" West 505.05 feet to a point on the northeast right-of-way of said Kansas City Southern Railroad;

THENCE South 47°46'34" East with said railroad right-of-way 3654.57 feet to a point;

THENCE South 39°11'32" West across said railroad right-of-way 100.14 feet to a point in the southwest right-of-way of said railroad, also being east corner of a called 18.33 acre tract out of a called 47.625 acre tract described in Clerk's File 2014032114;

THENCE South 39°11'32" West with the east line of the said 18.33 acre tract 500.80 feet to the south corner of the said 18.33 acre tract, also being the northeast right-of-way line of Highway 347;

THENCE North 51°40'45" West with the south lines of the said 18.33 acre tract 1575.75 feet to the south corner of a called 20.00 acre tract described in Clerk's File 2014032114;

THENCE North 51°36'22" West with the southwest line of the said 20.00 acre tract 1336.11 feet to the westerly corner of same, also being the south corner of a 7.6938 acre tract out of a called 47.265 acre tract described in Clerk's File 2014032114;

THENCE South 37°20'06" West across said Highway 347 for a distance of 200.04 feet to the north corner of Lot 1A of the Replat of Mid City Business Park as recorded at Clerk's File 2022002862, also being the east corner of Lone Star Drive in the Mid City Business Park subdivision recorded at Clerk's File 2019009949;

THENCE South 39°08'50" West with the east line of said Lone Star Drive 637.75 feet to the west corner of Lot 3 of said subdivision;



THENCE South 50°51'28" East with the northeast line of Lot 4 of said subdivision 449.96 feet to the east corner of said Lot 4 also being in the northwest line of Lot 1 of Caldwell Commercial Industrial Subdivision recorded at Volume 15, Page 37;

THENCE South 39°08'48" West with the southeast line of Lots 4, 5, 6, 7 and 8 of Mid City Business Park Subdivision 1489.71 feet to the south corner of said Lot 8, also being the west corner of a called 60.136 acre tract described in Clerk's File 2007001740 and also being in the northeast line of the said L.N.V.A Canal and Entergy right-of-ways;

THENCE South 37°31'41" West across said right-of-ways 220.00 feet to the southwest line of said right-of-ways also being in the northeast line of the said 22.929 acre tract;

THENCE South 52°26'43" East with the northeast line of the said 22.929 acre tract 571.07 feet to the east corner of same, also being the north corner of a called 65.3708 acre tract described in Clerk's File 2013023101;

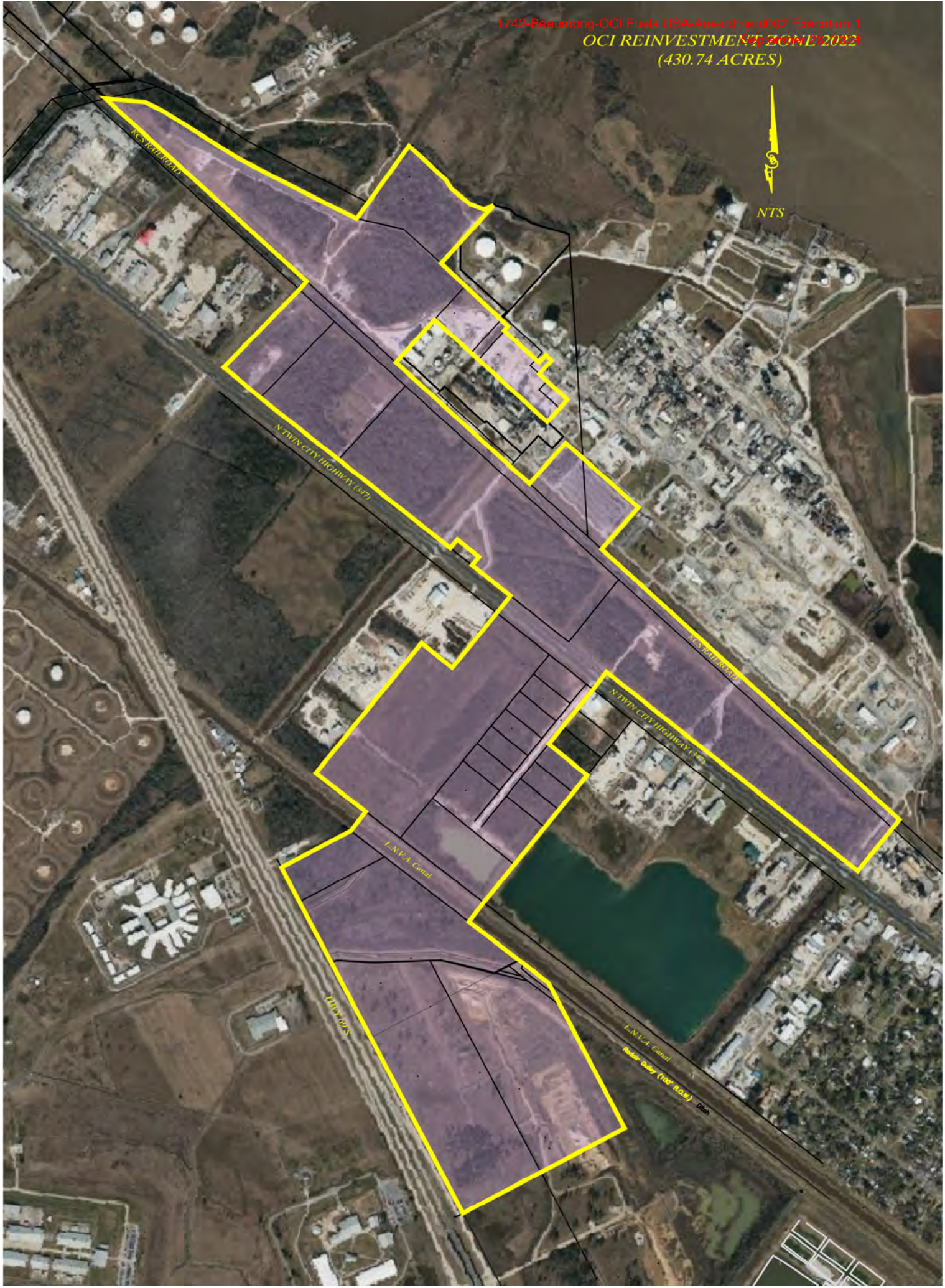
THENCE South 52°30'58" East 340.31 feet to the northeast corner of the said 65.3708 acre tract also being the north corner of a called 40.496 acre tract described in Clerk's File 2002019576;

THENCE South 27°41'08" East with a northeast line of the said 65.3708 acre tract 1491.32 feet to the east corner of same, also being the north corner of the said remainder of a called 72.09 acre tract;

THENCE South 62°18'25" West with the northwest line of the said 72.09 acre tract 90.00 feet to a point;

THENCE South 62°18'25" West continuing with the north line of the said 72.09 acre tract 1570.95 feet to the PLACE AND POINT OF BEGINNING, containing 430.74 acres of land, more or less.

The above description has been compiled from record deed information and limited survey data from past projects in the area.



OCI-POINTS-SP

7001	13942894	3539175	0 POB
7002	13943028	3539106	0 CP
7003	13944488	3538339	0 CP
7004	13945178	3537976	0 CP
7005	13945246	3537941	0 CP
7006	13945723	3537689	0 CP
7007	13946034	3537526	0 CP
7008	13946366	3538157	0 CP
7009	13946542	3538292	0 CP
7010	13946891	3537839	0 CP
7011	13948072	3538800	0 CP
7012	13947847	3539078	0 CP
7013	13948345	3539484	0 CP
7014	13948501	3539608	0 CP
7015	13948779	3539259	0 CP
7016	13948855	3539323	0 CP
7017	13949012	3539126	0 CP
7018	13948935	3539062	0 CP
7019	13949738	3538045	0 CP
7020	13950299	3537335	0 CP
7021	13950493	3537106	0 CP
7022	13950575	3537002	0 CP
7023	13951281	3537690	0 CP
7024	13951355	3537757	0 CP
7025	13953015	3535927	0 CP
7026	13952982	3536287	0 CP
7027	13952905	3536447	0 CP
7028	13952471	3537138	0 CP
7029	13952297	3537473	0 CP
7030	13952054	3537951	0 CP
7031	13951925	3538211	0 CP
7032	13952586	3538686	0 CP
7033	13952278	3539020	0 CP
7034	13952200	3539069	0 CP
7035	13952058	3539240	0 CP
7036	13952009	3539368	0 CP
7037	13952047	3539456	0 CP
7038	13951520	3538978	0 CP
7039	13951015	3539515	0 CP
7040	13950948	3539584	0 CP
7041	13950909	3539550	0 CP
7042	13950621	3539868	0 CP
7043	13950687	3539928	0 CP
7044	13950638	3539983	0 CP
7045	13950514	3539870	0 CP
7046	13950282	3540126	0 CP
7047	13950079	3539942	0 CP

7048	13951008	3538918	0 CP
7049	13950620	3538566	0 CP
7050	13949519	3539781	0 CP
7051	13949889	3540109	0 CP
7052	13949303	3540771	0 CP
7053	13948924	3540437	0 CP
7054	13946468	3543143	0 CP
7055	13946391	3543080	0 CP
7056	13946003	3542763	0 CP
7057	13946980	3541527	0 CP
7058	13947810	3540480	0 CP
7059	13947651	3540359	0 CP
7060	13947156	3539956	0 CP
7061	13946872	3540305	0 CP
7062	13945717	3539365	0 CP
7063	13945542	3539230	0 CP
7064	13945194	3539683	0 CP
7065	13944987	3539953	0 CP
7066	13943666	3540646	0 CP
7067	13943625	3540566	0 CP
7068	13942894	3539175	0 CLOSE TO POB

001-401113-LL

7001	29	59	44.1	-94	02	11.7	0	POB
7002	29	59	45.5	-94	02	12.5	0	CP
7003	30	00	00.3	-94	02	20.5	0	CP
7004	30	00	07.2	-94	02	24.3	0	CP
7005	30	00	07.9	-94	02	24.6	0	CP
7006	30	00	12.7	-94	02	27.3	0	CP
7007	30	00	15.9	-94	02	29.0	0	CP
7008	30	00	18.9	-94	02	21.6	0	CP
7009	30	00	20.6	-94	02	20.0	0	CP
7010	30	00	24.2	-94	02	25.0	0	CP
7011	30	00	35.5	-94	02	13.5	0	CP
7012	30	00	33.2	-94	02	10.5	0	CP
7013	30	00	37.9	-94	02	05.6	0	CP
7014	30	00	39.4	-94	02	04.1	0	CP
7015	30	00	42.3	-94	02	08.0	0	CP
7016	30	00	43.0	-94	02	07.2	0	CP
7017	30	00	44.7	-94	02	09.4	0	CP
7018	30	00	43.9	-94	02	10.1	0	CP
7019	30	00	52.3	-94	02	21.3	0	CP
7020	30	00	58.2	-94	02	29.1	0	CP
7021	30	01	00.2	-94	02	31.6	0	CP
7022	30	01	01.0	-94	02	32.7	0	CP
7023	30	01	07.7	-94	02	24.6	0	CP
7024	30	01	08.4	-94	02	23.8	0	CP
7025	30	01	25.6	-94	02	43.8	0	CP
7026	30	01	25.1	-94	02	39.7	0	CP
7027	30	01	24.3	-94	02	37.9	0	CP
7028	30	01	19.7	-94	02	30.3	0	CP
7029	30	01	17.9	-94	02	26.6	0	CP
7030	30	01	15.2	-94	02	21.2	0	CP
7031	30	01	13.9	-94	02	18.3	0	CP
7032	30	01	20.2	-94	02	12.6	0	CP
7033	30	01	17.0	-94	02	09.0	0	CP
7034	30	01	16.2	-94	02	08.5	0	CP
7035	30	01	14.7	-94	02	06.6	0	CP
7036	30	01	14.2	-94	02	05.2	0	CP
7037	30	01	14.5	-94	02	04.1	0	CP
7038	30	01	09.5	-94	02	09.8	0	CP
7039	30	01	04.3	-94	02	04.0	0	CP
7040	30	01	03.6	-94	02	03.2	0	CP
7041	30	01	03.3	-94	02	03.6	0	CP
7042	30	01	00.3	-94	02	00.1	0	CP
7043	30	01	00.9	-94	01	59.4	0	CP
7044	30	01	00.4	-94	01	58.8	0	CP
7045	30	00	59.2	-94	02	00.2	0	CP
7046	30	00	56.8	-94	01	57.4	0	CP
7047	30	00	54.9	-94	01	59.6	0	CP

7048 30 01 04.5	-94 02 10.8	0 CP
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7050 30 00 49.4	-94 02 01.7	0 CP
7051 30 00 52.9	-94 01 57.8	0 CP
7052 30 00 46.9	-94 01 50.5	0 CP
7053 30 00 43.3	-94 01 54.5	0 CP
7054 30 00 17.8	-94 01 24.9	0 CP
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7056 30 00 13.4	-94 01 29.5	0 CP
7057 30 00 23.6	-94 01 43.0	0 CP
7058 30 00 32.2	-94 01 54.5	0 CP
7059 30 00 30.7	-94 01 56.0	0 CP
7060 30 00 26.0	-94 02 00.8	0 CP
7061 30 00 23.0	-94 01 57.0	0 CP
7062 30 00 12.0	-94 02 08.2	0 CP
7063 30 00 10.3	-94 02 09.8	0 CP
7064 30 00 06.7	-94 02 04.9	0 CP
7065 30 00 04.5	-94 02 01.9	0 CP
7066 29 59 51.2	-94 01 54.7	0 CP
7067 29 59 50.8	-94 01 55.6	0 CP
7068 29 59 44.1	-94 02 11.7	0 CLOSE TO POB

TAB 17

**SIGNATURE AND CERTIFICATION PAGE, SIGNED AND DATED BY
AUTHORIZED SCHOOL DISTRICT REPRESENTATIVE
AND AUTHORIZED COMPANY REPRESENTATIVE**

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 ▶ Shannon Allen
Print Name (Authorized School District Representative) Superintendent of Schools
Title
sign here ▶ *Shannon Allen*
Signature (Authorized School District Representative) September 11, 2024
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 ▶ Bashir Lebada
Print Name (Authorized Company Representative (Applicant)) CEO
Title
sign here ▶ *Bashir Lebada*
Signature (Authorized Company Representative (Applicant)) August 26, 2024
Date

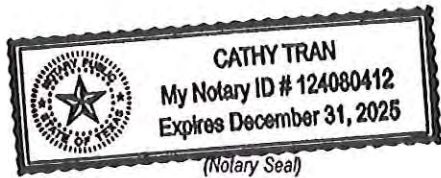
GIVEN under my hand and seal of office this, the

26th day of August, 2024

Cathy Tran

Notary Public in and for the State of Texas

My Commission expires: 12/31/2025



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.



GLENN HEGAR TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

P.O. Box 13528 • Austin, TX 78711-3528

October 15, 2024

AMENDED COMPLETENESS,
CERTIFICATE & AGREEMENT
APPROVAL

Dr. Shannon Allen
Superintendent
Beaumont Independent School District
3395 Harrison Ave.
Beaumont, Texas 77706

Re: Amendment Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations taxes by and between Beaumont Independent School District and OCI Fuels USA Inc., Application 1742

Dear Superintendent Allen:

This application (Application 1742) was originally submitted on March 24, 2022, to the Beaumont Independent School District (school district) by OCI Fuels USA Inc., (applicant) for a limitation on appraised value under the provisions of Tax Code Chapter 313.¹ On April 29, 2022, the Comptroller issued written notice that the applicant submitted a completed application; and later issued a certificate for a limitation on appraised value on July 19, 2022. The applicant and school district executed an agreement for a limitation on appraised value (agreement) on August 18, 2022.

On September 26, 2024, the Comptroller received an amendment to the agreement to move the limitation start year from 2028 to 2029 and modified the reinvestment zone and, subsequently, determined that it includes the information necessary to be determined as complete. This presents the Comptroller's review of that amendment per Section 10.2 of the agreement and determinations required:

- 1) under Section 313.025(h) to determine if the property meets the requirements of Section 313.024 for eligibility for a limitation on appraised value under Chapter 313, Subchapter C; and
- 2) under Section 313.025(d), to issue a certificate for a limitation on appraised value of the property and provide the certificate to the governing body of the school district or provide the governing body a written explanation of the Comptroller's decision not to issue a certificate, using the criteria set out in Section 313.026.

Determination required by 313.025(h)

The information provided by the applicant related to eligibility has not changed and therefore, the Comptroller has determined that the property meets the requirements of Section 313.024 for eligibility for a limitation on appraised value under Chapter 313, Subchapter C.

¹ All statutory references are to the Texas Tax Code, unless otherwise noted.

Certificate decision required by 313.025(d)

Determination required by 313.026(c)(1)

Based on the amended information provided by the applicant, the Comptroller has determined that the project proposed by the applicant is reasonably likely to generate tax revenue in an amount sufficient to offset the school district's maintenance and operations *ad valorem tax* revenue lost as a result of the agreement before the 25th anniversary of the beginning of the limitation period, see Attachment B.

Determination required by 313.026(c)(2)

The Comptroller previously determined that the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in this state.

Based on these determinations, the Comptroller approves changes to the certificate for a limitation on appraised value for the amendment.


The Comptroller's review of the amended application and amended agreement assumes the accuracy and completeness of the statements in the amendment. If the amendment is approved by the school district, the applicant shall perform according to the provisions of the Texas Economic Development Act Agreement (Form 50-826) and all amendments, executed with the school district. The school district shall comply with and enforce the stipulations, provisions, terms, and conditions of the agreement, applicable Texas Administrative Code and Chapter 313, per TAC 9.1054(i)(3).

This approval is no longer valid if the information presented in the amendment changes, or the amended limitation agreement does not conform to the amended application. Additionally, this approval is contingent on the school district approving and executing the amendment to the agreement by **December 31, 2024**.

This office has also been provided with the Amended Agreement for Limitation on Appraised Value. As requested, the amendment to the Agreement has been reviewed pursuant to 34 TAC 9.1055(e)(1). Based on our review, this office concludes that the agreement complies with the provisions of Tax Code, Chapter 313 and 34 TAC Chapter 9, Subchapter F.

Should you have any questions, please contact Stephanie Jones, Team Lead, Data Analysis & Transparency, by email at stephanie.jones@cpa.texas.gov or by phone toll-free at 1-800-531-5441, ext. 3-4594, or at 512-463-4594.

Sincerely,

DocuSigned by:

8FDFC70F5753487...
Will Counihan
Director
Data Analysis & Transparency

cc: Kevin O'Hanlon, O'Hanlon, Demerath & Castillo
Bashir Lebada, OCI Fuels USA
Mohan Shetty, OCI Fuels USA
Megan Gallien, Griffith, Moseley, Johnson & Associates, Inc.

Amended Attachment A - Economic Impact Analysis

The following tables summarize the Comptroller’s economic impact analysis of OCI Fuels USA Inc. (project) applying to Beaumont Independent School District (district), as required by Tax Code, 313.026 and Texas Administrative Code 9.1055(d)(2).

Table 1 is a summary of investment, employment and tax impact of OCI Fuels USA Inc.

	Original	Amendment No. 1
Applicant	OCI Fuels USA Inc.	OCI Fuels USA Inc.
Tax Code, 313.024 Eligibility Category	Manufacturing	Manufacturing
School District	Beaumont ISD	Beaumont ISD
2020-2021 Average Daily Attendance	14,744	14,744
County	Jefferson	Jefferson
Proposed Total Investment in District	\$2,075,000,000	\$2,075,000,000
Proposed Qualified Investment	\$2,075,000,000	\$2,075,000,000
Limitation Amount	\$30,000,000	\$30,000,000
Qualifying Time Period (Full Years)	2026-2027	2026-2027
Number of new qualifying jobs committed to by applicant	10	10
Number of new non-qualifying jobs estimated by applicant	0	0
Average weekly wage of qualifying jobs committed to by applicant	\$1,211.54	\$1,211.54
Minimum weekly wage required for each qualifying job by Tax Code, 313.021(5)(B)	\$1,204.86	\$1,204.86
Minimum annual wage committed to by applicant for qualified jobs	\$63,000.00	\$63,000.00
Minimum weekly wage required for non-qualifying jobs	\$1,140.25	\$1,140.25
Minimum annual wage required for non-qualifying jobs	\$59,293.00	\$59,293.00
Investment per Qualifying Job	\$207,500,000	\$207,500,000
Estimated M&O levy without any limit (15 years)	\$219,030,840	\$225,968,613
Estimated M&O levy with Limitation (15 years)	\$64,941,179	\$73,853,927
Estimated gross M&O tax benefit (15 years)	\$154,089,662	\$152,114,686

Table 2 is the estimated statewide economic impact of OCI Fuels USA Inc. (modeled).

Year	Employment			Personal Income		
	Direct	Indirect + Induced	Total	Direct	Indirect + Induced	Total
2026	600	711	1,311	\$37,800,000	\$77,943,742	\$115,743,742
2027	1200	1,442	2642	\$75,600,000	\$171,414,147	\$247,014,147
2028	1800	2,167	3967	\$113,400,000	\$276,806,795	\$390,206,795
2029	10	253	263	\$630,000	\$65,953,342	\$66,583,342
2030	10	124	134	\$630,000	\$44,084,003	\$44,714,003
2031	10	2	12	\$630,000	\$25,842,420	\$26,472,420
2032	10	(45)	-35	\$630,000	\$15,813,823	\$16,443,823
2033	10	(46)	-36	\$630,000	\$11,407,693	\$12,037,693
2034	10	(25)	-15	\$630,000	\$10,763,497	\$11,393,497
2035	10	7	17	\$630,000	\$12,495,978	\$13,125,978
2036	10	41	51	\$630,000	\$15,490,917	\$16,120,917
2037	10	70	80	\$630,000	\$18,724,957	\$19,354,957
2038	10	93	103	\$630,000	\$21,901,208	\$22,531,208
2039	10	87	97	\$630,000	\$21,857,104	\$22,487,104
2040	10	92	102	\$630,000	\$23,065,404	\$23,695,404
2041	10	95	105	\$630,000	\$24,072,754	\$24,702,754

Source: CPA REMI, OCI Fuels USA Inc.

Table 3 examines the estimated direct impact on ad valorem taxes to the region if all taxes are assessed.

Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O	Tax Rate*	Beaumont ISD I&S Tax Levy	Beaumont ISD M&O Tax Levy	Beaumont ISD M&O and I&S Tax Levies	Jefferson County Tax Levy	City of Beaumont ETJ Tax Levy	Port of Beaumont Tax Levy	Sabine Neches Navigation District Tax Levy	Estimated Total Property Taxes
2026	\$93,515,625	\$93,515,625	0.2526	\$236,230	\$849,964	\$1,086,193	\$339,634	\$659,285	\$101,932	\$86,097	\$2,273,141
2027	\$93,515,625	\$93,515,625		\$236,230	\$849,964	\$1,086,193	\$339,634	\$659,285	\$101,932	\$86,097	\$2,273,141
2028	\$581,875,000	\$581,875,000		\$1,469,874	\$5,288,662	\$6,758,536	\$2,113,277	\$4,102,219	\$634,244	\$535,715	\$14,143,991
2029	\$1,281,312,500	\$1,281,312,500		\$3,236,724	\$11,645,849	\$14,882,573	\$4,653,522	\$9,033,253	\$1,396,631	\$1,179,666	\$31,145,645
2030	\$1,971,250,000	\$1,971,250,000		\$4,979,575	\$17,916,691	\$22,896,266	\$7,159,265	\$13,897,313	\$2,148,663	\$1,814,871	\$47,916,376
2031	\$1,912,112,500	\$1,912,112,500		\$4,830,187	\$17,379,191	\$22,209,378	\$6,944,487	\$13,480,393	\$2,084,203	\$1,760,425	\$46,478,885
2032	\$1,854,749,125	\$1,854,749,125		\$4,685,282	\$16,857,815	\$21,543,097	\$6,736,152	\$13,075,981	\$2,021,677	\$1,707,612	\$45,084,518
2033	\$1,799,106,651	\$1,799,106,651		\$4,544,723	\$16,352,080	\$20,896,804	\$6,534,067	\$12,683,702	\$1,961,026	\$1,656,384	\$43,731,983
2034	\$1,745,133,452	\$1,745,133,452		\$4,408,382	\$15,861,518	\$20,269,900	\$6,338,045	\$12,303,191	\$1,902,195	\$1,606,692	\$42,420,023
2035	\$1,692,779,448	\$1,692,779,448		\$4,276,130	\$15,385,672	\$19,661,803	\$6,147,904	\$11,934,095	\$1,845,130	\$1,558,491	\$41,147,423
2036	\$1,641,996,065	\$1,641,996,065		\$4,147,846	\$14,924,102	\$19,071,948	\$5,963,467	\$11,576,072	\$1,789,776	\$1,511,737	\$39,913,000
2037	\$1,592,736,183	\$1,592,736,183		\$4,023,411	\$14,476,379	\$18,499,790	\$5,784,563	\$11,228,790	\$1,736,082	\$1,466,384	\$38,715,610
2038	\$1,544,954,097	\$1,544,954,097		\$3,902,709	\$14,042,088	\$17,944,796	\$5,611,026	\$10,891,926	\$1,684,000	\$1,422,393	\$37,554,142
2039	\$1,498,605,474	\$1,498,605,474		\$3,785,627	\$13,620,825	\$17,406,452	\$5,442,695	\$10,565,169	\$1,633,480	\$1,379,721	\$36,427,517
2040	\$1,453,647,310	\$1,453,647,310		\$3,672,058	\$13,212,200	\$16,884,259	\$5,279,414	\$10,248,214	\$1,584,476	\$1,338,329	\$35,334,692
2041	\$1,410,037,891	\$1,410,037,891		\$3,561,897	\$12,815,834	\$16,377,731	\$5,121,032	\$9,940,767	\$1,536,941	\$1,298,180	\$34,274,651
2042	\$1,367,736,754	\$1,367,736,754		\$3,455,040	\$12,431,359	\$15,886,399	\$4,967,401	\$9,642,544	\$1,490,833	\$1,259,234	\$33,246,412
2043	\$1,326,704,651	\$1,326,704,651		\$3,351,389	\$12,058,419	\$15,409,807	\$4,818,379	\$9,353,268	\$1,446,108	\$1,221,457	\$32,249,019
			Total	\$62,803,313	\$225,968,613	\$288,771,926	\$90,293,965	\$175,275,467	\$27,099,328	\$22,889,484	\$604,330,169

Source: CPA, OCI Fuels USA Inc.

*Tax Rate per \$100 Valuation

Attachment B – Tax Revenue before 25th Anniversary of Limitation Start

This represents the Comptroller’s determination that OCI Fuels USA Inc. (project) is reasonably likely to generate, before the 25th anniversary of the beginning of the limitation period, tax revenue in an amount sufficient to offset the school district maintenance and operations ad valorem tax revenue lost as a result of the agreement. This evaluation is based on an analysis of the estimated M&O portion of the school district property tax levy directly related to this project, using estimated taxable values provided in the application.

	Tax Year	Estimated ISD M&O Tax Levy Generated (Annual)	Estimated ISD M&O Tax Levy Generated (Cumulative)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Annual)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Cumulative)
Limitation Pre-Years	2026	\$849,964	\$849,964	\$0	\$0
	2027	\$849,964	\$1,699,927	\$0	\$0
	2028	\$5,288,662	\$6,988,589	\$0	\$0
Limitation Period (10 Years)	2029	\$272,670	\$7,261,259	\$11,373,179	\$11,373,179
	2030	\$272,670	\$7,533,929	\$17,644,021	\$29,017,201
	2031	\$272,670	\$7,806,599	\$17,106,521	\$46,123,721
	2032	\$272,670	\$8,079,269	\$16,585,145	\$62,708,866
	2033	\$272,670	\$8,351,939	\$16,079,410	\$78,788,276
	2034	\$272,670	\$8,624,609	\$15,588,848	\$94,377,124
	2035	\$272,670	\$8,897,279	\$15,113,002	\$109,490,127
	2036	\$272,670	\$9,169,949	\$14,651,432	\$124,141,559
	2037	\$272,670	\$9,442,619	\$14,203,709	\$138,345,268
	2038	\$272,670	\$9,715,289	\$13,769,418	\$152,114,686
Maintain Viable Presence (5 Years)	2039	\$13,620,825	\$23,336,114	\$0	\$152,114,686
	2040	\$13,212,200	\$36,548,314	\$0	\$152,114,686
	2041	\$12,815,834	\$49,364,149	\$0	\$152,114,686
	2042	\$12,431,359	\$61,795,508	\$0	\$152,114,686
	2043	\$12,058,419	\$73,853,927	\$0	\$152,114,686
Additional Years as Required by 313.026(c)(1) (10 Years)	2044	\$11,696,666	\$85,550,593	\$0	\$152,114,686
	2045	\$11,345,766	\$96,896,359	\$0	\$152,114,686
	2046	\$11,005,393	\$107,901,752	\$0	\$152,114,686
	2047	\$10,675,231	\$118,576,983	\$0	\$152,114,686
	2048	\$10,354,974	\$128,931,958	\$0	\$152,114,686
	2049	\$10,044,325	\$138,976,283	\$0	\$152,114,686
	2050	\$9,742,995	\$148,719,278	\$0	\$152,114,686
	2051	\$9,450,705	\$158,169,983	\$0	\$152,114,686
	2052	\$9,167,184	\$167,337,168	\$0	\$152,114,686
2053	\$8,892,169	\$176,229,337	\$0	\$152,114,686	

	\$176,229,337	is greater than	\$152,114,686
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Analysis Summary	
Is the project reasonably likely to generate tax revenue in an amount sufficient to offset the M&O levy loss as a result of the limitation agreement?	Yes

NOTE: The analysis above only takes into account this project's estimated impact on the M&O portion of the school district property tax levy directly related to this project.
 Source: CPA, OCI Fuels USA Inc.

Disclaimer: This examination is based on information from the application submitted to the school district and forwarded to the comptroller. It is intended to meet the statutory requirement of Chapter 313 of the Tax Code and is not intended for any other purpose.

III.F. ACTION ITEMS

III.F.1. Action, if any, on items
discussed in closed session.

III.F.2. Approve Budget Amendments



Board Exhibit Cover Sheet

Meeting Date: November 21, 2024

Agenda Item/Exhibit Number: **III.F.2.**

Agenda Item Title: Approve Budget Amendments

Cabinet Level Presenter(s): Cheryl Hernandez

Additional Presenter(s):

Executive Summary:

Recommendation: Approve budget amendments GF-5 and CP-1 and accept amendments SR-18 and SR-19.

Budget Impact* (if applicable):

Funding Source (if applicable):

Compliance with Purchasing Guidelines (list applicable guidelines, including grant requirements):

Policy Reference (if applicable, list policy/regulation):

Legal Review (if necessary, list attorney and firm):



Cabinet Level Presenter's Signature



Date

*CFO Signature (required if there is a budget impact)

Date

General Counsel's Signature

Date

Explanations of November Budget Amendments

General Fund GF-5

- Increase in revenue for additional Chapter 313 funds \$3,007,327.
- Increase in insurance recovery \$115,140 for total loss vehicles.
- Increase Operating Transfers Out \$4,605,453.
- Increase budget at Beaumont United HS \$122,375 for Edgenuity Instructional Services.
- Decrease Funds for transfers to close out ESSER III grant:
 - Function 11 – \$283,070
 - Function 21 – \$134,862
 - Function 31 – \$344,102
 - Function 32 – \$14,063
 - Function 41 – \$17,768
 - Function 61 – \$105,723
- Increase Transportation contracted maintenance and repairs budget \$27,334
- Increase vehicle budgets for total loss:
 - Transportation - \$26,724
 - Maintenance - \$43,305
 - Police - \$17,777
- Transfer \$1,000 from co-curricular misc. contracted services to instructional general supplies to purchase Fine Arts supplies for WB Theatre Arts – West Brook (008).
- Transfer \$3,200 from instructional general supplies to library, school leadership & community services support personnel overtime accounts – Sallie Curtis ES (105).
- Transfer a total of \$7,935 from instructional misc. operating costs and furniture & equipment to instructional leadership general supplies to purchase signage for CTEC – Career & Technical Education (807).
- Transfer \$1,500 from staff development employee travel to nurse employee travel for nurse’s professional development & travel – Early College High School (013).
- Transfer \$6,500 from staff development professional services to instructional leadership employee travel for mileage reimbursements for Pegasus teachers traveling between campuses – Gifted & Talented (804).
- Transfer \$1,900 from guidance & counseling fixed assets to school leadership general supplies to purchase Verkada viewing station subscription – Reginal Howell ES (118).

Capital Projects Fund CP-1

- Increase in Operating Transfers In for:

○ FY24-25 Budgeted in Gen Fd	\$3,618,412
○ Increase in Chp 313 funding	\$3,007,327
○ General Fund reductions	\$899,588
○ General Fd Fund Balance	<u>\$698,538</u>
TOTAL	\$8,223,865
- Increase Misc. contracted services for HVAC & roof repair (VATRE) - \$2,200,000
- Reclass Misc. contracted services to building construction for Transportation building – (\$1,000,000)
- Increase engineering & architect fees for Transportation building - \$221,765
- Increase building construction for Transportation building - \$6,802,100

SR18

- **Fund 289 Title IV reallocating funds from Curriculum Dev to Instructional Leadership for AP training for teachers along with fine arts training for teachers.**

SR19

- **Fund 244 Perkins vs Strengthening CTE for 21st Century reallocating funds to purchase signage for CTEC building.**

2024-25 BUDGET AMENDMENT NUMBER GF-5

	<u>Current Budget</u>	<u>Change</u>	<u>Amended Budget</u>
Revenues			
199.00.5749.00.000.00.809	7,506,398	3,007,327	10,513,725
199.00.5745.00.000.00.000	50,000	<u>115,140</u>	165,140
 Total Revenues		 3,122,467	
Expenditures			
199.99.8911.00.000.00.000	3,618,412	4,605,453	8,223,865
199.11.6299.87.014.30.000	122,375	122,375	244,750
199.11.61XX.90.XXX.XX.XXX	71,136,229	(283,070)	70,853,159
199.21.61XX.90.XXX.XX.XXX	3,546,439	(134,862)	3,411,577
199.31.61XX.90.XXX.XX.XXX	7,154,281	(344,102)	6,810,179
199.32.61XX.90.XXX.XX.XXX	252,008	(14,063)	237,945
199.41.61XX.90.XXX.XX.XXX	4,183,358	(17,768)	4,165,590
199.61.61XX.90.XXX.XX.XXX	800,414	(105,723)	694,691
199.34.6249.61.920.99.000	243,125	27,334	270,459
199.34.6631.61.920.99.000	-	26,724	26,724
199.51.6631.80.819.99.000	200,000	43,305	243,305
199.52.6631.69.850.99.000	-	17,777	17,777
199.36.6299.42.008.99.300	1,000	(1,000)	2,000
199.11.6399.42.008.11.300	4,000	1,000	3,000
199.11.6399.04.105.30.000	25,022	(3,200)	28,222
199.XX.6121.04.105.99.000	3,998	3,200	798
199.11.6XXX.52.807.22.000	129,600	(7,935)	137,535
199.21.6399.52.807.22.000	6,605	7,935	14,540
199.13.6411.01.013.11.000	4,500	(1,500)	3,000
199.33.6411.01.013.99.000	1,500	1,500	3,000
199.13.6219.47.804.21.000	10,000	(6,500)	3,500
199.21.6411.47.804.21.000	6,445	6,500	12,945
199.31.6395.01.118.99.000	1,900	(1,900)	-
199.23.6399.01.118.99.000	2,073	<u>1,900</u>	3,973
		-	
 Total Expenditures		 <u>3,943,380</u>	
 Net Change in the General Fund Budget		 <u>(820,913)</u>	
<hr/> <hr/>			
Total Revenues/Other Sources	183,452,772	3,122,467	186,575,239
Total Expenditures	<u>185,380,908</u>	<u>3,943,380</u>	<u>189,324,288</u>
 2024-2025 Adjusted	 (1,928,136)	 (820,913)	 (2,749,049)

2024-25 BUDGET AMENDMENT NUMBER CP-1

	<u>Current Budget</u>	<u>Change</u>	<u>Amended Budget</u>
<u>Revenues</u>			
650.00.7915.00.000.00.000	-	<u>8,223,865</u>	8,223,865
<u>Expenditures</u>			
650.51.6629.00.819.99.VAT	-	2,200,000	2,200,000
650.51.6299.00.920.99.000	1,000,000	(1,000,000)	-
650.81.6625.00.920.99.000	375,705	221,765	597,470
650.81.6629.00.920.99.000	2,606,900	<u>6,802,100</u>	9,409,000
 Total Expenditures		<u>8,223,865</u>	
 Net Change in the Capital Projects Budget		<u>-</u>	
<hr/> <hr/>			
Total Revenues/Other Sources	8,477,488	8,223,865	16,701,353
Total Expenditures	<u>8,477,488</u>	<u>8,223,865</u>	<u>16,701,353</u>
 2024-2025 Adjusted	-	-	-

2024-25 BUDGET AMENDMENT NUMBER SR-18

	<u>Current Budget</u>	<u>Change</u>	<u>Amended Budget</u>
<u>Expenditures</u>			
<u>Curriculum Dev & Instructional Dev</u>			
289.13.6411.00.856.24.000	10,000	5,000	15,000
<u>Instructional Leadership</u>			
289.21.6411.00.856.24.000	40,000	(5,000)	35,000
Net Change		<u><u>-</u></u>	
<hr/> <hr/>			
2024-2025 BUDGET CHANGE			
Total Revenues/Other Sources	618,963		618,963
Total Expenditures	<u>618,963</u>		<u>618,963</u>
2024-2025 Adjusted	-	-	-

2024-25 BUDGET AMENDMENT NUMBER SR-19

	<u>Current Budget</u>	<u>Change</u>	<u>Amended Budget</u>
<u>Expenditures</u>			
<u>Instruction</u>			
244.11.6639.00.009.22.000	44,000	(9,486)	34,514
<u>Fund 244</u>			
244.21.6399.00.807.22.000	-	9,486	9,486
Net Change		<u><u>-</u></u>	
<hr/> <hr/>			
2024-2025 BUDGET CHANGE			
Total Revenues/Other Sources	285,139		285,139
Total Expenditures	<u>285,139</u>		<u>285,139</u>
2024-2025 Adjusted	-	-	-

III.F.3. Approve Purchases of \$50K or
More



Board Exhibit Cover Sheet

Meeting Date: November 21, 2024

Agenda Item/Exhibit Number: **III.F.3.**

Agenda Item Title: Approve Purchases over \$50,000.

Cabinet Level Presenter(s): Cheryl Hernandez

Additional Presenter(s): Jenny Angelo, Mary Ellen Vivrett, Allen Devault

Executive Summary: The attached list reflects the purchases over \$50,000.

Recommendation: Approve purchases in the amounts shown on the attached list.

Budget Impact* (if applicable): General Fund: \$122,375
Federal Funds: \$93,675
Capital Projects: \$293,765

Funding Source (if applicable): General Fund, Federal Funds, Capital Projects

Compliance with Purchasing Guidelines (list applicable guidelines, including grant requirements): N/A

Policy Reference (if applicable, list policy/regulation): CH(LEGAL & LOCAL); COA(LEGAL & LOCAL)

Legal Review (if necessary, list attorney and firm): N/A

Cheryl Hernandez

Cabinet Level Presenter's Signature

11/12/2024

Date

*CFO Signature (required if there is a budget impact)

Date

General Counsel's Signature

Date



General Fund

Imagine Learning	Curriculum	Edgenuity instructional services program for the spring semester for Beaumont United.	Allied 19-7351	\$122,375
Total				\$122,375

Federal Funds

Southwaste Disposal	Food & Nutrition	Grease trap cleanings for 25 sites and annual sampling report.	Choice Partners 21-018MR-02	\$93,675
Total				\$93,675

Capital Projects

Salas O'Brien	Maintenance & Operations	Engineering fee for air handler unit and fan coil unit replacement at King Middle School.	RFQ 22.06	\$72,000
Architectural Alliance	Transportation	Increase previous not to exceed amount of \$578,000 to \$799,765 for architect fees for the New Transportation Center Project.	RFQ 22.06	\$221,765
Total				\$293,765



Price Quote

100 S. Mill Ave
Suite 1700
Tempe, AZ 85281
877-725-4257

Date 11/5/2024
Quote No. Q-68515
Acct. No. 12215636
Total 122,375.00
Pricing Expires 02/01/2025

Beaumont Independent School District
PO Box 672
Beaumont TX 77704
United States

Payment Term	Contract Start	Contract End
Net 30	1/1/2025	8/31/2025

Site	Description	End Date	Qty
Beaumont Independent School District	IS Teaching/Sem Course (18 week) - 14 day drop/add grace period	08/31/2025	445

Subtotal 122,375.00
Tax Total 0.00
Total 122,375.00

Imagine Learning will audit enrollment count throughout the year. If more enrollments are found to be in use than purchased, Imagine Learning will invoice the customer for the additional usage.

This quote is subject to Imagine Learning LLC Standard Terms and Conditions . These Terms and Conditions are available at www.imaginelearning.com/standard-terms-and-conditions, may change without notice and are incorporated by this reference. By signing this quote or by submitting a purchase order or form purchasing document, Customer explicitly agrees to these Terms and Conditions resulting in a legally binding agreement. To the fullest extent permitted under applicable law, all pricing information contained in this quote is confidential, and may not be shared with third parties without Imagine Learning's written consent.

Beaumont Independent School District

Signature: _____
Print Name: _____
Title: _____
Date: _____

Imagine Learning Representative

Terry Rasmussen
Account Executive -
terry.rasmussen@imaginelearning.com
imaginethefutureoflearning.com

Not valid unless accompanied by a purchase order. Please specify a shipping address if applicable. Please e-mail this quote, the purchase order and order documentation to AR@imaginelearning.com or fax to 480-423-0213.

**PROPOSAL FORM/SPECIFICATIONS
IDENTIFICATION OF OFFEROR AND ACCEPTANCE OF TERMS**

IMPORTANT: A proposal, to be valid, must be manually signed in ink by an authorized person in the space provided. By such signature, Offeror agrees to strictly abide by the terms, conditions, and specifications set out in the Request for Proposal.

1.1 TO: Beaumont Independent School District
Attn: Purchasing Department
3395 Harrison Avenue Beaumont, TX 77706

1.2 SUBMITTED BY: SOUTHWASTE DISPOSAL

Address: 16350 PARK TEN PLACE #215

Phone No.: 713-413-9400 Email: EVILLARREAL@SOUTHWASTE.COM Date: _____

Signature: *Edgar Villarreal* 10/25/2024

1.3 PROPOSAL SCOPE OF WORK:

1.3.1 Grease trap clean outs will be performed three (3) times a year as follows:

First clean out: To begin December 2024 and completed by December 20, 2024

Second clean out: To begin March 2025 and completed by March 28, 2025.

Third clean out: To begin after May 30, 2025 and completed by July 2025.

BISD's Child Nutrition Director will coordinate scheduling of services.

1.3.2 Furnish all labor and equipment to pump and clean out grease traps and remove waste materials at the agreed upon dates for the 25 sites listed below. BISD may add additional sites during the Contract Term, as deemed necessary by BISD, as permitted by applicable law, rules, and regulations.

1.3.3 Proposer must have waste hauler permit with the City of Beaumont and provide evidence of such permit with its proposal response.

1.3.4 Proposer must provide for each site City of Beaumont Regulatory Services Division Non-Hazardous Manifest for Waste Haulers. The generator (contractor) shall sign a copy of the manifest as well as the driver. It shall be the responsibility of the generator (contractor) to insure they receive a copy of the manifest from the hauler after the grease traps have been cleaned and that they receive a final copy of the manifest after the waste has been disposed of at the final disposal site and the facility has signed the manifest. The manifests must be submitted within twenty-one (21) days of servicing the traps. This must also be provided to the Director of Child Nutrition.

1.3.5 The City of Beaumont requires the District to have an Annual BOD/TSS sampling in accordance with EPA specifications with analytical reports submitted to Water Utilities Quality Control within thirty (30) days of sampling. These reports must also be provided to the Director of Child Nutrition.

Failure to comply with the City of Beaumont's timelines listed in section 1.3; 1.3.4 & 1.3.5 may result in cancellation of contract, without notice, at the discretion of the BISDs Director of Child Nutrition.

PROPOSAL FORM/SPECIFICATIONS

Proposal Pricing should include any and all fees associated with performing services including energy fees, environmental fees, etc. The District will not accept nor process payments of additional fees that are not including in this proposal. By submitting an offer, the District understands that the Offeror/Contractor agrees to these terms.

Section 1:

				Gallons	Proposal Price for one-time cleaning & manifest
Amelia	565 Major Dr	Beaumont	77707	4500	\$ 1,260.00
Annex Building	4315 Concord Rd	Beaumont	77703	200	\$ 265.00
Bingman	5265 S Kenneth Ave	Beaumont	77705	4500	\$ 1,260.00
Blanchette	2550 Sarah St	Beaumont	77705	4500	\$ 1,260.00
Beaumont United	3443 Fannett Rd	Beaumont	77705	2200	\$ 616.00
Caldwood	102 Berkshire Ln	Beaumont	77707	4500	\$ 1,260.00
Charlton Pollard	825 Jackson St	Beaumont	77701	4500	\$ 1,260.00
Curtis	6225 N Circuit Dr	Beaumont	77706	4500	\$ 1,260.00
Dishman	3475 Champions Dr	Beaumont	77707	1350	\$ 378.00
ECHS	3410 Austin St	Beaumont	77706	200	\$ 265.00
Fehl Price	3350 Blanchette St	Beaumont	77701	4500	\$ 1,260.00
Fletcher	1055 Avenue F	Beaumont	77701	4500	\$ 1,260.00
Guess	8055 Old Voth Rd	Beaumont	77708	800	\$ 265.00
Homer	8950 Homer Dr	Beaumont	77708	1350	\$ 378.00
Jones Clark	3525 Cleveland Ave	Beaumont	77703	4500	\$ 1,260.00
Marshall	6455 Gladys Ave	Beaumont	77706	200	\$ 265.00
Martin	3500 Pine Sr	Beaumont	77703	4500	\$ 1,260.00
Odom	2550 W Virginia St	Beaumont	77705	700	\$ 265.00
Pie/Mac	4301 Highland Ave	Beaumont	77705	1350	\$ 378.00
Regina Howell	5850 Regina Ln	Beaumont	77706	4500	\$ 1,260.00
Smith	4415 Concord Rd	Beaumont	77703	6000	\$ 1,680.00
Vincent	350 Eldridge Dr	Beaumont	77707	300	\$ 265.00
West Brook	8750 Phelan Blvd	Beaumont	77706	800	\$ 265.00
Pathways	2300 Victoria St	Beaumont	77701	600	\$ 265.00
Pie/Mac South	4500 Highland Ave	Beaumont	77705	7000	\$ 1,960.00
Total (sum of one-time cleanings for listed locations)					\$21,370

Total Proposal Price for three (3) cleanings per year: \$64,110.00

Section 2:

As specified in section 1.3; 1.3.5, The City of Beaumont requires the District to have an Annual BOD/TSS sampling in accordance with EPA specifications with analytical reports submitted to Water Utilities Quality Control within thirty (30) days of sampling. These reports must also be provided to the Director of Child Nutrition.

Total proposal price for annual sampling & report: \$ \$29,565.00

Total Price:

\$93,675.00

**Section 1: Three cleanings per year
Section 2: Annual sampling & report**



October 26, 2024

Beaumont ISD
Attn: Mr. Mark McClelland
1650 Caldwell
Beaumont, TX 77701

Project: AHU and FCU Replacement at King M.S.

Dear Mark,

Salas O'Brien, LLC shall provide Professional Mechanical, Electrical and Plumbing Engineering Services and Construction Services for the AHU and FCU Replacement at King M.S. in Beaumont, Texas as shown in Attachment "A".

The TOTAL NOT TO EXCEED FIXED FEE for these Basic Professional Mechanical, Electrical and Plumbing Engineering Services is **SEVENTY-TWO THOUSAND DOLLARS (\$72,000.00)**.

Services in addition to the basic services are **ADDITIONAL SERVICES OF THE ENGINEER** (See Attachment "B"). Compensation shall be in accordance with the terms and conditions described in Attachment "C". Additional services, if authorized by you in advance in writing, will be billed at our **STANDARD HOURLY RATES FOR ENGINEERS AND TECHNICAL PERSONNEL** used on the Project (see Attachment "D").

If you accept the Proposal, please sign where noted below and return a copy to our office to serve as our authorization. Thank you for considering our firm for this Project.

Energetically yours,

/SEAN HOLDER, P.E.
Principal

Approved by: _____
Mark McClelland

Date: _____



Attachments:

- A. Basic Professional Engineering Services**
- B. Additional Services of the Engineer**
- C. Compensation**
- D. Hourly Rates for Engineers and Technical Personnel**

Client Project Number: _____

(If applicable, please provide your project number when you sign this agreement and return)



ESTIMATE OF PROBABLE CONSTRUCTION COST – BISD TRANSPORTATION CENTER
 JANUARY 19, 2023

DEMOLITION/DISPOSAL/FEES

ADMINISTRATION OFFICE AREA

SERVICE BAYS AND SUPPORT SPACES

SOUTH MEZZANINE AREA

CENTRAL MEZZANINE AREA

SPECIAL EQUIPMENT ALLOWANCE

COVERED SERVICE SHED ROOF

ADMINISTRATION FRONT PORCH

ADMINISTRATION REAR SHED ROOF

SIDEWALKS

CIVIL STORM WATER ALLOWANCE

NEW SITE UTILITIES ALLOWANCE

NEW SITE LIGHTING

CONTINGENCY ALLOWANCE

SUBTOTAL

CONTRACTOR OVERHEAD/PROFIT

CONTRACTOR BONDING

TOTAL ESTIMATED CONSTRUCTION COST	\$ 6,800,178.00
TOTAL ESTIMATED ARCHITECTURAL & ENGINEERING FEE	\$6,800,178 X 8.5% = \$578,000
Total Bid Amount (CSP 25.02)	\$9,409,000 x 8.5% = \$799,765 (Not to Exceed)

III.F.4. Approve 2023-2024 Annual
Financial Audit



Board Exhibit Cover Sheet

Meeting Date: November 21, 2024

Agenda Item/Exhibit Number: **III.F.4.**

Agenda Item Title: Approve 2023-2024 Annual Financial Report

Cabinet Level Presenter(s): Cheryl Hernandez

Additional Presenter(s): Whitley Penn

Executive Summary: The audit firm of Whitley Penn has completed the audit of fiscal year ended June 30, 2024. The Annual Financial Report is presented for your approval.

Recommendation: Approve the 2023-24 Annual Financial Report

Budget Impact* (if applicable):

Funding Source (if applicable):

Compliance with Purchasing Guidelines (list applicable guidelines, including grant requirements):

Policy Reference (if applicable, list policy/regulation):

Legal Review (if necessary, list attorney and firm):

Cheryl Hernandez
Cabinet Level Presenter's Signature

11/13/2024
Date

*CFO Signature (required if there is a budget impact)

Date

General Counsel's Signature

Date

Beaumont ISD

FISCAL YEAR 2024 FINANCIAL STATEMENT AND SINGLE AUDITS

whitleypenn



ENGAGEMENT TEAM



Celina Cereceres, CPA
Engagement Partner



Patrick Simmons, CPA
Quality Control Reviewer



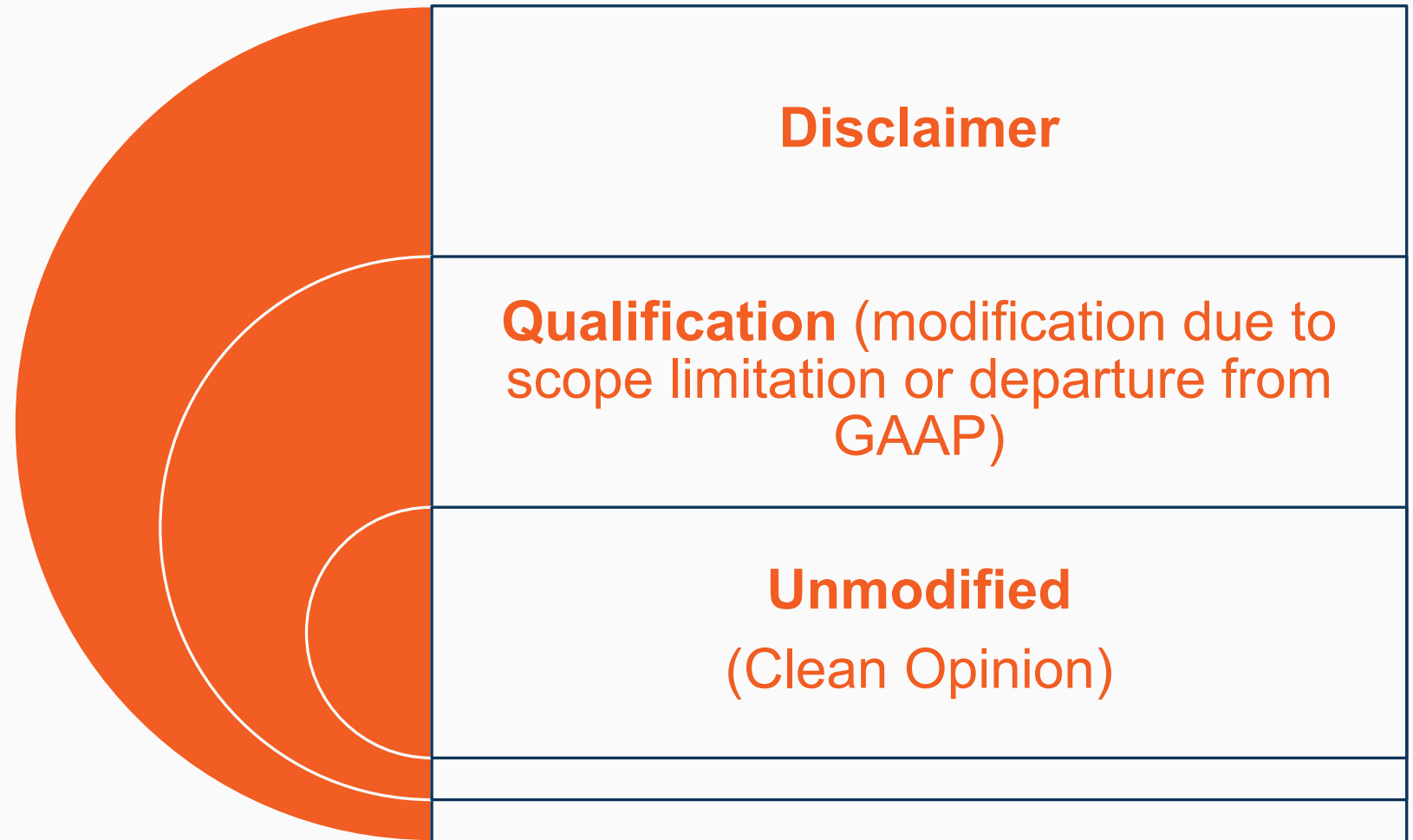
Lian Carandang, CPA
Manager



Sean Barry, CPA
Senior Associate

THE OPINION ON THE REPORT

PURPOSE OF THE AUDIT



THE AUDIT PROCESS



Planning

1



**Internal
Controls**

2



**Understanding
&
Identifying
Key
Controls &
Testing
Controls**

3



**Substantive
Testing**

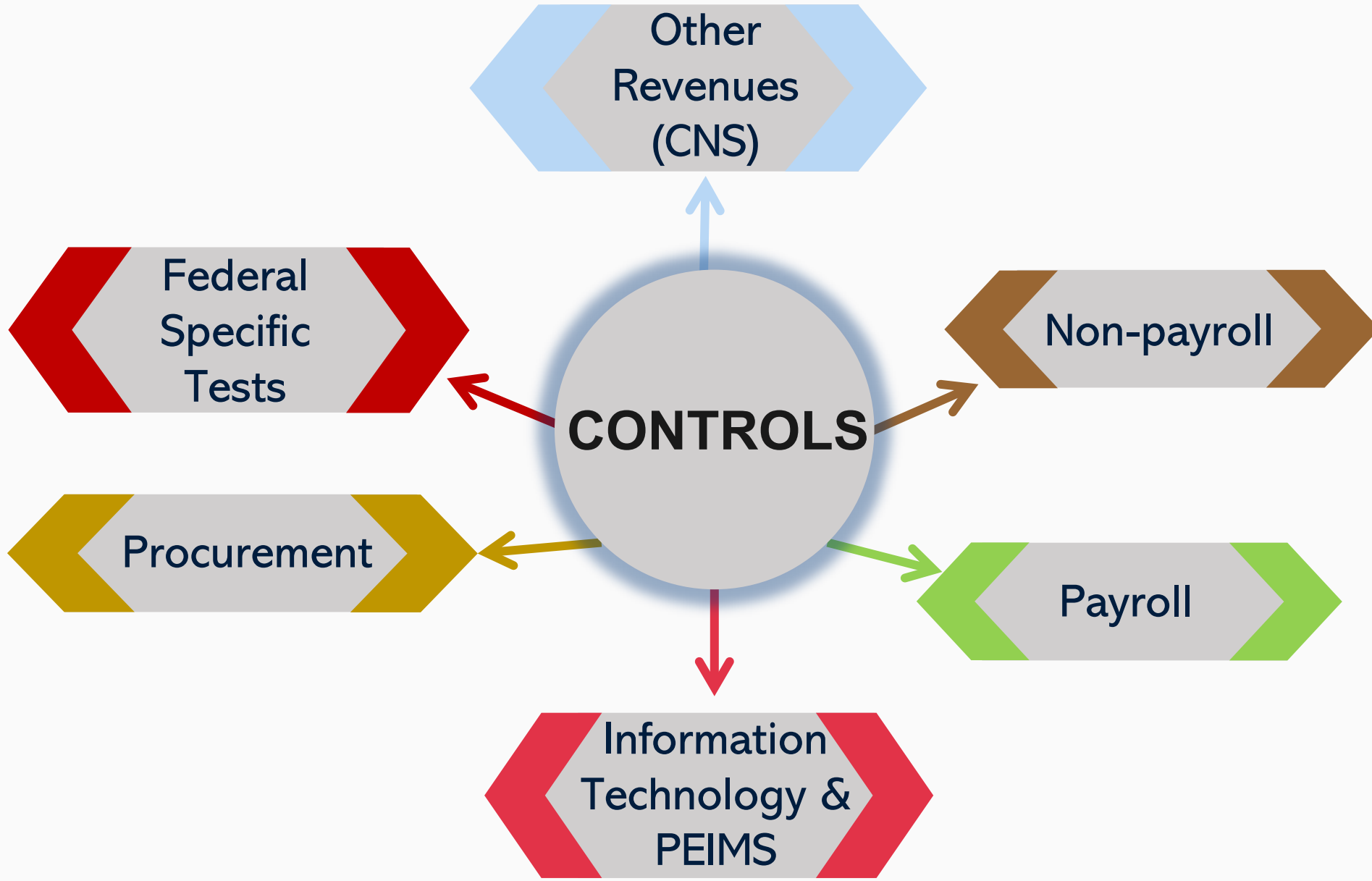
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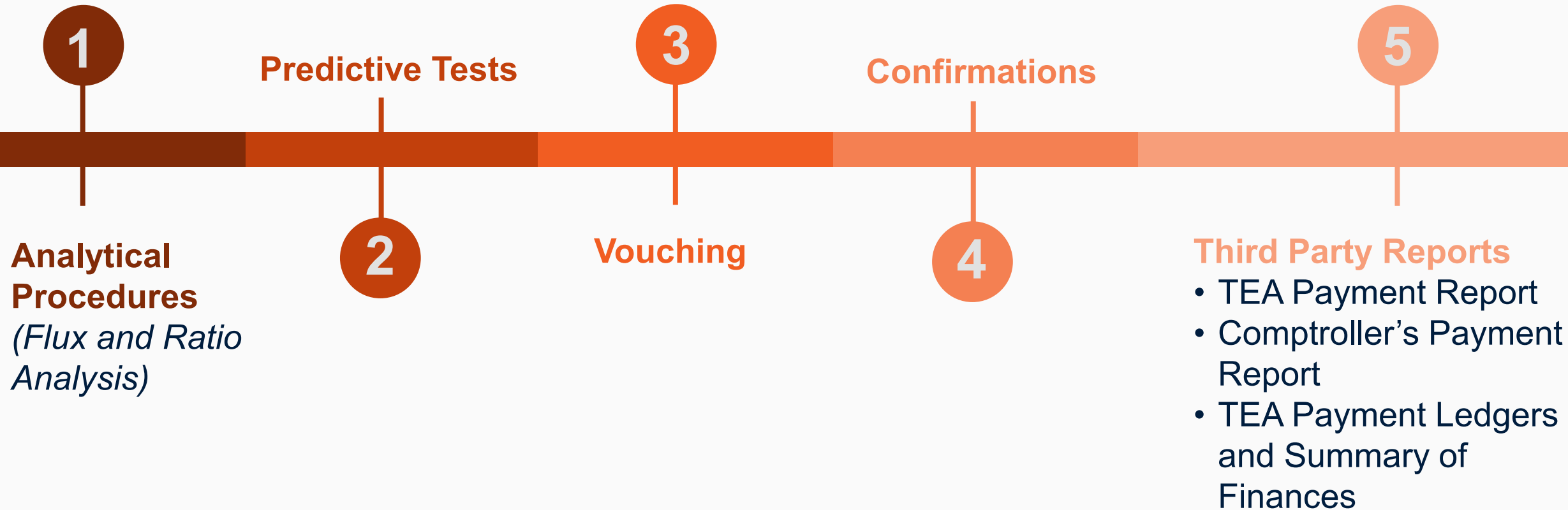
**Opinion &
Report
Issuance**
Nov. 21, 2024

5

INTERNAL CONTROLS



SUBSTANTIVE PROCEDURES



RESULTS

**Audit in accordance
with GAAS and
GAGAS (Yellow Book)**

**Unmodified Opinion
over financial
statements**

**No internal control
findings related to
financial reporting**

**No findings related to
compliance**



OPINION ON FEDERAL PROGRAMS

- ❖ Compliance audit in accordance with Office of Management and Budget Compliance Supplement and 2 CFR 200.
- ❖ Total expenditures of federal awards \$65.8 million
- ❖ **Major Federal Programs**
 - ESSER II, III, TCLAS
 - Special Education Cluster
- ❖ **Unmodified Opinion over each major federal program.**
- ❖ **No internal control findings related to each major program.**

GOVERNMENT-WIDE FINANCIAL STATEMENTS

- Accrual Basis of Accounting
- All long-lived assets
- Long-term liabilities
- Net worth of the District

***Do not represent a cash liability; it is the District's proportionate share of the TRS cost-sharing pension and OPEB liabilities and are required for financial reporting purposes.*

Total Assets: \$543 million

Capital assets: \$406 million

Cash and investments: \$83 million

Due from other governments: \$39 million

Other: \$14 million

Total Deferred Outflows: \$37 million

Total Liabilities: \$332 million

Bonds and Loan: \$208 million

Net Pension Liability: \$63 million**

Net OPEB Liability: \$30 million**

Other: \$31 million

Total Deferred Inflows: \$51 million

Total Net Position: \$197 million

GOVERNMENT-WIDE FINANCIAL STATEMENTS

Statement of Activities

Total Revenue: \$279 million
Program Revenue: \$91 million
General Revenue: \$188 million

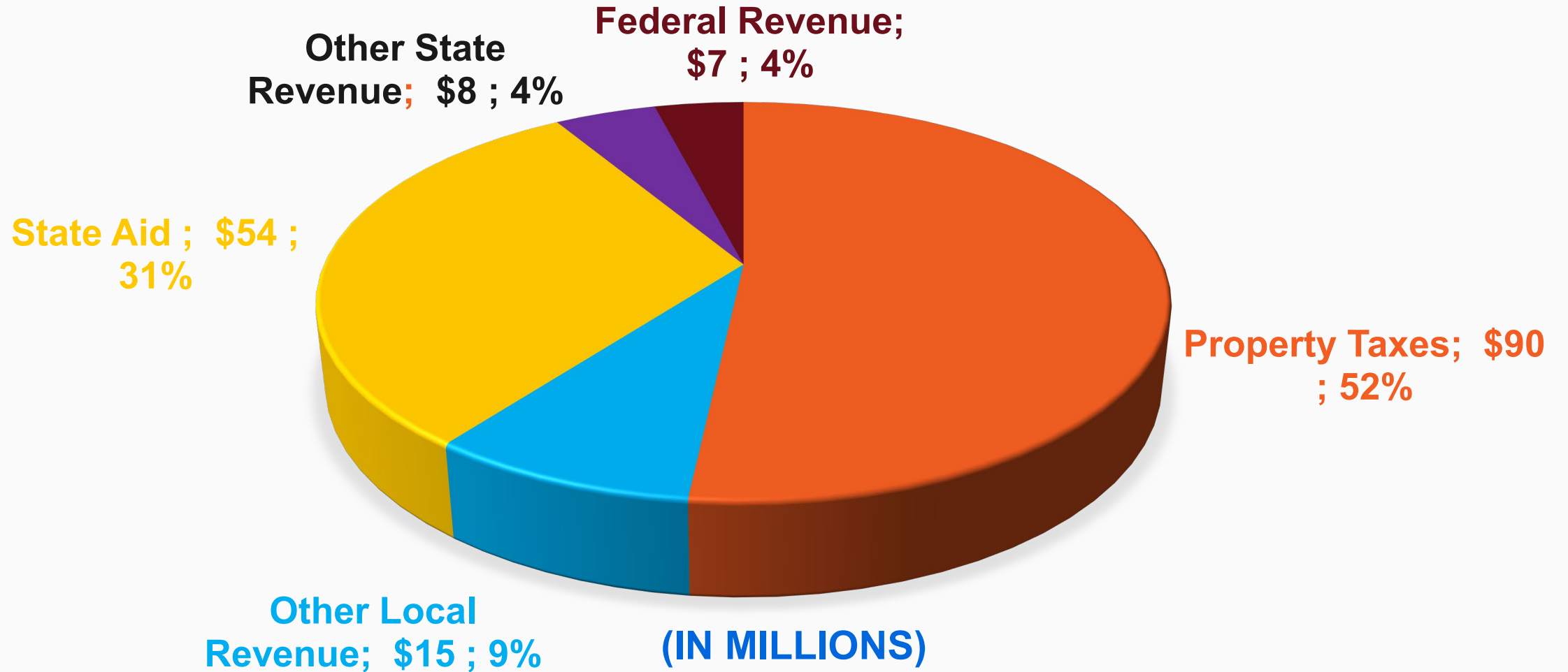
Expenses: \$240 million

Change in Net Position: \$39 million

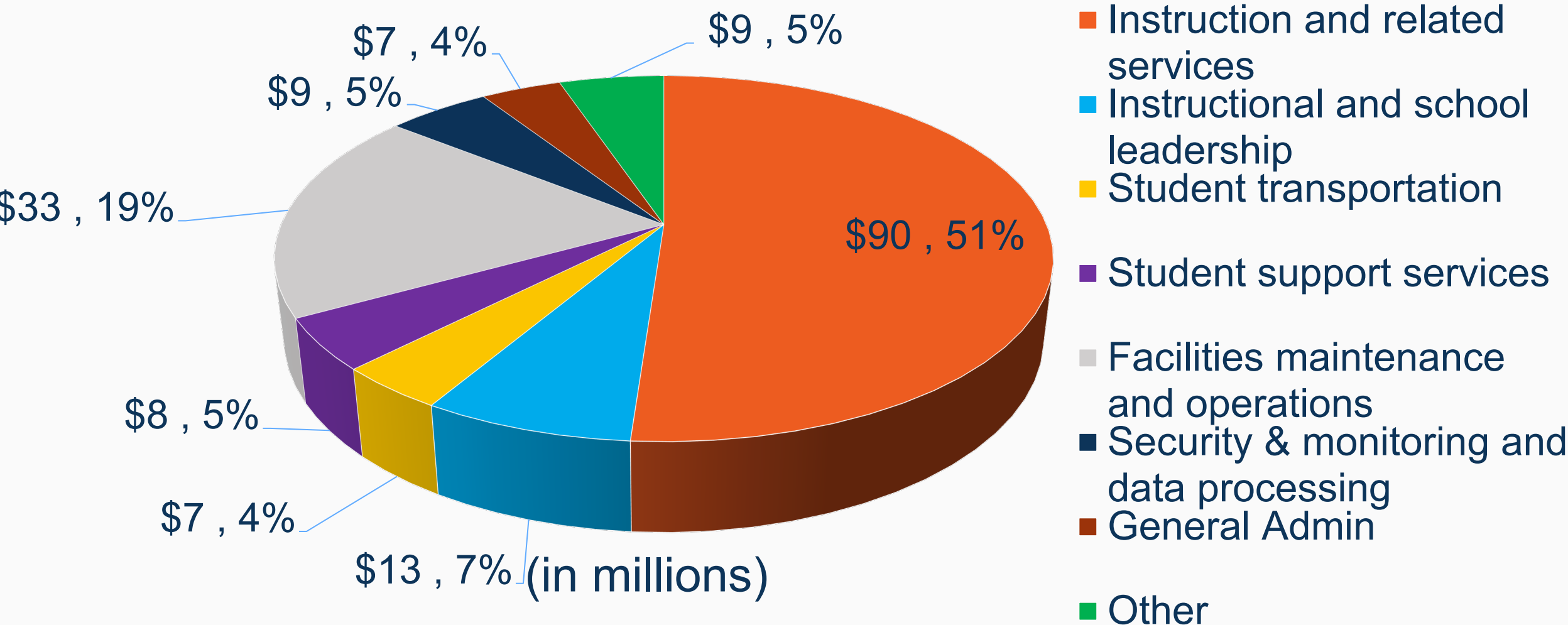
GENERAL FUND BUDGET- TO-ACTUAL

- ❖ Actual revenues of \$174 million exceeded final budgeted amounts by \$2 million
- ❖ Actual expenditures of \$176 million was under the final budgeted expenditures by \$8 million
- ❖ Net other financing uses was under final budget by \$97 thousand
- ❖ Fund balance decreased by \$6 million
- ❖ Total ending fund balance for FY 2024 is \$67 million

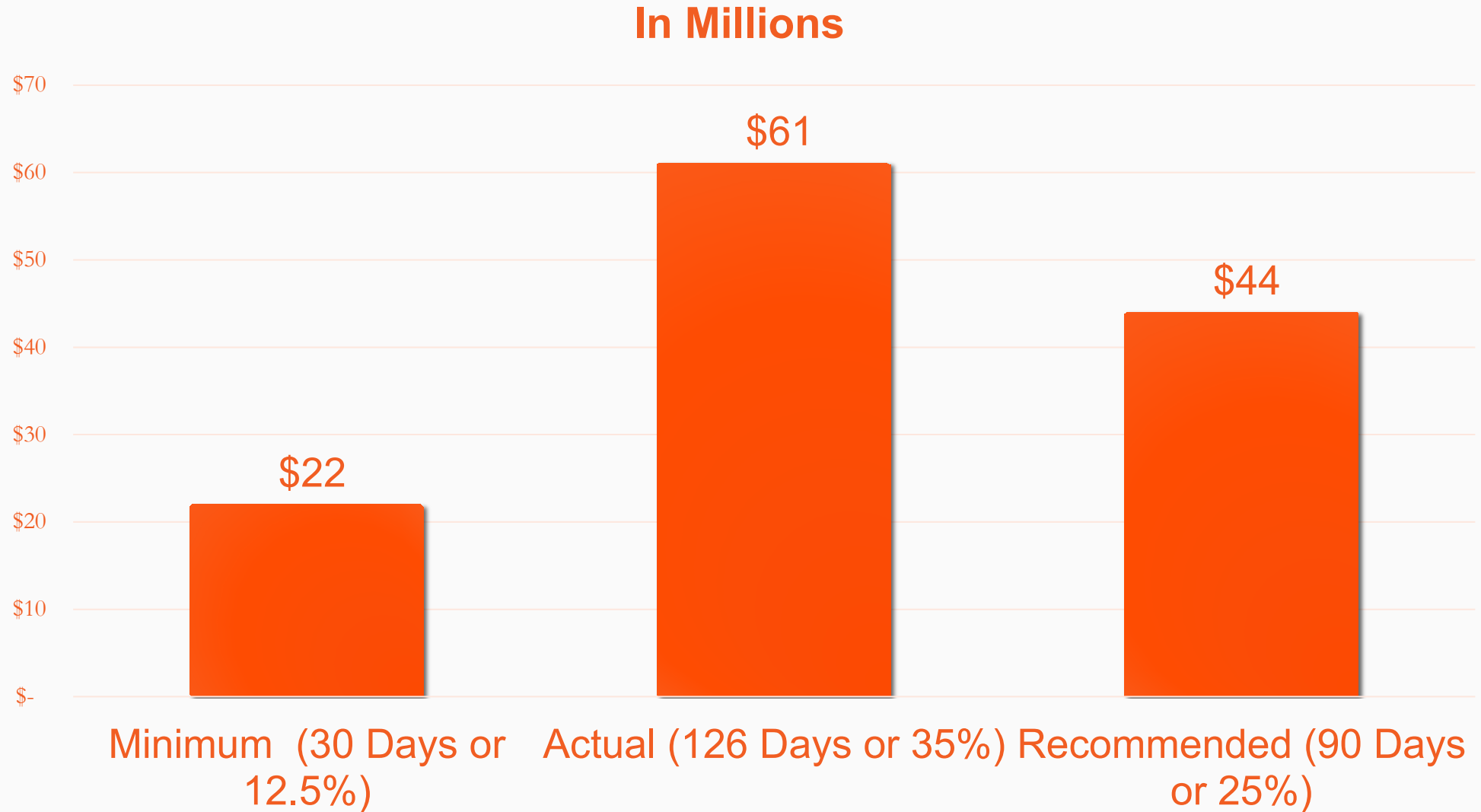
GENERAL FUND REVENUE (\$174M)



GENERAL FUND FUNCTIONAL EXPENDITURES (\$176M)



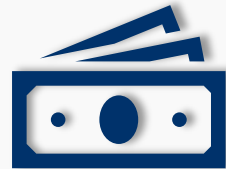
UNASSIGNED FUND BALANCE COMPARED TO EXPENDITURES (in millions)



REQUIRED COMMUNICATIONS



Engagement Letter – March 21, 2024



- Management Override
- Revenue Recognition
- Audit Risks (applies to all audited entities)



The District's accounting policies and methods are appropriate and in accordance with industry standards.



- No disagreements or difficulties
- We are independent of the District

REQUIRED COMMUNICATIONS

Management Representation Letter

Consultations with Other Accountants - We are not aware of any situations in which management consulted with other accountants on accounting or financial reporting matters.

Major Issues Discussed with Management Prior to Retention – We discussed the application of accounting principles and auditing standards; however, our responses were not a condition to our retention.

Estimates - State Aid

QUESTIONS ?

THANK YOU!



BEAUMONT INDEPENDENT
SCHOOL DISTRICT

ANNUAL FINANCIAL AND
COMPLIANCE REPORT

For the Year Ended June 30, 2024



CPAs and Professional Consultants

BEAUMONT INDEPENDENT SCHOOL DISTRICT

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BEAUMONT INDEPENDENT SCHOOL DISTRICT

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CERTIFICATE OF BOARD

Beaumont Independent School District

Name of School District

Jefferson County

County

123-910

Co. - Dist. No.

We, the undersigned, certify that the attached annual financial reports of the above-named school district were reviewed and approved for the fiscal year ended June 30, 2024, at a meeting of the Board of Trustees of such school district on November 21, 2024.

President of the Board

Secretary of the Board



FINANCIAL SECTION



INDEPENDENT AUDITOR'S REPORT

To the Board of Trustees
Beaumont Independent School District

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of Beaumont Independent School District (the "District"), as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the District, as of June 30, 2024, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor’s Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor’s report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District’s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District’s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that management’s discussion and analysis, budgetary comparison information, pension information, and other-post employment benefit information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District’s basic financial statements. The other supplemental information such as the combining and individual nonmajor fund financial statements, required Texas Education Agency (TEA) schedules, and schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements.

To the Board of Trustees
Beaumont Independent School District

The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the other supplementary information, required TEA schedules, and schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the Schedule L-1 but does not include the basic financial statements and our auditor’s report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated November 21, 2024 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



Houston, Texas
November 21, 2024



BEAUMONT INDEPENDENT SCHOOL DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the Beaumont Independent School District (the "District"), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended June 30, 2024.

Financial Highlights

The assets and deferred outflows of the District exceeded its liabilities and deferred inflows at the close of the most recent fiscal year by \$197,123,140 (*net position*). Of this amount, unrestricted net position amounted to a deficit of \$26,890,940. This deficit was caused by the net pension and net OPEB liabilities recognized in fiscal year 2024. This recognition of such liabilities does not affect the financial stability of the District nor does it change how the District conducts its financial decision making. Rather, the District is reflecting its portion of the liabilities that the State of Texas manages and operates.

- The District's total net position at year end increased by \$38,664,863. The significant increase was mainly due to increase in charges for services, operating grants and contributions, and property taxes.
- As of the close of the current fiscal year, the District's governmental funds reported combined ending fund balances of \$100,233,437, an decrease of \$3,927,011, in comparison with the prior year.
- As of the close of the current fiscal year, unassigned fund balance for the general fund of \$61,087,670 is 35 percent of total general fund expenditures.

The District's total bonded debt decreased by \$29,160,000 (13 percent) during the current fiscal year.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains required supplementary information and other supplementary information in addition to the basic financial statements.

Government-wide Financial Statements

The *Government-wide Financial Statements* are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The *Statement of Net Position* presents information on all of the District's assets and deferred outflows of resources, and liabilities and deferred inflows of resources, with the difference reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The *Statement of Activities* presents information showing how the District's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows*. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused sick leave).

The *Government-wide financial statements* of the District are principally supported by taxes and intergovernmental revenues (*governmental activities*).

BEAUMONT INDEPENDENT SCHOOL DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)

The governmental activities of the District include Instruction, Instructional Resources and Media Services, Curriculum and Instructional Staff Development, Instructional Leadership, School Leadership, Guidance, Counseling, and Evaluation Services, Social Work Services, Health Services, Student Transportation, Food Services, Extracurricular Activities, General Administration, Facilities Maintenance and Operations, Security and Monitoring Services, Data Processing Services, Community Services, Interest on Long-term Debt, Debt Issuance Costs and Fees, Facilities Repairs and Maintenance, Payments to Fiscal Agent/Member Districts of SSA, and Other intergovernmental charges.

Fund Financial Statements

A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the District can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental Funds

Governmental Funds are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The District maintains several individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, and elementary and secondary school emergency relief fund (ESSER) III, all of which are considered to be major funds. Data from the nonmajor governmental funds is combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements elsewhere in the financial statements. The District adopts an annual appropriated budget for its general fund, debt service fund, and the Child Nutrition program special revenue fund.

Proprietary Fund

The District maintains an individual internal service fund for Workers' Compensation. *Internal service funds*, one type of proprietary fund, are an accounting device used to accumulate and allocate costs internally among the District's various funds and functions. Because these services predominantly benefit governmental functions, they have been included within *governmental activities* in the government-wide financial statements.

Proprietary fund statements provide the same type of information as the government-wide financial statements, only in more detail.

Fiduciary Fund

The fiduciary funds are used to account for resources held for the benefit of the parties outside the government. *Fiduciary funds* are not reflected in the government-wide financial statements because the resources of those funds are not available to support the District's own programs. The District is the trustee or fiduciary for these funds and is responsible for ensuring that the assets reported in these funds are used for their intended purposes. All of the District's *fiduciary activities* are reported in a separate statement of fiduciary net position and statement of changes in fiduciary net position.

BEAUMONT INDEPENDENT SCHOOL DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Required Supplementary Information

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information that further explains and supports the information in the financial statements. The required supplementary information relates to comparison of the original adopted budget, the final amended budget, and the actual amounts for the fiscal year. This is required supplementary information for the general fund and any major special revenue funds. The District's general fund is presented as required supplementary information. In addition, required supplementary information includes a schedule of the District's proportionate share of the Net Pension Liability - TRS, a schedule of District's contributions - TRS for the past eight years, a schedule of the District's proportionate share of the Net OPEB Liability - TRS, and a schedule of the District's OPEB contributions for the past five years.

Other Information

The combining and individual fund statements and schedules and other supplementary information are presented immediately following the required supplementary information.

Government-wide Financial Analysis

Net Position

As noted earlier, net position may serve over time as a useful indicator of a District's financial position. In the case of the District, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$197,123,140 at the close of the most recent fiscal year.

The largest portion of the District's net position \$201,760,741 reflects its investment in capital assets (e.g., land, buildings and improvements, furniture and equipment, construction in progress), less any outstanding related debt used to acquire those assets. The District uses these capital assets to provide services to students; consequently, these assets are *not* available for future spending. Although the District's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

BEAUMONT INDEPENDENT SCHOOL DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)

As of June 30, 2024, the District's net position included the following:

	Governmental Activities	
	2024	2023
Assets:		
Current and other assets	\$ 136,357,560	\$ 146,442,035
Capital assets, net of depreciation and noncurrent assets	406,480,701	397,200,244
Total Assets	542,838,261	\$543,642,279
Deferred Outflows of Resources:		
Deferred charge on refunding	2,057,982	2,564,587
Deferred outflows - pension	23,751,014	21,087,848
Deferred outflows - OPEB	11,546,062	10,866,732
Total Deferred Outflows of Resources	37,355,058	34,519,167
Liabilities:		
Current liabilities	29,839,874	36,433,581
Long term liabilities	302,592,863	325,990,286
Total Liabilities	332,432,737	362,423,867
Deferred Inflows of Resources:		
Deferred inflows - pension	3,527,154	5,605,295
Deferred inflows - OPEB	47,110,288	51,673,907
Total Deferred Inflows of Resources	50,637,442	57,279,202
Net Position:		
Net investment in capital assets	201,760,741	159,710,774
Restricted	22,253,339	19,986,605
Unrestricted	(26,890,940)	(21,239,102)
Total Net Position	\$ 197,123,140	\$ 158,458,277

Net position is restricted for various purposes as follows:

	Governmental Activities	
	2024	2023
Federal and state programs	\$ 8,415,055	\$ 8,052,880
Debt service	13,838,284	11,933,725
	\$ 22,253,339	\$ 19,986,605

Unrestricted net position for governmental activities is the part of net position that can be used to finance day-to-day operations without constraints established by debt covenants, enabling legislation, or other legal requirements. At the end of the current fiscal year, the District reports deficit balance in unrestricted net position of \$26,890,940 caused by the net pension and OPEB liabilities. The District's net position increased by \$38,664,863 during the current fiscal year. This is due to the increase in charges for services from Chapter 313 agreement revenues, significant increase in state aid – formula grants, and an increase in investment earnings.

BEAUMONT INDEPENDENT SCHOOL DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)

Changes in Net Position

The Net Position of the District increased by \$38.7 million for the year ended June 30, 2024. The total revenues from taxpayers, user service fees, grants and other sources for the District was \$281.2 million.

Total general revenues increased by \$6.1 million compared to fiscal year 2023 due to significant increase in state aid formula grants and investment earnings. Total expenses for the 2024 fiscal year were \$242.5 million or \$2.7 million more than expenses of fiscal year 2023.

Comparative Schedule of Changes in Net Position

For the Years Ended June 30, 2024 and 2023

	Governmental Activities	
	2024	2023
Program Revenues		
Charges for services	\$ 12,329,124	\$ 8,249,837
Operating grants and contributions	78,685,960	83,228,948
General Revenues		
Property taxes	126,861,255	150,045,445
State Aid - Formula Grants	55,905,900	28,419,057
Investment earnings	5,417,324	4,334,714
Special items (insurance recoveries)	-	-
Other	1,990,361	1,305,182
Total Revenues	281,189,924	275,583,183
Expenses		
Instruction	117,613,646	115,321,061
Instructional resources and media services	1,262,975	1,328,008
Curriculum and staff development	2,261,188	2,077,221
Instructional leadership	8,621,443	7,788,983
School leadership	11,004,041	11,615,256
Guidance, counseling, and evaluation services	9,655,105	8,939,261
Social work services	729,794	742,606
Health services	2,592,700	2,897,781
Student transportation	7,211,362	4,474,333
Food service	13,944,381	11,527,424
Extracurricular activities	6,386,666	6,674,453
General administration	7,477,041	7,269,532
Facilities maintenance and operations	31,509,651	39,896,193
Security and monitoring services	5,154,977	8,813,597
Data processing services	4,552,351	4,161,643
Community services	1,945,154	2,032,538
Interest on long-term debt	8,207,574	7,381,522
Debt issuance costs and fees	300,378	273,116
Payments to fiscal agent/member districts of SSA	518,190	361,473
Payments to Juvenile Justice Alternative Education Programs	161,860	161,860
Other intergovernmental charges	1,414,584	1,504,959
Total Expenses	242,525,061	245,242,820
Increase (Decrease) in Net Position	38,664,863	30,340,363
Beginning Net Position	158,458,277	127,608,653
Prior Period Adjustments *	-	509,261
Ending Net Position	\$ 197,123,140	\$ 158,458,277

BEAUMONT INDEPENDENT SCHOOL DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)

Comparative Schedule of Changes in Net Position (continued)

Governmental activities increased the District's net position by \$38,664,863 for the year ended June 30, 2024. The increase was caused by the increase in property tax and other revenues. Charges for services increased by \$4.1 million due to Chapter 313 agreements. Property tax revenues decreased by \$23.2 million due to the decrease in property tax rates. State and other grant revenue decreased by \$4.5 million mainly due to a decrease in federal funding. Approximately 45.1% of the District's revenues came from property taxes, with an additional 19.9% derived from state funding formulas. Last fiscal year, 54% of the District's revenues came from property taxes and 10% came from state funding formulas.

Governmental Revenues by Type

Revenues are generated primarily from three sources. Property taxes, state-aid formula grants, and operating grants and contributions represent 93 percent of total revenues. The remaining \$19,736,809 is generated from charges for services, investment earnings, and other revenues.

	<u>Total Revenues</u>	<u>% of Total Revenues</u>
Property taxes	\$ 126,861,255	45.1%
State Aid - Formula Grants	55,905,900	19.9%
Operating grants and contributions	78,685,960	28.0%
Charges for services	12,329,124	4.4%
Investment earnings	5,417,324	1.9%
Other revenue	1,990,361	0.7%
Total Revenues	<u>\$ 281,189,924</u>	<u>100%</u>

Governmental Expenses by Type

The primary functional expenses of the District are instruction, school leadership, food service, and plant maintenance and operations, which represent 72 percent or approximately \$174 million of total expenses. The remaining functional categories of expenses are each less than 4 percent of total expenses.

	<u>Total Expenses</u>	<u>% of Total Expenses</u>
Instruction	\$ 117,613,646	48.5%
School Leadership	11,004,041	4.5%
Food service	13,944,381	5.7%
Facilities maintenance and operations	31,509,651	13.0%
Other expenses	68,453,342	28.2%
Total Expenses	<u>\$ 242,525,061</u>	<u>100%</u>

Fiscal year 2024 expenses are \$2.7 million more than fiscal year 2023. Approximately 49 percent of the District's expenses were expended for instructional activities. When combined with student and other support services such as transportation, counseling and nursing, 75 percent of the District's expenses were spent on direct student services.

BEAUMONT INDEPENDENT SCHOOL DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)

Financial Analysis of the Government's Funds

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds

The focus of the District's *governmental funds* is to provide information on near-term inflows, outflows, and balances of *spendable* resources. Such information is useful in assessing the District's financing requirements. In particular, *unassigned fund balance* may serve as a useful measure of a District's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the District's governmental funds reported combined ending fund balances with a decrease of \$3,927,011 in comparison with the prior year. The decrease in ending governmental fund balances is primarily due to a decrease in the General Fund balance.

The *general fund* is the chief operating fund of the District. At the end of the current fiscal year, unassigned fund balance of the general fund was \$61,087,670 while total fund balance reached \$67,312,951. As a measure of the general fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 35 percent of total general fund expenditures, while total fund balance represents 38 percent of that same amount. The fund balance of the District's general fund decreased by \$6,308,232 during the current fiscal year due to \$5,485,927 for purchases carried forward from the previous year that were not completed by year end and mid-year budget adjustments for unanticipated but essential District expenditures.

The *debt service fund* has a total fund balance of \$15,759,027, all of which is restricted for the retirement of funded indebtedness. The net increase in fund balance during the current year of \$987,760 was due to property taxes and state program revenues being higher than total principal and interest expenditures.

The *ESSER III fund* has no fund balance as all revenues are received upon request to the Texas Education Agency for reimbursement of allowable expenditures.

General Fund Budgetary Highlights

Differences between the original budget and the final amended budget of the general fund can be briefly summarized as follows:

	Budget	
	Original	Final Amended
Total revenues	\$ 171,707,722	\$ 172,081,058
Total expenditures	171,807,722	184,574,598
Total other financing sources (uses)	100,000	(3,900,000)
Net Change in Fund Balance	\$ -	\$ (16,393,540)

The review of the final amended budget versus actual for the general fund reflected that expenditures were less than budgetary estimates. Budgetary estimates for the general fund related to state program revenues were more than actual amounts.

BEAUMONT INDEPENDENT SCHOOL DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)

Capital Assets and Long-term Liabilities

Capital Assets

The District's investment in capital assets for its governmental activities as of June 30, 2024 includes land, buildings and improvements, furniture and equipment, and construction in progress. The net investment in capital assets for the current year was \$201,760,741. The following table summarizes the investment in capital assets as of June 30, 2024 and June 30, 2023:

	2024	2023
Land	\$ 14,059,880	\$ 14,059,880
Buildings and improvements	545,230,195	543,333,264
Furniture and equipment	29,655,033	14,810,719
Vehicles	19,317,184	18,860,080
Construction in progress	12,756,787	4,082,513
Total	621,019,079	595,146,456

Additional information on the District's capital assets can be found in Note 5 of the financial statements.

Long-term Liabilities

At the end of the current fiscal year, the District had \$194,830,000 in bonded debt outstanding, a decrease of \$29,160,000 over the previous year. The District's bonds are sold and guaranteed through the Texas Permanent School Fund Guarantee Program or by a municipal bond insurance policy. The underlying rating of the bonds from Standard and Poor's is "BBB+" and from Moody's Investors Service is "Baa1" for general obligation debt. The District defeased a portion of its 2016 Refunding bonds in the amount of \$16.7 million.

Changes in general obligation bonds, for the fiscal year ended June 30, 2024 are as follows:

Outstanding 07/01/23	Issued	Retired	Outstanding 06/30/24
\$ 223,990,000	\$ -	\$ 29,160,000	\$ 194,830,000

Additional information on the District's long-term liabilities can be found in Note 6 of the financial statements.

Economic Factors and Next Year's Budgets and Rates

In the fall of 2024, the Board of Trustees unanimously voted to call for a Voter Approval Tax Rate Election (VATRE). They approved reducing the interest and sinking (I&S) portion of the tax rate by nine cents to the maintenance and operations (M&O) portion of the tax rate to maximize general fund revenue. The additional M&O pennies were passed by voters and will add an estimated \$13 million of funding to the District's operating budget. The total tax rate for the 2024-25 school year is \$0.96491 and consists of the maintenance and operations tax rate of \$0.8023 and the debt service tax rate of \$0.16261. This is a \$0.0215 cent tax rate reduction from the prior year.

The additional revenue will be used for:

- Implementing and upgrading safety and security measures, ensuring that our schools remain safe places for all students and staff.
- Increase pay for employees to ensure the District retains and recruits high quality staff to maintain and improve high standards and expectations of our community.
- Maintain and enhance the delivery of essential programs that our student rely on daily.

BEAUMONT INDEPENDENT SCHOOL DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)

The District adopted a General Fund budget for the year ending June 30, 2025 of \$183.4 million in revenues and expenditures. The Debt Service revenues and expenditures are budgeted for \$25.7 million. The Child Nutrition budget is set for \$14 million in revenues and \$19 million in expenditures. The budgeted expenditures reflect a spenddown plan as required by TDA.

Requests for Information

This financial report is designed to provide our citizens, taxpayers, customers, and investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the Chief Financial Officer, Beaumont Independent School District Beaumont Independent School District, 3395 Harrison Avenue, Beaumont, Texas 77706.



BASIC FINANCIAL STATEMENTS

BEAUMONT INDEPENDENT SCHOOL DISTRICT
STATEMENT OF NET POSITION
June 30, 2024

Exhibit A-1

Data Control Codes		Governmental Activities
Assets		
1110	Cash and cash equivalents	\$ 83,368,752
1220	Property taxes receivables, net	6,937,492
1240	Due from other governments	39,005,330
1290	Other receivables, net	585,858
1300	Inventories	104,045
1410	Prepaid items	6,356,083
	Capital assets not subject to depreciation:	
1510	Land	14,059,880
1580	Construction in progress	12,756,787
	Capital assets net of depreciation:	
1520	Buildings and improvements, net	358,794,682
1530	Furniture and equipment, net	14,870,178
1531	Vehicles, net	5,999,174
1000	Total Assets	542,838,261
Deferred Outflows of Resources		
	Deferred charge on refunding	2,057,982
	Deferred outflows - pension	23,751,014
	Deferred outflows - OPEB	11,546,062
1700	Total Deferred Outflows of Resources	37,355,058
Liabilities		
2110	Accounts payable	10,011,963
2140	Interest payable	3,041,387
2150	Payroll deductions and withholdings	1,506,750
2160	Accrued wages payable	14,581,706
2177	Due to fiduciary funds	33,337
2300	Unearned revenue	664,731
	Noncurrent Liabilities:	
2501	Due within one year	15,266,203
2502	Due in more than one year	194,191,023
2540	Net Pension Liability	63,614,094
2545	Net Other Post-Employment Benefits (OPEB) Obligation	29,521,543
2000	Total Liabilities	332,432,737
Deferred Inflows of Resources		
	Deferred inflows - pension	3,527,154
	Deferred inflows - OPEB	47,110,288
2600	Deferred Inflows of Resources	50,637,442
Net Position		
3200	Net investment in capital assets	201,760,741
	Restricted for:	
3820	Federal and state programs	8,415,055
3850	Debt service	13,838,284
3900	Unrestricted	(26,890,940)
3000	Total Net Position	\$ 197,123,140

BEAUMONT INDEPENDENT SCHOOL DISTRICT
STATEMENT OF ACTIVITIES
For the Year Ended June 30, 2024

Exhibit B-1

Data Control Codes	Functions/Programs	Program Revenue		Net (Expense) Revenue and Changes in Net Position	
		Expenses	Charges for Services	Operating Grants and Contributions	Primary Government
					Governmental Activities
Governmental Activities:					
11	Instruction	\$ 117,613,646	\$ 10,810,306	\$ 28,446,161	\$ (78,357,179)
12	Instructional resources and media services	1,262,975	-	146,150	(1,116,825)
13	Curriculum and staff development	2,261,188	-	1,669,373	(591,815)
21	Instructional leadership	8,621,443	300	5,119,389	(3,501,754)
23	School leadership	11,004,041	484,570	917,484	(9,601,987)
31	Guidance, counseling, and evaluation services	9,655,105	120	4,056,926	(5,598,059)
32	Social work services	729,794	-	614,032	(115,762)
33	Health services	2,592,700	45,310	2,670,443	123,053
34	Student transportation	7,211,362	-	227,785	(6,983,577)
35	Food service	13,944,381	539,803	13,941,106	536,528
36	Extracurricular activities	6,386,666	389,319	179,278	(5,818,069)
41	General administration	7,477,041	-	3,936,721	(3,540,320)
51	Facilities maintenance and operations	31,509,651	38,810	13,836,143	(17,634,698)
52	Security and monitoring services	5,154,977	-	181,118	(4,973,859)
53	Data processing services	4,552,351	-	820,572	(3,731,779)
61	Community services	1,945,154	20,586	1,923,279	(1,289)
72	Interest on long-term debt	8,207,574	-	-	(8,207,574)
73	Debt issuance costs and fees	300,378	-	-	(300,378)
93	Payments to fiscal agent/member districts of SSA	518,190	-	-	(518,190)
95	Payments to Juvenile Justice Alternative Education Programs	161,860	-	-	(161,860)
99	Other intergovernmental charges	1,414,584	-	-	(1,414,584)
TG	Total Governmental Activities	<u>\$ 242,525,061</u>	<u>\$ 12,329,124</u>	<u>\$ 78,685,960</u>	<u>(151,509,977)</u>

Data Control Codes		
General revenues:		
Taxes:		
MT	Property taxes, levied for general purposes	89,771,375
DT	Property taxes, levied for debt service	37,089,880
SF	State-aid formula grants	55,905,900
IE	Investment earnings	5,417,324
MI	Miscellaneous	1,990,361
TR	Total General Revenues	<u>190,174,840</u>
CN	Change in net position	38,664,863
NB	Net Position - Beginning	<u>158,458,277</u>
NE	Net Position - Ending	<u>\$ 197,123,140</u>

BEAUMONT INDEPENDENT SCHOOL DISTRICT

Exhibit C-1

**BALANCE SHEET
GOVERNMENTAL FUNDS
June 30, 2024**

Data Control Codes	General Fund	Debt Service	ESSER III	Nonmajor Governmental Funds	Total Governmental Funds
Assets					
1110 Cash and cash equivalents	\$ 49,447,682	\$ 15,519,918	\$ 75,118	\$ 13,544,203	\$ 78,586,921
Receivables:					
1220 Property taxes - delinquent	17,933,161	5,170,758	-	-	23,103,919
1230 Allowance for uncollectible taxes (credit)	(12,316,316)	(3,850,111)	-	-	(16,166,427)
1240 Receivables from other governments	23,083,407	-	5,886,905	10,035,018	39,005,330
1260 Due from other funds	12,515,121	20,085	-	7,209,127	19,744,333
1290 Other receivables	230,220	56,617	-	299,021	585,858
1300 Inventories	-	-	-	104,045	104,045
1410 Prepaid items	6,225,281	-	-	-	6,225,281
1000 Total Assets	<u>\$ 97,118,556</u>	<u>\$ 16,917,267</u>	<u>\$ 5,962,023</u>	<u>\$ 31,191,414</u>	<u>\$ 151,189,260</u>
Liabilities, Deferred Inflows of Resources, and Fund Balance					
Liabilities					
2110 Accounts payable	\$ 4,023,101	\$ -	\$ 1,015,242	\$ 3,259,179	\$ 8,297,522
2150 Payroll deduction and withholdings	1,408,114	-	-	98,636	1,506,750
2160 Accrued wages payable	11,720,186	-	618,374	2,243,146	14,581,706
2170 Due to other funds	7,647,404	-	4,328,407	7,801,859	19,777,670
2300 Unearned revenue	-	37,596	-	627,135	664,731
2000 Total Liabilities	<u>24,798,805</u>	<u>37,596</u>	<u>5,962,023</u>	<u>14,029,955</u>	<u>44,828,379</u>
Deferred Inflows of Resources					
2600 Unavailable revenues - property taxes	5,006,800	1,120,644	-	-	6,127,444
2600 Total Deferred Inflows of Resources	<u>5,006,800</u>	<u>1,120,644</u>	<u>-</u>	<u>-</u>	<u>6,127,444</u>
Fund Balance					
Non-Spendable:					
3410 Inventories	-	-	-	104,045	104,045
3430 Prepaid items	6,225,281	-	-	-	6,225,281
Restricted:					
3450 Federal/State funds grant restrictions	-	-	-	8,311,010	8,311,010
3470 Capital acquisitions and contractual obligations	-	-	-	8,477,490	8,477,490
3480 Retirement of long-term debt	-	15,759,027	-	-	15,759,027
Committed:					
3545 Other purposes	-	-	-	268,914	268,914
Assigned					
3590 Other purposes	-	-	-	-	-
3600 Unassigned	61,087,670	-	-	-	61,087,670
3000 Total Fund Balances	<u>67,312,951</u>	<u>15,759,027</u>	<u>-</u>	<u>17,161,459</u>	<u>100,233,437</u>
4000 Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 97,118,556</u>	<u>\$ 16,917,267</u>	<u>\$ 5,962,023</u>	<u>\$ 31,191,414</u>	<u>\$ 151,189,260</u>

BEAUMONT INDEPENDENT SCHOOL DISTRICT
RECONCILIATION OF BALANCE SHEET FOR GOVERNMENTAL FUNDS TO
STATEMENT OF NET POSITION
June 30, 2024

Exhibit C-1R

<u>Data Control Codes</u>	Total Fund Balance, Governmental Funds	\$	100,233,437
	Amounts reported for governmental activities in the statements of net position are different because:		
1	Capital assets used in governmental activities are not financial resources and therefore, are not reported as assets in governmental funds. Capital assets at historical cost, net of accumulated depreciation, where applicable.		406,480,701
2	Property taxes receivable have been levied and are due this year, but are not available soon enough to pay for the current period's expenditures, these property taxes and related penalty and interest amounts (net of allowance for uncollectible accounts.)		6,127,444
3	Deferred charge on refunding		2,057,982
4	Deferred outflows relating to pension activities		23,751,014
5	Deferred outflows relating to other post employment benefits		11,546,062
	Long-term liabilities, including bonds payable, are not due and payable in the current period, and therefore are not reported as liabilities in the funds. Long-term liabilities at year end consist of:		
6	General obligation bonds		(194,830,000)
7	Premium/Discount on issuance		(8,753,282)
8	Accumulated accretion on capital appreciation bonds		(1,465,202)
9	Loan payable		(3,194,660)
10	Accrued compensated absences		(1,214,082)
11	Accrued interest payable		(3,041,387)
12	Net pension liability		(63,614,094)
13	Net other post employment benefit liability		(29,521,543)
14	Deferred inflows relating to pension activities		(3,527,154)
15	Deferred inflows relating to other post-employment benefits		(47,110,288)
16	Addition of Internal Service fund net position (see D-1)		<u>3,198,192</u>
19	Total Net Position-Governmental Activities	\$	<u><u>197,123,140</u></u>

BEAUMONT INDEPENDENT SCHOOL DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - GOVERNMENTAL FUNDS
For the Year Ended June 30, 2024

Exhibit C-2

Data Control Codes	General Fund	Debt Service	ESSER III	Nonmajor Governmental Funds	Total Governmental Funds
Revenues					
5700 Local, intermediate, and out-of-state	\$ 105,439,779	\$ 37,921,403	\$ -	\$ 3,149,603	\$ 146,510,785
5800 State program revenues	61,794,276	2,118,532	-	3,655,602	67,568,410
5900 Federal program revenues	6,790,311	-	17,827,448	44,285,800	68,903,559
5020 Total Revenues	<u>174,024,366</u>	<u>40,039,935</u>	<u>17,827,448</u>	<u>51,091,005</u>	<u>282,982,754</u>
Expenditures					
Current:					
0011 Instruction	88,612,036	-	3,032,772	21,911,631	113,556,439
0012 Instruction resources and media services	1,105,465	-	6,616	111,527	1,223,608
0013 Curriculum and instructional staff development	499,969	-	88,912	1,564,253	2,153,134
0021 Instructional leadership	3,497,258	-	850,904	4,013,671	8,361,833
0023 School leadership	9,513,419	-	-	1,118,542	10,631,961
0031 Guidance, counseling and evaluation services	5,663,957	-	1,714,016	2,018,349	9,396,322
0032 Social work services	157,889	-	128,967	439,462	726,318
0033 Health services	1,961,314	-	107,271	434,533	2,503,118
0034 Student transportation	6,758,306	-	5,605	137,278	6,901,189
0035 Food services	-	-	41,862	13,978,628	14,020,490
0036 Extracurricular activities	6,230,620	-	-	117,366	6,347,986
0041 General administration	6,875,224	-	156,614	138,017	7,169,855
0051 Facilities maintenance and operations	32,710,475	-	10,975,437	5,855,442	49,541,354
0052 Security and monitoring services	5,091,721	-	15,454	84,795	5,191,970
0053 Data processing services	4,312,776	-	-	759,950	5,072,726
0061 Community services	135,289	-	703,018	1,169,078	2,007,385
Debt Service:					
0071 Principal on long-term debt	1,020,217	29,160,000	-	-	30,180,217
0072 Interest on long-term debt	94,747	9,186,096	-	-	9,280,843
0073 Debt issuance costs and fees	-	300,378	-	-	300,378
Capital Outlay:					
0081 Facilities acquisition and construction	-	-	-	252,887	252,887
Intergovernmental:					
0093 Payments to Fiscal Agent/Member					
Districts of SSA	518,190	-	-	-	518,190
0095 Payments to Juvenile Justice Alt. Ed. Prgm.	161,860	-	-	-	161,860
0099 Other intergovernmental charges	1,414,584	-	-	-	1,414,584
6030 Total Expenditures	<u>176,335,316</u>	<u>38,646,474</u>	<u>17,827,448</u>	<u>54,105,409</u>	<u>286,914,647</u>
1100 Excess (deficiency) of revenues over expenditures	<u>(2,310,950)</u>	<u>1,393,461</u>	<u>-</u>	<u>(3,014,404)</u>	<u>(3,931,893)</u>
Other Financing Sources (Uses)					
7912 Sale of real or personal property	2,718	-	-	2,164	4,882
7915 Transfers in	-	-	-	4,561,692	4,561,692
8911 Transfers out	(4,000,000)	-	-	(561,692)	(4,561,692)
7080 Total Other Financing Sources (Uses)	<u>(3,997,282)</u>	<u>-</u>	<u>-</u>	<u>4,002,164</u>	<u>4,882</u>
1200 Net change in fund balances	(6,308,232)	1,393,461	-	987,760	(3,927,011)
0100 Fund Balance - July 1 (Beginning)	<u>73,621,183</u>	<u>14,365,566</u>	<u>-</u>	<u>16,173,699</u>	<u>104,160,448</u>
3000 Fund Balance - June 30 (Ending)	<u>\$ 67,312,951</u>	<u>\$ 15,759,027</u>	<u>\$ -</u>	<u>\$ 17,161,459</u>	<u>\$ 100,233,437</u>

BEAUMONT INDEPENDENT SCHOOL DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For the Year Ended June 30, 2024

Exhibit C-2R

<u>Data Control</u> <u>Codes</u>		
	Net change in fund balances - total governmental funds (from C-3)	\$ (3,927,011)
	Amounts reported for <i>governmental activities</i> in the statement of activities (B-1) are different because:	
	Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense.	
1	Governmental funds capital outlays	23,164,089
2	Governmental funds depreciation expense	(13,794,031)
3	Net effect of other retirements and adjustments to capital assets	(89,601)
4	Property tax revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	(97,708)
5	Repayment of long-term debt principal is an expenditure in the governmental fund, but the repayment reduces long-term liabilities in the statement of net position.	29,160,000
6	Repayment of loan payable is an expenditure in the governmental fund, but the repayment reduces long-term liabilities in the statement of net position.	1,020,217
7	Net gain on defeasance of bonds	1,885,243
	Some expenses reported in the statement of activities do not require the use of current financial resources and these are not reported as expenditures in governmental funds:	
8	Decrease in interest payable not recognized in fund statements	403,399
9	Decrease in accrued compensated absences	207,337
10	Amortization of premium/discount	883,061
11	Increase in accumulated accretion on capital appreciation bonds	(34,179)
12	Amortization of deferred charge on refunding	(179,012)
13	Changes in net pension liabilities and related deferred outflows and inflows of resources	(6,454,519)
14	Changes in net OPEB liabilities and related deferred outflows and inflows of resources	6,386,920
15	Internal service funds are used by management to charge the costs of certain activities, such as insurance to individual funds. The net revenue (expense) of the internal service funds is reported with governmental activities (see D-2).	130,658
	Change in Net Position of Governmental Activities (See B-1)	<u>\$ 38,664,863</u>

BEAUMONT INDEPENDENT SCHOOL DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
June 30, 2024

Exhibit D-1

	<u>Governmental Activities - Internal Service Fund</u>
Assets	
Current Assets:	
Cash and cash equivalents	\$ 4,781,831
Prepaid Items	<u>130,802</u>
Total Current Assets	<u>4,912,633</u>
Total Assets	<u><u>\$ 4,912,633</u></u>
Liabilities	
Current Liabilities:	
Accrued expenses	<u>\$ 1,714,441</u>
Total Current Liabilities	<u>1,714,441</u>
Total Liabilities	<u><u>\$ 1,714,441</u></u>
Net Position	
Unrestricted net position	<u>\$ 3,198,192</u>
Total Net Position	<u><u>\$ 3,198,192</u></u>

BEAUMONT INDEPENDENT SCHOOL DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
For the Year Ended June 30, 2024

Exhibit D-2

	Governmental Activities - Internal Service Fund
Operating Revenues	
Miscellaneous revenue from local sources	\$ 251,449
Interfund services provided	<u>749,515</u>
Total Operating Revenues	<u>1,000,964</u>
Operating Expenses	
Claims expense and other operating expenses	<u>870,306</u>
Total Operating Expenses	<u>870,306</u>
Change in Net Position	130,658
Net Position - July 1 (Beginning)	<u>3,067,534</u>
Net Position - June 30 (Ending)	<u>\$ 3,198,192</u>

BEAUMONT INDEPENDENT SCHOOL DISTRICT
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
For the Year Ended June 30, 2024

Exhibit D-3

	<u>Governmental Activities - Internal Service Fund</u>
Increase (Decrease) in Cash and Cash Equivalents	
Cash Flows from Operating Activities:	
Cash receipts from interfund services provided	\$ (107,834)
Cash payments for insurance claims	<u>(954,197)</u>
Net Cash (Used for) Operating Activities	<u>(1,062,031)</u>
Net change in Cash and Cash Equivalents	(1,062,031)
Cash and Cash Equivalents at Beginning of Year	<u>5,843,862</u>
Cash and Cash Equivalents at End of Year	<u>\$ 4,781,831</u>
Reconciliation to Balance Sheet	
Cash and Cash Equivalents Per Cash Flow	<u>\$ 4,781,831</u>
Cash and Cash Equivalents per Balance Sheet	<u>\$ 4,781,831</u>
Reconciliation of Operating Income to Net Cash Provided by Operating Activities:	
Operating (Loss)	\$ 130,658
Change in Assets and Liabilities:	
(Increase) in Prepaid Items	(14,369)
Increase in Accrued Expenses	(69,522)
Increase (decrease) in Interfund Payables	<u>(1,108,798)</u>
Net Cash (Used for) Operating Activities	<u>\$ (1,062,031)</u>

BEAUMONT INDEPENDENT SCHOOL DISTRICT
STATEMENT OF FIDUCIARY ASSETS AND LIABILITIES AND NET POSITION
June 30, 2024

Exhibit E-1

	<u>Private Purpose Trust Funds</u>	<u>Custodial Fund</u>
Assets		
Current Assets:		
Cash and cash equivalents	\$ 52,154	\$ 303,766
Receivables:		
Due from other Funds	-	33,337
Other receivables	-	1,173
Total Assets	<u>\$ 52,154</u>	<u>\$ 338,276</u>
Liabilities		
Accounts payable	\$ -	\$ 6,455
Total Liabilities	<u>\$ -</u>	<u>\$ 6,455</u>
Net Position		
Restricted for student scholarships and other activities	\$ 52,154	\$ 331,821
Total Net Position	<u>\$ 52,154</u>	<u>\$ 331,821</u>

BEAUMONT INDEPENDENT SCHOOL DISTRICT
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
For the Year Ended June 30, 2024

Exhibit E-2

	<u>Private Purpose Trust Funds</u>	<u>Custodial Fund</u>
Contributions		
Gifts and contributions	\$ -	\$ 20,331
Revenues from student activities	-	587,525
Total Contributions	<u>-</u>	<u>607,856</u>
Deductions		
Payments for student activities	-	584,829
Total Deductions	<u>-</u>	<u>584,829</u>
Change in net position	-	23,027
Net Position Beginning of Year	<u>52,154</u>	<u>308,794</u>
Net Position - Ending	<u>\$ 52,154</u>	<u>\$ 331,821</u>

Note 1 - Summary of Significant Accounting Policies

The Beaumont Independent School District (the "District") is an independent public educational agency operating under the applicable laws and regulations of the State of Texas. It is governed by a seven-member Board of Trustees (the "Board") elected by the registered voters of the District and has fiscal accountability over all activities within the jurisdiction of the District. The District prepares its basic financial statements in conformity with generally accepted accounting principles promulgated by the Governmental Accounting Standards Board (GASB) and other authoritative sources identified in the Statement of Auditing Standards of the American Institute of Certified Public Accountants; and it complies with the requirements of the appropriate version of Texas Education Agency's *Financial Accountability System Resource Guide* (the "Resource Guide") and the requirements of contracts and grants of agencies from which it receives funds.

The following is a summary of the most significant accounting policies.

A. Reporting Entity

The District's Board is elected by the public and it has the authority to make decisions, appoint administrators and managers, and significantly influence operations. It also has the primary accountability for fiscal matters. Therefore, the District is considered an independent entity for financial reporting purposes and is considered a primary government as defined by GASB. As the District is considered a primary government for financial reporting purposes, its activities are not considered a part of any other governmental or other, type of reporting entity.

B. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the District. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities* include programs supported primarily by taxes, charges to school districts for services, state funds, grants, and other intergovernmental revenues.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment, are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to students or users who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Interfund activities between governmental funds and between governmental and proprietary funds appear as due to or due from on the Governmental Fund Balance Sheet and Proprietary Fund Statement of Net Position and as other resources and other uses on the Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balance and on the Proprietary Fund Statement of Revenues, Expenses, and Changes in Fund Net Position. All interfund transactions between governmental funds and between governmental and internal service funds are eliminated on the government-wide statements. Interfund activities between governmental funds and fiduciary funds remain as due to or due from on the government-wide Statement of Net Position.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds are reported as separate columns in the fund financial statements.

Note 1 - Summary of Significant Accounting Policies (continued)

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund and fiduciary fund financial statements while the custodial funds have no measurement of focus. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. With this measurement focus, only current assets, current liabilities, deferred inflows of resources, and fund balances are included on the balance sheet. Operating statements of these funds present net increases and decreases in current assets (i.e., revenues and other financing sources and expenditures and other financing uses).

The modified accrual basis of accounting recognizes revenues in the accounting period in which they become both measurable and available, and it recognizes expenditures in the accounting period in which the fund liability is incurred, if measurable, except for unmatured interest and principal on long-term debt, which is recognized when due. The expenditures related to certain compensated absences and claims and judgments are recognized when the obligations are expected to be liquidated with expendable available financial resources.

Revenues from local sources consist primarily of property taxes and are recorded as revenue when received. The District considers property tax revenue available if they expect the revenue to be collected within 60 days of the end of the fiscal year. Miscellaneous revenues are recorded as revenue when received in cash because they are generally not measurable until actually received. Investment earnings are recorded as earned, since they are both measurable and available.

Grant funds are considered to be earned to the extent of expenditures made under the provisions of the grant. Accordingly, when such funds are received, they are recorded as unearned revenues until related and authorized expenditures have been made. If balances have not been expended by the end of the project period, grantors sometimes require the District to refund all or part of the unused amount.

The District reports the following major governmental funds:

- General Fund - The general fund is the District's primary operating fund. It accounts for all financial resources except those required to be accounted for in another fund.
- Debt Service Fund - The District accounts for resources accumulated and payments made for principal and interest on long-term general obligation debt of governmental funds in a debt service fund. This is a budgeted fund and separate bank accounts are maintained.
- Elementary & Secondary School Emergency Relief Fund (ESSER III) – This fund accounts for the federal stimulus funds granted to the local education agencies through the American Rescue Plan Act of 2021 (ARP) to support the District's instruction and operations in addressing the impact of the coronavirus pandemic on students.

Note 1 - Summary of Significant Accounting Policies (continued)

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation (continued)

The District reports the following nonmajor governmental funds:

- Special Revenue Funds - These funds account for resources restricted to or committed for specific purposes by a grantor, or for resources that are committed for specific purposes by the Board. Most federal and some state financial assistance is accounted for in a special revenue fund and sometimes unused balances must be returned to the grantor at the close of specified project periods.
- Capital Projects Funds – The proceeds from long-term financing and revenues and expenditures related to the acquisition, construction, or renovations as well as furnishing and equipping capital facilities are accounted for in this fund.

Additionally, the District reports the following fund types:

- Internal Service Funds - These funds are used to account for financing of goods or services provided by one department to other departments of the District on a cost-reimbursement basis. The District operates the Workers' Compensation internal service fund.
- Private purpose trust funds – These funds are used to account for donations for scholarships funds that are received by the District that are to be awarded to current and former students for post-secondary education purposes.
- Custodial Funds - The District accounts for resources held for others in custodial funds. This fund uses the economic resources measurement focus and accrual basis. The District's Custodial Fund is the Student Activity.

Proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the District's internal service fund are charges to the funds and/or employees for self-funded health services. Operating expenses for the internal service fund include the cost of services and administrative expenses. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

D. Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand, demand deposits, certificates of deposit, investment pools, and short-term investments with original maturities of one year or less from the date of acquisition.

For purposes of the statement of cash flows for proprietary funds, the District considers highly liquid investments to be cash equivalents if they have a maturity of three months or less when purchased.

The District's investment pools are valued and reported at amortized cost, which approximates fair value. The District categorizes fair value measurements of its investments based on the hierarchy established by generally accepted accounting principles. The fair value hierarchy, which has three levels, is based on the valuation inputs used to measure an asset's fair value: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The District's local government investment pools are recorded at amortized costs as permitted by GASB Statement No. 79, *Certain Investment Pools and Pool Participants*.

Note 1 - Summary of Significant Accounting Policies (continued)

E. Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds."

Property taxes are levied by October 1 on the assessed value listed as of the prior January 1 for all real and business personal property located in the District in conformity with Subtitle E, Texas Property Tax Code. Taxes are due on receipt of the tax bill and are delinquent if not paid before February 1 of the year following the year in which imposed. On January 31 of each year, a tax lien attaches to the property to secure the payment of all taxes, penalties, and interest ultimately imposed.

Property tax revenues are considered available (1) when they become due or past due and receivable within the current period and (2) when they are expected to be collected during a 60-day period after the close of the fiscal year.

Delinquent taxes are prorated between maintenance and debt service based on rates adopted for the year of the levy. Allowances for uncollectible tax receivables within the General and Debt Service Funds are based on historical experience in collecting property taxes. Uncollectible personal property taxes are periodically reviewed and written off, but the District is prohibited from writing off real property taxes without specific statutory authority from the Texas Legislature.

F. Inventories and Prepaid Items

Inventories of supplies on the balance sheet are stated at weighted average cost and they include consumable maintenance, instructional, office, athletic, and transportation items. Supplies are recorded as expenditures when they are consumed. Inventories of food commodities which are received at no cost are recorded as revenue at market value supplied by the Texas Department of Agriculture when received, and as expenditure when consumed. At year end, the commodities inventory is recorded to inventory. A portion of fund balance is classified as nonspendable to reflect minimum inventory quantities considered necessary for the District's continuing operations.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

G. Capital Assets

Capital assets, which include land, buildings, furniture and equipment, and right to use SBITA assets are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at the acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Note 1 - Summary of Significant Accounting Policies (continued)

G. Capital Assets (continued)

Buildings, and furniture and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Building	20 - 60
Buildings and Improvements	*
Furniture and Equipment	5 - 10
Automobiles and Trucks	3 - 5
Buses	10 - 12
Right to use SBITA assets	> 1 year

* Remaining life of building or 20 years whichever is less

H. Compensated Absences

Compensated absences are absences for which employees will be paid, such as sick leave. A liability for compensated absences that are attributable to services already rendered and that are not contingent on a specific event that is outside the control of the government and its employees is accrued as employees earn the rights to the benefits. Compensated absences that relate to future services or that are contingent on a specific event that is outside the control of the government and its employees are accounted for in the period in which such services are rendered or such events take place.

The District has a vacation pay policy for twelve-month employees whereby eligible employees hired prior to July 1, 2001, shall receive vacation of ten to twenty days dependent upon the number of years of service. Effective July 1, 2001, a person hired by the District, or promoted by the District to a position normally requiring 240 days of service, earns vacation days during the first full year of employment on a pro rata basis depending on the date of hire; thereafter, 12 days of paid vacation are earned between July 1 to June 30 of each school year. All vacation days are forfeited if not taken by December 31 of each year; therefore, management believes that the liability for unused vacation days on June 30, 2024 is not material to the financial statements.

I. Long-term Obligations

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities or proprietary fund type Statement of Net Position. Premiums and discounts are presented as a component of liabilities while deferred charges on refundings are presented as deferred outflows of resources. Both items are deferred and amortized over the life of the related debt using the straight-line method. Long-term debt is reported net of the applicable premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts as well as bond issuance costs during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Note 1 - Summary of Significant Accounting Policies (continued)

J. Subscription Based Information Technology Arrangements (SBITAs)

The District is under contract for SBITAs for the right to use subscription assets (software). The SBITAs are noncancellable, and the District recognizes a SBITA liability and an intangible right to use SBITA asset in the government-wide financial statements. The District recognizes SBITA liabilities with an initial, individual value of \$50,000 or more. None exceeded the threshold during the fiscal year 2024.

At the commencement of the SBITA, the District initially measures the SBITA liability at the present value of payments expected to be made during the SBITA term. Subsequently, the SBITA liability is reduced by the principal portion of SBITA payments made. The SBITA asset is initially measured as the sum of (1) the initial SBITA liability amount, (2) payments made to the SBITA vendor before commencement of the subscription term, and (3) capitalizable implementation costs, less any incentives received from the SBITA vendor at or before the commencement of the subscription term. Key estimates and judgments related to SBITA include how the District determines (1) the discount rate it uses to discount the expected SBITA payments to present value, (2) SBITA term, and (3) SBITA payments.

- The District uses the interest rate charged by the SBITA vendor as the discount rate. When the interest rate charged by the SBITA vendor is not provided, the District generally uses its estimated incremental borrowing rate as the discount rate for SBITAs.
- The SBITA term includes the noncancellable period of the SBITA and payments included in the measurement of the SBITA liability are composed of fixed payments and purchase option price that the District is reasonably certain to exercise.

The District monitors changes in circumstances that would require a remeasurement of its SBITA and will remeasure the SBITA asset and liability if certain changes occur that are expected to significantly affect the amount of the SBITA liability. SBITA assets are reported with other capital assets and SBITA liabilities are reported with long-term debt on the statement of net position.

K. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of a government's net position (a decrease in assets in excess of any related decrease in liabilities or an increase in liabilities in excess of any related increase in assets) by the government that is applicable to a future reporting period. The District has three items that qualify for reporting in this category:

- Deferred outflows of resources for refunding – Reported in the government-wide financial statement of net position, this deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.
- Deferred outflows of resources for pension – Reported in the government-wide financial statement of net position, this deferred outflow results from pension plan contributions made after the measurement date of the net pension liability and the results 1) changes in actuarial assumptions; 2) differences between expected and actual actuarial experiences and 3) changes in the District's proportional share of pension liabilities. The deferred outflows of resources related to pensions resulting from District contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the next fiscal year. The remaining pension related deferred outflows will be amortized over the expected remaining service lives of all employees (active and inactive employees) that are provided with pensions through the pension plan.

Note 1 - Summary of Significant Accounting Policies (continued)

K. Deferred Outflows/Inflows of Resources (continued)

- Deferred outflows of resources for post-employment benefits – Reported in the government wide financial statement of net position, this deferred outflow results from OPEB plan contributions made after the measurement date of the net OPEB liability and the results of 1) differences between projected and actual earnings on pension plan investments and 2) changes in the District’s proportional share of pension liabilities. The deferred outflows of resources related to post-employment benefits resulting from District contributions subsequent to the measurement date will be recognized as a reduction of the net post-employment benefit liability in the next fiscal year. The deferred outflows resulting from differences between projected and actual earnings on OPEB plan investments will be amortized over a closed five-year period. The remaining deferred outflows will be amortized over the expected remaining service lives of all employees (active and inactive employees) that are provided with post-employment benefits through the post-employment benefit plan.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position (an increase in assets in excess of any related increase in liabilities or a decrease in liabilities in excess of any related decrease in assets) by the government that is applicable to a future reporting period. The District has three items that qualify for reporting in this category:

- Deferred inflows of resources for unavailable revenues – Reported only in the governmental funds balance sheet, unavailable revenues from property taxes arise under the modified accrual basis of accounting. These amounts are deferred and recognized as an inflow or resources in the period that the amounts become available.
- Deferred inflows of resources for pension – reported in the government-wide financial statement of net position, these deferred inflows result primarily from 1) differences between projected and actual earnings on pension plan investments; 2) changes in actuarial assumptions; 3) differences between expected and actual actuarial experiences and 4) changes in the District’s proportional share of pension liabilities. The deferred inflows resulting from differences between projected and actual earnings on pension plan investments will be amortized over a closed five-year period. The remaining pension related deferred inflows will be amortized over the expected remaining service lives of all employees (active and inactive employees) that are provided with pensions through the pension plan.
- Deferred inflows of resources for post-employment benefits – Reported in the government wide financial statement of net position, these deferred inflows result primarily from 1) changes in actuarial assumptions and 2) differences between expected and actual actuarial experiences. These post-employment related deferred inflows will be amortized over the expected remaining service lives of all employees (active and inactive employees) that are provided with post-employment benefits through the post-employment benefit plan.

L. Pensions

The fiduciary net position of the Teacher Retirement System of Texas (TRS) has been determined using the flow of economic resources measurement focus and full accrual basis of accounting. This includes for purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, pension expense, and information about assets, liabilities, and additions to/deductions from TRS’s fiduciary net position. Benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Note 1 - Summary of Significant Accounting Policies (continued)

M. Other Post-Employment Benefits.

The fiduciary net position of the Teacher Retirement System of Texas (TRS) TRS Care Plan has been determined using the flow of economic resources measurement focus and full accrual basis of accounting. This includes for purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to other post-employment benefits, OPEB expense, and information about assets, liabilities, and additions to/deductions from TRS Care's fiduciary net position. Benefit payments are recognized when due and payable in accordance with the benefit terms. There are no investments as this is a pay-as you-go plan and all cash is held in a cash account.

N. Net Position

Net Position on the Statement of Net Position includes the following:

- Net investment in capital assets - this component of net position consists of capital assets, net accumulated depreciation, reduced by the outstanding balances of bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. Deferred outflows of resources and deferred inflows of resources that are attributable to the acquisition, construction, or improvement of those assets or related debt will be included in this component of net position.
- Restricted for federal and state programs - this component of net position consists of restricted assets reduced by liabilities and deferred inflows of resources related to those assets, which are restricted by federal and state granting agencies.
- Restricted for Debt Service - this component of net position consists of restricted assets reduced by liabilities and deferred inflows of resources related to those assets. The assets arise from bond issuances which have constraints placed on them by the bond covenants for the purpose of future debt service payments.
- Unrestricted net position - this component of net position is the net amount of assets, deferred outflows of resources, liabilities, and deferred inflows of resources that are not included in the determination of net investment in capital assets or the restricted components of net position.

O. Fund Balance

The fund balance in governmental funds has been classified as follows to describe the nature and relative strength of the spending constraints:

- *Non-spendable fund balance* - Represents amounts that are not in spendable form, such as inventory and prepaids, or are required to be maintained intact.
- *Restricted fund balance* - Represents amounts constrained to specific purposes by their providers, such as grantors, bondholders, and higher levels of government, through constitutional provisions, or by enabling legislation. The fund balance of the capital projects fund is restricted for ongoing capital projects approved by the Board.
- *Committed fund balance* - Represents amounts constrained to specific purposes by the District itself, using its highest level of decision-making authority, i.e., Board of Trustees. To be reported as committed, amounts cannot be used for any other purpose unless the District's Board of Trustees approves the changes by Board Resolution. The fund balance of the campus activity fund is committed for use at the campuses per board policy.

Note 1 - Summary of Significant Accounting Policies (continued)

O. Fund Balance (continued)

- *Assigned fund balance* - Represents amounts the District intends to use for a specific purpose. Intent can be expressed by the District or by an official or body to which the Board of Trustees delegates the authority. The Board of Trustees has delegated this authority. The fund balance of the General Fund is assigned for programs and initiatives to promote student achievement once ESSER funds have been expended.
- *Unassigned fund balance* - Represents amounts that are available for any purpose. Positive amounts are reported only in the general fund.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the District considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the District considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed, unless the Board of Trustees or the District Fund Managers have provided otherwise in their commitment or assignment actions.

In the fund financial statements, certain governmental funds report restrictions of the entire fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Since the entire fund balance is restricted for these funds, all assets are in essence restricted for their specified purpose.

When the District incurs an expense for which it may use either restricted or unrestricted resources, it uses the restricted resources first unless unrestricted resources will have to be returned because they were not used. Since Internal Service Funds support the operations of governmental funds, they are consolidated with the governmental funds in the government-wide financial statements. The expenditures of governmental funds that create the revenues of internal service funds are eliminated to avoid "grossing up" the revenues and expenses of the District as a whole.

The District sponsors self-insured plans to provide workers' compensation benefits to employees. Revenues of these Internal Service Funds are received from both the District's governmental and proprietary funds. Expenses are comprised of claims incurred during the fiscal year, professional and contracted services, and other miscellaneous expenses.

The General Fund is contingently liable for liabilities of these funds.

P. Data Control Codes

The Data Control Codes refer to the account code structure prescribed by the Texas Education Agency (the "TEA") in the Resource Guide. The TEA requires school districts to display these codes in the financial statements filed with the Agency in order to ensure accuracy in building a statewide data base for policy development and funding plans.

In accordance with the Resource Guide, the District has adopted and installed an accounting system which meets at least the minimum requirements prescribed by the Texas State Board of Education and approved by the State Auditor. Specifically, the District's accounting system uses codes and the code structure presented in the Resource Guide. Mandatory codes are recorded in the order provided in the Resource Guide.

Note 1 - Summary of Significant Accounting Policies (continued)

Q. Use of Estimates

The presentation of financial statements, in conformity with generally accepted accounting principles, requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

R. Implementation of New Accounting Standards

The following GASB pronouncements were effective during fiscal year 2024:

GASB issued Statement No. 99, *Omnibus 2022*, in April 2022. This Statement was issued to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing practice issues that have been identified during implementation and application of certain GASB Statements and accounting and financial reporting for financial guarantees. The requirements of this statement had various effective dates and specific provisions were implemented prior to fiscal year 2024. The remaining requirements related to financial guarantees and the classification and reporting of derivative instruments within the scope of Statement 53 are effective for fiscal years beginning after June 15, 2023, and all reporting periods thereafter. The remaining requirements of this statement were implemented in fiscal year 2024 and did not have a material impact on the financial statements.

GASB issued Statement No. 100, *Accounting Changes and Error Corrections – an Amendment of GASB Statement No. 62*, in June 2022. The primary objective of this Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability. The requirements of this Statement are effective for accounting changes and error corrections made in fiscal years beginning after June 15, 2023, and all reporting periods thereafter. The requirements of this statement were implemented in fiscal year 2024 and did not have a material impact on the financial statements.

GASB issued Implementation Guide 2021-1, *Implementation Guidance Update – 2021*, in May 2021. The primary objective of this Implementation Guide is to provide guidance that clarifies, explains, or elaborates on GASB Statements. The requirements of this Implementation Guide had various effective dates and specific provisions were implemented prior to fiscal year 2024. The remaining requirement, an amendment to Question 7.9.8 in Implementation Guide 2015-1 effective for reporting periods beginning after June 15, 2023, requires governments to capitalize assets whose individual acquisition costs are less than the threshold for an individual asset if those assets in the aggregate are significant. The requirements of this statement were implemented in fiscal year 2024 and did not have a material impact on the financial statements.

GASB issued Implementation Guide 2023-1, *Implementation Guidance Update – 2023*, in June 2023. The primary objective of this Implementation Guide is to provide guidance that clarifies, explains, or elaborates on GASB Statements. This Implementation Guide amends Implementation Guide No. 2019-3, *Leases*, Question 4.16, and Implementation Guide No. 2021-1, *Implementation Guidance Update—2021*, Question 4.13. The requirements of this Implementation Guide are effective for fiscal years beginning after June 15, 2023, and all reporting periods thereafter. The requirements of this Implementation Guide were implemented in fiscal year 2024 and did not have a material impact on the financial statements.

Note 2 - Deposits and Investments

Cash Deposits: The funds of the District must be deposited and invested under the terms of a contract, contents of which are set out in the Depository Contract Law. The depository bank places approved pledged securities for safekeeping and trust with the District's agent bank in an amount sufficient to protect District funds on a day-to-day basis during the period of the contract. The pledge of approved securities is waived only to the extent of the depository bank's dollar amount of Federal Deposit Insurance Corporation ("FDIC") insurance.

On June 30, 2024, the carrying amount of the District's cash deposits (cash and interest-bearing accounts) was \$5,160,546 and the bank balance was \$7,422,105. The District's cash deposits on June 30, 2024, were entirely covered by FDIC Insurance or by pledged collateral held by the District's agent bank in the District's name.

Investments: The District's investment policy is in accordance with the Public Funds Investment Act (Government Code Chapter 2256). Statutes authorize the District to invest in (1) obligations of the U.S. Treasury, certain U.S. agencies, and the State of Texas; (2) certificates of deposit, (3) certain municipal securities, (4) money market savings accounts, (5) repurchase agreements, (6) bankers' acceptances, (7) mutual funds, (8) investment pools, (9) guaranteed investment contracts, (10) and common trust funds.

The State Public Funds Investment Act (Government Code Chapter 2256) contains specific provisions in the areas of investment practices, management reports, and establishment of appropriate policies. It requires the District to adopt, implement, and publicize an investment policy. The investment policy must address the following areas: (1) safety of principal and liquidity, (2) portfolio diversification, (3) allowable investments, (4) acceptable risk levels, (5) expected rates of return, (6) maximum allowable stated maturity of portfolio investments, (7) maximum average dollar-weighted maturity allowed based on the stated maturity date for the portfolio, (8) investment staff quality and capabilities, and (9) bid solicitation preferences for certificates of deposit. Statutes authorize the District to invest in (1) obligations of the United States Treasury, certain United States agencies, and obligations of the State of Texas; (2) certificates of deposit, (3) certain municipal securities, (4) money market savings accounts, (5) repurchase agreements, (6) bankers' acceptances, (7) mutual funds, (8) investment pools, (9) guaranteed investment contracts, and (10) common trust funds. Management of the District believes it is in compliance with the requirements of the Act and with local policies. The District's temporary investments consist of balances held by the Texas Local Government Investment Pool (TexPool) and Lone Star Investment Pool (LSIP).

TexPool is a public funds investment pool created by the Texas Treasury Safekeeping Trust Company (Trust Company) to provide a safe environment for the placement of local government funds in authorized short-term, fully collateralized investments, including direct obligations of, or obligations guaranteed by, the United States or State of Texas or their agencies; federally insured certificates of deposit issued by Texas banks or savings and loans; and fully collateralized direct repurchase agreements secured by United States Government agency securities and placed through a primary government securities dealer.

The Trust Company was incorporated by the State Treasurer by authority of the Texas Legislature as a special purpose trust company with direct access to the services of the Federal Reserve Bank to manage, disburse, transfer, safe keep, and invest public funds and securities more efficiently and economically. The State Comptroller of Public Accounts exercises oversight responsibility over TexPool. Oversight includes the ability to significantly influence operations, designation of management, and accountability for fiscal matters. TexPool uses amortized cost rather than fair value to report net position to compute share prices. The fair value of the position in TexPool is the same as the value of TexPool shares. Accordingly, the District's investments in TexPool are stated at amortized cost, which approximates fair value. TexPool is currently rated AAAM by Standard and Poor's. This rating indicates excellent safety and a superior capacity to maintain principal value and limit exposure to loss.

Note 2 - Deposits and Investments (continued)

LSIP is a Texas public investment pool sponsored by the Texas Association of School Boards (TASB) for investment of funds by state and local government entities, primarily local school districts. The Board has entered into an agreement with First Public, LLC (First Public), a Texas limited liability company and a member of the National Association of Securities Dealers, Securities Investor Protection Corporation, and Municipal Securities Rulemaking Board, pursuant to which First Public serves as administrator of LSIP's operations. American Beacon Advisors, Fort Worth, Texas, and Standish Mellon Asset Management Company, LLC, Pittsburgh, Pennsylvania, provide investment management services to LSIP regarding the investment and reinvestment of the pool's assets. The fund's credit quality is excellent as its portfolio is composed of U. S. government and U. S. agency securities. Investments in LSIP provide for investment in securities with maturities and returns generally greater than money market instruments. LSIP is marked-to-market daily to maintain an accurate net asset value. The District's fair value in LSIP is the same as the value of the pool shares. LSIP is currently rated AAA by Standard and Poor's. This rating indicates excellent safety and a superior capacity to maintain principal value and limit exposure to loss.

At June 30, 2024, the District's cash and investment balances, the weighted average maturity, and the credit ratings of these investments were as follows:

	<u>Carrying Value</u>	<u>Weighted Average Maturity (Days)</u>	<u>Credit Rating</u>
Governmental Activities			
Cash and deposits	\$ 4,804,626	N/A	N/A
Investments			
Local Government Investment Pools			
TexPool	4,473,887	36	AAAm
Lone Star Corporate Overnight Fund	2,922,221	52	AAAm
Lone Star Corporate Overnight Plus Fund	63,354,363	42	AAAm
Lone Star Government Overnight Fund	<u>7,813,655</u>	34	AAAm
Total Investments	<u>78,564,126</u>	41	
Total Governmental Activities	<u>83,368,752</u>		
Fiduciary Funds			
Cash and Deposits	<u>355,920</u>	N/A	N/A
Total Fiduciary Funds	<u>355,920</u>		
Total	<u>\$ 83,724,672</u>		

Due to the immediate availability of the funds, the District's temporary investments at June 30, 2024 are included in cash and cash equivalents. Local government investment pools are recorded at amortized cost which approximates fair value. Texpool and Lone Star do not have any limitations and restrictions on withdrawals such as notice periods or maximum transaction amounts. The pools do not impose any liquidity fees or redemption gates.

Note 2 - Deposits and Investments (continued)

Additional policies and contractual provisions governing deposits and investments for the District are specified below:

Interest Rate Risk: Interest rate risk is the risk that changes in interest rates may adversely affect the value of investments. To limit the risk that changes in interest rates will adversely affect the fair value of the investments. The district monitors interest rate risk utilizing weighted average maturity (WAM) analysis. The District requires its investment portfolio to have maturities of less than one year on a WAM basis. However, specific to the District’s debt service funds, maturities longer than one year are authorized within legal limits and as long as sufficient investment liquidity to timely meet debt service payment obligations is maintained. The long-term investment the District currently holds, which has no call options, is due when the debt instrument is due and the District intends to hold the investment until maturity, thereby reducing its risk of loss due to changes in the fair value of the investment.

At June 30, 2024, the District’s exposure to interest risk as measured by the segmented time distribution by investment type is summarized below:

	<u>Amortized Cost</u>	<u>Investment Maturity</u>	
		<u>in Years</u>	
		<u>Less than 1</u>	
Local Government Investment Pools:			
TexPool	\$ 4,473,887	\$	4,473,887
Lone Star Corporate Overnight Fund	2,922,221		2,922,221
Lone Star Corporate Overnight Plus Fund	63,354,363		63,354,363
Lone Star Government Overnight Fund	7,813,655		7,813,655
	<u>\$ 78,564,126</u>	<u>\$</u>	<u>78,564,126</u>

Credit Risk: To limit the risk that an issuer or other counterparty to an investment will not fulfill its obligations, the District limits investments in commercial paper, corporate bonds, mutual bond funds, public funds investment pools to those that have received top ratings issued by nationally recognized statistical rating organizations (NRSROs). As of June 30, 2024, the District’s investments in Texas Pool and Lone Star were rated AAAM.

Custodial Credit Risk: State law requires governmental entities to contract with financial institutions in which funds will be deposited to secure those deposits with insurance or pledged securities with a fair value equaling or exceeding the amount on deposit at the end of each business day. The District’s policy regarding deposits is in accordance with this law.

Concentration of Credit Risk: For temporary investments, to limit the risk of loss attributed to the magnitude of a government’s investment in a single issuer, the District’s policy states that the portfolio must be diversified. Concentration of Credit Risk is not applicable to investment pools since the purpose of these pools is to diversify the District’s investment portfolio.

Note 3 - Receivables and Unearned Revenue

Receivables as of June 30, 2024, for the District's individual major and non-major funds in the aggregate, including the applicable allowances for uncollectible accounts, are as follows:

	General Fund	Debt Service	ESSER III	Nonmajor Governmental Funds	Total
Property Taxes	\$ 17,933,161	\$ 5,170,758	\$ -	\$ -	\$ 23,103,919
Due from other governments	23,083,407	-	5,886,905	10,035,018	39,005,330
Other	230,220	56,617	-	299,021	585,858
Gross Receivables	41,246,788	5,227,375	5,886,905	10,334,039	62,695,107
Less allowance for doubtful accounts	(12,316,316)	(3,850,111)	-	-	(16,166,427)
Net Total Receivables	\$ 28,930,472	\$ 1,377,264	\$ 5,886,905	\$ 10,334,039	\$ 46,528,680

Other receivables are reported at gross value. Management has determined that an allowance for doubtful accounts is not necessary for fair presentation.

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned. At the end of the fiscal year 2024, the various components of unearned revenues reported in the governmental funds were as follows:

	Unearned
Unearned federal revenue	\$ 34,663
Unearned state and local revenue	630,068
	\$ 664,731

Note 4 - Interfund Receivables, Payables, and Transfers

Interfund balances consist of short-term lending/borrowing arrangements that result from normal operations and are cleared out periodically. Additionally, some lending/borrowing may occur between two or more nonmajor governmental funds.

The composition of interfund balances and transfers as of June 30, 2024, is as follows:

	Interfund Receivable	Interfund Payable	Net
Governmental Activities:			
General Fund	\$ 12,515,121	\$ 7,647,404	\$ 4,867,717
Debt Service	20,085	-	20,085
ESSER III	-	4,328,407	(4,328,407)
Nonmajor Governmental Funds	7,209,127	7,801,859	(592,732)
Total Governmental Activities	19,744,333	19,777,670	(33,337)
Fiduciary Funds	33,337	-	33,337
Total	\$ 19,777,670	\$ 19,777,670	\$ -

Transfer Out	Transfer In	Amount
General Fund	Nonmajor Governmental Funds	\$ 4,000,000
Nonmajor Governmental Funds	Nonmajor Governmental Funds	561,692
Total		\$ 4,561,692

The purpose of the transfer from General Fund to Capital Projects Fund is to use Chapter 313 funds for ongoing District capital projects. The purpose of the transfer from the Summer Food Service Program Fund to the Child Nutrition Fund was due to changing the District's summer feeding program to the Seamless Summer Option Program which is accounted for in Fund 240.

Note 5 - Capital Assets

Capital asset activity for the fiscal year ended June 30, 2024, was as follows:

Governmental Activities:

	Balance July 01, 2023	Additions	Transfers	(Retirements)	Balance June 30, 2024
Governmental Capital Assets					
Capital assets, not being depreciated:					
Land	\$ 14,059,880	\$ -	\$ -	\$ -	\$ 14,059,880
Construction in progress	4,082,513	14,156,919	(5,482,645)	-	12,756,787
Total capital assets, not being depreciated	<u>18,142,393</u>	<u>14,156,919</u>	<u>(5,482,645)</u>	<u>-</u>	<u>26,816,667</u>
Capital assets, being depreciated:					
Buildings and improvements	543,333,264	1,346,931	550,000	-	545,230,195
Furniture and equipment	17,810,719	7,094,793	4,932,645	(183,124)	29,655,033
Vehicles	18,860,080	565,446	-	(108,342)	19,317,184
Total capital assets, being depreciated	<u>580,004,063</u>	<u>9,007,170</u>	<u>5,482,645</u>	<u>(291,466)</u>	<u>594,202,412</u>
Less accumulated depreciation for:					
Buildings and improvements	(176,132,289)	(10,303,224)	-	-	(186,435,513)
Furniture and equipment	(12,841,726)	(2,084,684)	-	141,555	(14,784,855)
Vehicles	(11,972,197)	(1,406,123)	-	60,310	(13,318,010)
Total accumulated depreciation	<u>(200,946,212)</u>	<u>(13,794,031)</u>	<u>-</u>	<u>201,865</u>	<u>(214,538,378)</u>
Governmental Capital Assets	<u>\$ 397,200,244</u>	<u>\$ 9,370,058</u>	<u>\$ -</u>	<u>\$ (89,601)</u>	<u>\$ 406,480,701</u>
				Less associated bonds and loans	(206,777,942)
				Plus deferred charge on refunding	2,057,982
				Net Investment in Capital Assets	<u>\$ 201,760,741</u>

Depreciation expense was charged to functions/programs of the District as follows:

Function	Depreciation Expense
Governmental Activities:	
Instruction	\$ 6,450,604
Instructional resources and media services	69,543
Curriculum and staff development	122,373
Instructional leadership	475,243
School leadership	604,265
Guidance, counseling and evaluation services	534,038
Social work services	41,280
Health services	142,264
Student transportation	392,227
Food Services	796,794
Extracurricular activities	360,786
General administration	407,554
Plant maintenance and operations	2,813,668
Security and monitoring services	295,085
Data processing services	288,307
Total Governmental Activities	<u>\$ 13,794,031</u>

Note 6 - Compensated Absences and Other Sick Leave Benefits

The balance of accumulated unpaid vacation and sick leave at June 30, 2024 was \$1,214,082 and is presented as other long-term liabilities in these financial statements.

	Balance June 30, 2023	Additions	Deductions - Payments to Participants	Balance June 30, 2024
Compensated absences payable	\$ 1,421,419	\$ -	\$ (207,337)	\$ 1,214,082

Note 7 - Long-term Liabilities

The District's long-term liabilities consist of bond indebtedness and compensated absences. The current requirements for general obligation bonds principal and interest expenditures are accounted for in the debt service fund.

Changes in Long-term Liabilities

Long-term liability activities for the fiscal year ended June 30, 2024, was as follows:

	Balance July 1, 2023	Additions	Retirements	Balance June 30, 2024	Due Within One Year
General Obligation Bonds	\$ 223,990,000	\$ -	\$ 29,160,000	\$ 194,830,000	\$ 13,010,000
Premiums on bonds	11,849,180	-	3,095,898	8,753,282	-
Accumulated accretion on capital appreciation bonds	1,431,023	34,179	-	1,465,202	-
Loan payable	4,214,877	-	1,020,217	3,194,660	1,042,121
Accrued compensated absences	1,421,419	-	207,337	1,214,082	1,214,082
Total Governmental Long-term Liabilities	\$ 242,906,499	\$ 34,179	\$ 33,483,452	\$ 209,457,226	\$ 15,266,203

General Obligation Bonds

General Obligation Bonds outstanding, at June 30, 2024, are comprised of the following:

Issue	Original Issuance Amount	Interest Rate (%)	Maturity Date	Debt Outstanding
Unlimited Tax Qualified School Construction Bonds, Series 2010	\$ 14,450,000	0.00%	2/15/2026	\$ 1,930,000
Unlimited Tax School Building Bonds, Series 2010B	59,490,000	4.49% to 5.81%	2/15/2038	50,405,000
Unlimited Tax Refunding Bonds, Series 2012	8,070,000	2.00% to 3.00%	2/15/2038	40,000
Unlimited Tax Refunding Bonds, Series 2016	132,155,000	3.00% to 5.00%	2/15/2037	60,645,000
Unlimited Tax Refunding Bonds, Series 2017	107,040,000	3.00% to 5.00%	2/15/2038	81,810,000
				<u>\$ 194,830,000</u>

On May 21, 2024, the District defeased \$16,700,000 of the Unlimited Tax Refunding Bonds, Series 2016. A total of \$16,980,565 was placed into escrow. The related deferred loss on refunding and premium were removed along with the principal of these bonds. The current period net gain on the defeasance of bonds amounted to \$1,885,223. The defeasance decreased the aggregate debt service payments by \$5,820,000 with a present value of \$5,594,656.

The defeased bonds will be paid off on February 15, 2026. \$16,700,000 of Series 2016 will be called on that date.

Note 7 - Long-term Liabilities (continued)

General Obligation Bonds (continued)

Debt service requirements to maturity for the General Obligation Bonds are as follows:

<u>Year Ending</u> <u>June 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Totals</u>
2025	\$ 13,010,000	\$ 9,186,095	\$ 22,196,095
2026	12,945,000	8,611,365	21,556,365
2027	10,660,000	8,767,140	19,427,140
2028	11,140,000	8,148,998	19,288,998
2029	15,630,000	6,859,206	22,489,206
2030-2034	85,930,000	24,828,457	110,758,457
2035-2038	45,515,000	8,645,088	54,160,088
	<u>\$ 194,830,000</u>	<u>\$ 75,046,349</u>	<u>\$ 269,876,349</u>

Loan Payable

The District also entered into a loan payable agreement for the purchase of buses in the amount of \$9,943,273. Interest accrues at a rate of 2.245% annual and the maturity date is fiscal year 2027. Principal and interest requirements are as follows:

<u>Year Ending</u>	<u>Principal</u>	<u>Interest</u>
2025	\$ 1,042,121	\$ 71,843
2026	1,066,539	48,425
2027	1,086,000	24,481
	<u>\$ 3,194,660</u>	<u>\$ 144,749</u>

Capital Appreciation Bonds

A portion of the bonds sold in the Series 2012 bond issues were capital appreciation bonds commonly referred to as “premium compound interest bonds.” The District annually records the appreciation of the bond principal for the accreted value of the bonds through maturity of the issue. The interest of these bond series will be paid upon maturity. The following table summarizes the significant features of the individual bonds, by issue:

<u>Series</u>	<u>Accreted Value</u>	<u>Original Bond Principal</u>	<u>Accreted Interest</u>	<u>Maturity Value</u>	<u>Maturity Dates</u>
2012 Refunding	\$ 1,456,553	\$ 40,000	\$ 1,465,202	\$ 1,545,000	2026 and 2027

Prior Years’ Refunding of Long-Term Debt

In prior years, the District defeased certain general obligation debt by placing the proceeds of the new bonds in an irrevocable trust to provide for all future debt service payments on the refunded debt. Accordingly, the trust account assets and the liability for the defeased debt are not included in the District’s financial statements.

Note 7 - Long-term Liabilities (continued)

Deferred charge on refunding

The balance of deferred charge on refunding at June 30, 2024 was \$2,057,982 and is presented as a deferred outflow of resources in the Statement of Net Position:

	<u>Balance July 01, 2023</u>	<u>Retirements</u>	<u>Recognized Amortization</u>	<u>Balance June 30, 2024</u>
Deferred charge on refunding	\$ 2,564,587	\$ 327,593	\$ 179,012	\$ 2,057,982

Note 8 - Revenues from Local, Intermediate, and Out-of-State Sources

During the current year, revenues from local and intermediate sources consisted of the following:

	<u>General Fund</u>	<u>Debt Service</u>	<u>Nonmajor Governmental Funds</u>	<u>Total</u>
Property Taxes	\$ 89,976,783	\$ 36,982,180	\$ -	\$ 126,958,963
Foreign Trade Zone Revenue	1,376,399	-	-	1,376,399
Chapter 313 Agreement Revenue	8,763,261	-	-	8,763,261
Campus Activity	-	-	484,570	484,570
Food Service Activity	-	-	539,803	539,803
Extracurricular Activities	316,224	-	-	316,224
Investment Income	4,478,101	939,223	-	5,417,324
Local Grants	-	-	2,125,230	2,125,230
Rent	38,810	-	-	38,810
Other	490,201	-	-	490,201
	<u>\$ 105,439,779</u>	<u>\$ 37,921,403</u>	<u>\$ 3,149,603</u>	<u>\$ 146,510,785</u>

Note 9 - General Fund Federal Revenues

For the fiscal year ended June 30, 2024, the General Fund reports the following federal revenues:

<u>Program or Source</u>	<u>ALN</u>	<u>Amount</u>
SHARS	N/A	\$ 2,113,207
Build America Bonds - Federal Interest Subsidy	N/A	988,663
Navy JROTC	12.000	120,516
E-Rate	N/A	31,592
Indirect Costs:		
IDEA-B Formula	84.027A	220,466
IDEA-B Preschool	84.173A	4,184
IDEA-B Formula - ARP GY 2023 (COVID-19)	84.027X	19,548
IDEA-B Preschool - ARP GY 2023 (COVID-19)	84.173X	1,831
IDEA-B Discretionary - Deaf	84.027A	6,679
ESEA, Title I, Part A - Improving Basic Programs	84.010A	555,732
Title I 1003 School Improvement	84.010A	7,660
Title I, Part D, Subpart D - Delinquent Programs	84.010A	2,224
Title I 1003 ESF-Focused Support Grant	84.010A	9,505
School Action Fund Continuation Grant GY 23 123	84.010A	9,878
School Action Fund Continuation Grant GY 23 128	84.010A	16,443
Title II, Part A, Supporting Effective Instruction	84.367A	92,676
Title III, Part A, ELA	84.365A	13,121
Texas COVID Learning Acceleration Supports (TCLAS) Program - ESSER III (COVID-19)	84.425U	35,708
CRRSAA, ESSER II (COVID-19)	84.425D	863,765
American Rescue Plan Elementary and Secondary School Emergency Relief (ARP ESSER III) Fund	84.425U	1,633,423
Title IV Part A Subpart 1	84.424A	43,490
		<u>\$ 6,790,311</u>

Note 10 - Defined Benefit Pension Plan

A. Plan Description

The District participates in a multiple-employer, cost-sharing, defined benefit pension plan that has a special funding situation. The plan is administered by the Teacher Retirement System of Texas (TRS). TRS's defined benefit pension plan is established and administered in accordance with the Texas Constitution, Article XVI, Section 67 and Texas Government Code, Title 8, Subtitle C. The pension trust fund is a qualified pension trust under Section 401(a) of the Internal Revenue Code. The Texas Legislature establishes benefits and contribution rates within the guidelines of the Texas Constitution. The pension's Board of Trustees does not have the authority to establish or amend benefit terms.

All employees of public, state-supported educational institutions in Texas who are employed for one-half or more of the standard workload and who are not exempted from membership under Texas Government Code, Title 8, Section 822.002 are covered by the system.

B. Pension Plan Fiduciary Net Position

Detailed information about the Teacher Retirement System's fiduciary net position is available in a separately-issued Comprehensive Annual Financial Report that includes financial statements and required supplementary information. That report may be obtained on the internet at https://www.trs.texas.gov/Pages/about_publications.aspx, or by writing to TRS at 1000 Red River Street, Austin, TX, 78701-2698, or by calling (512) 542-6592.

Note 10 - Defined Benefit Pension Plan (continued)

C. Benefits Provided

TRS provides service and disability retirement, as well as death and survivor benefits, to eligible employees (and their beneficiaries) of public and higher education in Texas. The pension formula is calculated using 2.3 percent (multiplier) times the average of the five highest annual creditable salaries times years of credited service to arrive at the annual standard annuity except for members who are grandfathered, the three highest annual salaries are used. The normal service retirement is at age 65 with 5 years of credited service or when the sum of the member’s age and years of credited service equals 80 or more years. Early retirement is at age 55 with 5 years of service credit or earlier than 55 with 30 years of service credit. There are additional provisions for early retirement if the sum of the member’s age and years of service credit total at least 80, but the member is less than age 60 or 62 depending on date of employment, or if the member was grandfathered in under a previous rule. There are no automatic postemployment benefit changes, including automatic COLAs. Ad hoc post-employment benefit changes, including ad hoc COLAs can be granted by the Texas Legislature as noted in the Plan description above.

Texas Government Code section 821.006 prohibits benefit improvements, if, as a result of the particular action, the time required to amortize TRS’ unfunded actuarial liabilities would be increased to a period that exceeds 31 years, or, if the amortization period already exceeds 31 years, the period would be increased by such action. Actuarial implications of the funding provided in this manner are determined by the TRS actuary.

D. Contributions

Contribution requirements are established or amended pursuant to Article 16, section 67 of the Texas Constitution which requires the Texas legislature to establish a member contribution rate of not less than 6% of the member’s annual compensation and a state contribution rate of not less than 6% and not more than 10% of the aggregate annual compensation paid to members of the system during the fiscal year.

Employee contribution rates are set in state statute, Texas Government Code 825.402. The TRS Pension Reform Bill (Senate Bill 12) of the 86th Texas Legislature amended Texas Government Code 825.402 for member contributions and increased employee and employer contribution rates for fiscal years 2019 thru 2025.

	Contribution Rates	
	Measurement Year	
	September 1, 2023 to August 31, 2024	September 1, 2022 to August 31, 2023
Member	8.25%	8.00%
Non-employer contributing agency	8.25%	8.00%
Employers	8.25%	8.00%

	Current Fiscal Year
	Contributions
Employer (District)	\$ 4,725,209
Employee (Member)	8,831,072
Non-employer Contributing Entity	
On-behalf Contributions (State)	6,220,516

Contributors to the plan include members, employers and the State of Texas as the only non-employer contributing entity. The State is the employer for senior colleges, medical schools and state agencies including TRS. In each respective role, the State contributes to the plan in accordance with state statutes and the General Appropriations Act (GAA).

Note 10 - Defined Benefit Pension Plan (continued)

D. Contributions (continued)

As the non-employer contributing entity for public education and junior colleges, the State of Texas contributes to the retirement system an amount equal to the current employer contribution rate, times the aggregate annual compensation of all participating members of the pension trust fund during that fiscal year, reduced by the amounts described below which are paid by the employers. Employers (public school, junior college, other entities, or the State of Texas as the employer for senior universities and medical schools) are required to pay the employer contribution rate in the following instances:

- On the portion of the member's salary that exceeds the statutory minimum for members entitled to the statutory minimum under Section 21.402 of the Texas Education Code.
- During a new member's first 90 days of employment.
- When any part or all of an employee's salary is paid by federal funding sources, a privately sponsored source, from non-educational and general, or local funds.
- When the employing district is a public junior college or junior college district, the employer shall contribute to the retirement system an amount equal to 50% of the state contribution rate for certain instructional or administrative employees; and 100% of the state contribution rate for all other employees.

In addition to the employer contributions listed above, there is an additional surcharge an employer is subject to.

- All public schools, charter schools, and regional educational service centers must contribute 1.8 percent of the member's salary beginning in fiscal year 2023, gradually increasing to 2 percent in fiscal year 2025.
- When employing a retiree of the Teacher Retirement System, the employer shall pay both the member contribution and the state contribution as an employment after retirement surcharge.

E. Actuarial Assumptions

The total pension liability in the August 31, 2022 actuarial valuation was determined using the following actuarial assumptions:

<u>Component</u>	<u>Result</u>
Valuation Date	August 31, 2022, rolled forward to August 31, 2023
Actuarial Cost Method	Individual Entry Age Normal
Asset Valuation Method	Fair Value
Single Discount Rate	7.00%
Long-term Expected Rate	7.00%
Municipal Bond Rate as of August 2020	4.13% - The source for the rate is the Fixed Income Market Data/Yield Curve/Data Municipal bonds with 20 years to maturity that include only federally tax-exempt municipal bonds as reported in Fidelity Index's "20-Year Municipal GO AA Index"
Last year ending August 31 in Projection Period (100 years)	2122
Inflation	2.30%
Salary Increases	2.95% to 8.95% including inflation
Benefit changes during the year	None
Ad hoc post-employment benefit changes	None

The actuarial methods and assumptions are used in the determination of the total pension liability are the same assumptions used in the actuarial valuation as of August 31, 2022. For a full description of these assumptions please see the actuarial valuation report dated November 22, 2022.

Note 10 - Defined Benefit Pension Plan (continued)

E. Actuarial Assumptions

Discount Rate

A single discount rate of 7.00% was used to measure the total pension liability. The single discount rate was based on the expected rate of return on plan investments of 7.00%. The projection of cash flows used to determine this single discount rate assumed that contributions from active members, employers and the non-employer contributing entity will be made at the rates set by the legislature during the 2019 session. It is assumed that future employer and state contributions will be 8.50 percent of payroll in fiscal year 2020 gradually increasing to 9.50% of payroll in fiscal year 2024 increasing to 9.56% in fiscal year 2025 and thereafter. This includes all employer and state contributions for active and rehired retirees.

Based on those assumptions, the pension plan’s fiduciary net position was projected to be available to make all future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

The long-term rate of return on pension plan investments is 7.00%. The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimates ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Best estimates of geometric real rates of return for each major asset class included in the System’s target asset allocation as of August 31, 2023 are summarized below:

Asset Class	Target Allocation ²	Long-Term Expected Geometric Real Rate of Return ³	Expected Contribution to Long-Term Portfolio Returns
Global Equity			
USA	18.00%	4.00%	1.00%
Non-U.S. Developed	13.00%	4.50%	0.90%
Emerging Markets	9.00%	4.80%	0.70%
Private Equity ¹	14.00%	7.00%	1.50%
Stable Value			
Government Bonds	16.00%	2.50%	0.50%
Absolute Return ¹	0.00%	3.60%	0.00%
Stable Value Hedge Funds	5.00%	4.10%	0.20%
Real Return			
Real Estate	15.00%	4.90%	1.10%
Energy, Natural Resources & Infrastructure	6.00%	4.80%	0.40%
Commodities	0.00%	4.40%	0.00%
Risk Parity	8.00%	4.50%	0.40%
Asset Allocation Leverage			
Cash	2.00%	3.70%	0.00%
Asset Allocation Leverage	-6.00%	4.40%	-0.10%
Inflation Expectation			2.30%
Volatility Drag ⁴			-0.90%
Expected Return	100.00%		8.00%

¹ Absolute Return includes Credit Sensitive Investments.

² Target allocations are based on the fiscal year 2023 policy model.

³ Capital Market Assumptions come from Aon Hewitt as of August 31, 2023.

⁴ The volatility drag results from the conversion between an arithmetic and geometric mean returns.

Note 10 - Defined Benefit Pension Plan (continued)

F. Discount Rate Sensitivity Analysis

The following table presents the District’s proportional share of the Net Pension Liability of the plan using the discount rate of 7.00%, and what the Net Pension Liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate.

	Discount Rate		
	1% Decrease	Current Rate	1% Increase
	(6.00%)	(7.00%)	(8.00%)
District's proportional share of the net pension liability	\$ 95,106,593	\$ 63,614,094	\$ 37,428,064

G. Pension Liabilities, Pension Expense, and Deferred Outflows/Inflows of Resources Related to Pensions

At June 30, 2024, the District reported a liability of \$63,614,094 for its proportionate share of the TRS’s net pension liability. This liability reflects a reduction for State pension support provided to the District. The amount recognized by the District as its proportionate share of the net pension liability, the related State support, and the total portion of the net pension liability that was associated with the District were as follows:

District's proportionate share of the net pension liability	\$ 63,614,094
State's proportionate share of the net pension liability associated with the District	<u>79,500,652</u>
Total	<u><u>\$ 143,114,746</u></u>

The net pension liability was measured as of August 31, 2022 and rolled forward to August 31, 2023, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The District’s proportion of the net pension liability was based on the employer’s contributions to the pension plan relative to the contributions of all employers to the plan for the period September 1, 2022 through August 31, 2023.

At August 31, 2023, the District’s proportion of the collective net pension liability was 0.0926% which was an increase of 0.0043% from its proportion measured as of August 31, 2022.

All future statutorily required contributions will be made from the General Fund.

Changes in Assumptions and Benefits Since the Prior Actuarial Valuation

The actuarial assumptions and methods are the same as used in the determination of the prior year's net pension liability.

The Texas 2023 Legislature passed legislation that provides a one-time stipend to certain retired teachers. The stipend was paid to retirees beginning in September of 2023. The Legislature appropriated funds to pay for this one-time stipend so there will be no impact on the net pension liability of TRS. In addition, the Legislature also provided for a cost of living adjustment (COLA) to retirees which was approved during the November 2023 election which will be paid in January 2024. Therefore, this contingent liability was not reflected as of August 31, 2023.

For the year ended June 30, 2024, the District recognized pension expense of \$11,136,646. The District also recognized an additional on-behalf revenue and expense of \$12,003,911 representing for support provided by the State.

Note 10 - Defined Benefit Pension Plan (continued)

G. Pension Liabilities, Pension Expense, and Deferred Outflows/Inflows of Resources Related to Pensions (continued)

Changes in Assumptions and Benefits Since the Prior Actuarial Valuation (continued)

On June 30, 2024, the District reported its proportionate share of the TRS’s deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual economic experience	\$ 2,266,592	\$ (770,297)
Changes of assumption	6,016,647	(1,472,411)
Net difference between projected and actual earnings on pension plan investments	9,257,395	-
Changes in proportion and differences between District contributions and proportionate share of contributions	2,281,409	(1,284,446)
District contributions subsequent to the measurement date of the net pension liability	3,928,971	-
Total	<u>\$ 23,751,014</u>	<u>\$ (3,527,154)</u>

Deferred outflows of resources resulting from District contributions subsequent to the measurement date in the amount of \$3,928,971 will be recognized as a reduction of the net pension liability in the year ending June 30, 2025. The net amounts of the District’s balances of deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

<u>Fiscal Year</u>	<u>Pension Expense</u>	<u>Balance of Deferred Outflows (Inflows)</u>
2025	\$ 3,226,154	\$ 13,068,735
2026	2,154,697	10,914,038
2027	7,849,405	3,064,633
2028	2,596,425	468,208
2029	468,208	-
	<u>\$ 16,294,889</u>	

The District will continue to make the required pension contributions based on the statutorily determined rates established by the Teacher Retirement System of Texas (TRS). TRS will apply the District’s contributions to the Net Pension Liability on an annual basis. The contributions are paid by the funds that pay the employees’ salaries. These funding sources include the General Fund and Special Revenue funds.

Note 11 - Defined Other Post-Employment Benefit Plans

A. Plan Description

The District participates in the Texas Public School Retired Employees Group Insurance Program (TRS-Care). It is a multiple-employer, cost-sharing, defined benefit OPEB plan with a special funding situation. The TRS-Care program was established in 1986 by the Texas Legislature.

The TRS Board of Trustees administers the TRS-Care program and the related fund in accordance with Texas Insurance Code Chapter 1575. The Board of Trustees is granted the authority to establish basic and optional group insurance coverage for participants as well as to amend benefit terms as needed under Chapter 1575.052. The Board may adopt rules, plans, procedures, and orders reasonably necessary to administer the program, including minimum benefits and financing standards.

B. OPEB Plan Fiduciary Net Position

Detail information about the Teacher Retirement System’s fiduciary net position is available in a separately issued Annual Comprehensive Financial Report (ACFR) that includes financial statements and required supplementary information. That report may be obtained on the Internet at https://www.trs.texas.gov/Pages/about_publications.aspx, or by writing to TRS at 1000 Red River Street, Austin, TX, 78701-2698, or by calling (512) 542-6592.

C. Benefits Provided

TRS-Care provides health insurance coverage to retirees from public schools, charter schools, regional education service centers and other educational districts who are members of the TRS pension plan. Optional dependent coverage is available for an additional fee.

Eligible non-Medicare retirees and their dependents may enroll in TRS-Care Standard, a high-deductible health plan. Eligible Medicare retirees and their dependents may enroll in the TRS-Care Medicare Advantage medical plan and the TRS-Care Medicare Rx prescription drug plan. To qualify for TRS-Care coverage, a retiree must have at least 10 years of service credit in the TRS pension system. There are no automatic post-employment benefit changes, including automatic COLAs.

The premium rates for retirees are reflected in the following table.

TRS-Care Monthly Premium Rates				
	Medicare		Non-Medicare	
Retiree or Surviving Spouse	\$	135	\$	200
Retiree and Spouse		529		689
Retiree or Surviving Spouse and Children		468		408
Retiree and Family		1,020		999

D. Contributions

Contribution rates for the TRS-Care plan are established in state statute by the Texas Legislature, and there is no continuing obligation to provide benefits beyond each fiscal year. The TRS-Care plan is currently funded on a pay-as-you-go basis and is subject to change based on available funding. Funding for TRS-Care is provided by retiree premium contributions and contributions from the state, active employees, and participating employers based on active employee compensation. The TRS Board of trustees does not have the authority to set or amend contribution rates.

Note 11 - Defined Other Post-Employment Benefit Plans (continued)

D. Contributions (continued)

Texas Insurance Code, section 1575.202 establishes the state’s contribution rate which is 1.25% of the employee’s salary. Section 1575.203 establishes the active employee’s rate which is 0.65% of salary. Section 1575.204 establishes a public school contribution rate of not less than 0.25% or not more than 0.75% of the salary of each active employee of the employer. The actual public school contribution rate is prescribed by the Legislature in the General Appropriations Act, which is 0.75% of each active employee’s pay for fiscal year 2023. The following table shows contributions to the TRS-Care plan by type of contributor.

	Contribution Rates	
	September 1, 2023 to August 31, 2024	September 1, 2022 to August 31, 2023
Member	0.65%	0.65%
Non-employer contributing agency	1.25%	1.25%
Employers	0.75%	0.75%
Federal/private funding	1.25%	1.25%
	Current Fiscal Year Contributions	
Employer (District)	\$	1,107,738
Employee (Member)		699,240
Non-employer Contributing Entity On-behalf Contributions (State)		1,762,302

In addition to the employer contributions listed above, there is an additional surcharge all TRS employers are subject to (*regardless of whether or not they participate in the TRS-Care OPEB program*). When hiring a TRS retiree, employers are required to pay TRS-Care, a monthly surcharge of \$535 per retiree.

TRS-Care received supplemental appropriations from the State of Texas as the Non-Employer Contributing Entity in the amount of \$21.3 million in fiscal year 2023 provided by Rider 14 of the Senate Bill GAA of the 87th Legislature. These amounts were re-appropriated from amounts received by the pension and TRS-Care funds in excess of the state's actual obligation and then transferred to TRS-Care.

Note 11 - Defined Other Post-Employment Benefit Plans (continued)

E. Actuarial Assumptions

The actuarial valuation was performed as of August 31, 2022. Update procedures were used to roll forward the Total OPEB Liability to August 31, 2023. The actuarial valuation was determined using the following actuarial assumptions:

Component	Result
Valuation Date	August 31, 2022, rolled forward to August 31, 2023
Actuarial Cost Method	Individual Entry Age Normal
Inflation	2.30%
Single Discount Rate	4.13% as of August 31, 2023
Aging Factors	Based on plan specific experience
Expenses	Third-party administrative expenses related to the delivery of health care benefits are included in the age-adjusted claim costs.
Projected Salary Increases	2.95% to 8.95% including inflation
Healthcare Trend Rates	The initial medical trend rates were 7.75% for Medicare retirees and 7.00% for non-Medicare retirees. The initial prescription drug trend was 7.75% for all retirees. The initial trend rates decrease to an ultimate trend rate of 4.25% over a period of 12 years.
Election Rates	Normal Retirement: 62% participation rate prior to age 65 and 25% participation rate after age 65. Pre-65 retirees: 30% of pre-65 retirees are assumed to discontinue coverage at age 65.
Ad hoc post-employment benefit changes	None

The actuarial valuation of the OPEB plan offered through TRS-Care is similar to the actuarial valuation performed for the pension plan, except that the OPEB valuation is more complex. The demographic assumptions were updated based on the experience study performed for TRS for the period ending August 31, 2021. The following assumptions and other inputs used for members of TRS-Care are based on an established pattern of practice and are identical to the assumptions used in the August 31, 2022 TRS pension actuarial valuation that was rolled forward to August 31, 2023: (a) Rates of Mortality, (b) Rates of Retirement, (c) Rates of Termination, (d) Rates of Disability, (e) General Inflation, and (f) Wage Inflation.

The active mortality rates were based on PUB(2010), Amount-Weighted, Below-Median Income, Teacher male and female tables (with a two-year set forward for males). The post-retirement mortality rates for healthy lives were based on the 2021 TRS of Texas Healthy Pensioner Mortality Tables. The rates were projected on a fully generational basis using the ultimate improvement rates from mortality projection scale MP-2021.

Discount Rate

A single discount rate of 4.13% was used to measure the total OPEB liability. There was an increase of 0.22% in the discount rate since the previous year.

Because the investments are held in cash and there is no intentional objective to advance fund the benefits, the Single Discount Rate is equal to the prevailing municipal bond rate.

The source of the municipal bond rate is the Fidelity “20-year Municipal GO AA Index” as of August 31, 2023 using the Fixed Income Market Data/Yield Curve/ Data Municipal bonds with 20 years to maturity that include only federally tax-exempt municipal bonds.

Note 11 - Defined Other Post-Employment Benefit Plans (continued)

F. Discount Rate Sensitivity Analysis

The following schedule shows the impact of the Net OPEB Liability if the discount rate used was 1% less than and 1% greater than the discount rate that was used (4.13%) in measuring the Net OPEB Liability.

	Discount Rate		
	1% Decrease	Current Rate	1% Increase
	(3.13%)	(4.13%)	(5.13%)
District's proportional share of the Net OPEB Liability:	\$ 34,770,230	\$ 29,521,543	\$ 25,238,490

G. OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEBs

At June 30, 2024, the District reported a liability of \$30,665,519 for its proportionate share of the TRS's Net OPEB Liability. This liability reflects a reduction for State OPEB support provided to the District. The amount recognized by the District as its proportionate share of the net OPEB liability, the related State support, and the total portion of the net OPEB liability that was associated with the District were as follows:

District's proportionate share of the net OPEB liability	\$ 29,521,543
State's proportionate share of the net OPEB liability associated with the District	<u>35,622,279</u>
Total	<u><u>\$ 65,143,822</u></u>

The Net OPEB Liability was measured as of August 31, 2022 and rolled forward to August 31, 2023 and the Total OPEB Liability used to calculate the Net OPEB Liability was determined by an actuarial valuation as of that date. The District's proportion of the Net OPEB Liability was based on the District's contributions to OPEB relative to the contributions of all employers to the plan for the period September 1, 2022 through August 31, 2023.

On August 31, 2023, the District's proportion of the collective Net OPEB Liability was 0.1334% which was an increase of 0.0053% from its proportion measured as of August 31, 2022.

The following schedule shows the impact of the Net OPEB Liability if a healthcare trend rate that is 1% less than and 1% greater than the assumed healthcare cost trend rate:

	Healthcare Cost Trend Rate		
	1% Decrease	Current Rate	1% Increase
	(1.00%)	(4.13%)	(1.00%)
District's proportional share of the Net OPEB Liability:	\$ 24,309,513	\$ 29,521,543	\$ 36,226,837

Changes Since the Prior Actuarial Valuation

The following were changes to the actuarial assumptions or other inputs that affected measurement of the Total OPEB liability (TOL) since the prior measurement period:

- The single discount rate changed from 3.91% as of August 31, 2022 to 4.13% as of August 31, 2023, accompanied by revised demographic and economic assumptions based on the TRS experience study.

Note 11 - Defined Other Post-Employment Benefit Plans (continued)

G. OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEBs (continued)

Changes of Benefit Terms Since the Prior Measurement Date

There were no changes in benefit terms since the prior measurement date.

For the year ended June 30, 2024, the District recognized negative OPEB expense of \$5,292,499. The District also recognized negative on-behalf OPEB expense and revenue of \$7,615,291 for support provided by the State.

On June 30, 2024, the District reported its proportionate share of the TRS’s deferred outflows of resources and deferred inflows of resources related to other post-employment benefits from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual economic experience	\$ 1,335,626	\$ (24,836,786)
Changes of assumption	4,029,475	(18,076,824)
Net difference between projected and actual earnings on OPEB plan investments	12755	-
Changes in proportion and differences between District contributions and proportionate share of contributions	5,251,250	(4,196,678)
District contributions subsequent to the measurement date of the net OPEB liability	916,956	-
Total	<u>\$ 11,546,062</u>	<u>\$ (47,110,288)</u>

The deferred outflows of resources resulting from District contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending June 30, 2025. The net amounts of the employer’s balances of deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

<u>Fiscal Year</u>	<u>OPEB Expense Amount</u>	<u>Balance of Deferred Outflows (Inflows)</u>
2025	\$ (7,749,696)	\$ (28,731,486)
2026	(6,395,678)	(22,335,808)
2027	(4,562,574)	(17,773,234)
2028	(5,732,761)	(12,040,473)
2029	(4,975,198)	(7,065,275)
Thereafter	<u>(7,065,275)</u>	-
	<u>\$ (36,481,182)</u>	

The District will continue to make the required OPEB contributions based on the statutorily determined rates established by the Teacher Retirement System of Texas (TRS). TRS will apply the District’s contributions to the Net OPEB Liability on an annual basis. The contributions are paid by the funds that pay the employees’ salaries. These funding sources include the General Fund and Special Revenue funds.

Note 11 - Defined Other Post-Employment Benefit Plans (continued)

H. Medicare Part D

The Medicare Prescription Drug, Improvement, and Modernization Act of 2003, effective January 1, 2006, established prescription drug coverage for Medicare beneficiaries known as Medicare Part D. One of the provisions of Medicare Part D allows for the Texas Public School Retired Employee Group Insurance Program (TRS-Care) to receive retiree drug subsidy payments from the federal government to offset certain prescription drug expenditures for eligible TRS-Care participants. For the fiscal years ended June 30, 2024, 2023, and 2022 the subsidy payments received by TRS-Care on-behalf of the District were \$582,028, \$604,775, and \$426,115, respectively. These payments are recorded as equal revenues and expenditures in the governmental funds financial statements of the District.

Note 12 - Risk Management

Property/Liability

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The District’s risk management program encompasses various means of protecting the District against loss by obtaining property, casualty, and liability coverage through commercial insurance carriers, and from participation in a risk pool. The District’s participation in the risk pool is limited to payment of premiums.

Health Insurance

The Board of Trustees approved the District’s participation with Blue Cross Blue Shield. This is a premium-based plan; payments are made on a monthly basis for all covered employees.

Workers’ Compensation

The District also provides workers’ compensation to its employees through a self-insured plan which is accounted for in the Internal Service Fund. The Internal Service Fund charges the General Fund and other funds for premiums for the District’s contribution. The District has an excess workers’ compensation insurance policy that takes over after the District reaches its \$400,000 self-insured retention level and covers the District up to the statutory required limit. The District established the self-insurance plan for workers’ compensation benefits as authorized by Section 504.011 of the Labor Code.

The costs associated with these self-insurance plans are reported as interfund transactions to the extent of amounts determined by the third-party administrators. Accordingly, they are treated as operating revenues of the Internal Service Funds and operating expenditures of the governmental and proprietary funds.

Estimates of claims payable and of claims incurred but not reported at June 30, 2024, are reflected as accrued expenses of the Fund. The liabilities include an amount for claims that have been incurred but were not reported until after June 30, 2024. Liability for claims is reported if information prior to the issuance of the financial statements indicates that it is probable that a liability has been incurred at the date of the financial statements and the amount of the loss can be reasonably estimated. Because actual claims liabilities depend on such complex factors as inflation, changes in legal doctrines and damage awards, the process used in computing the liabilities is an estimate. Claims liabilities are reevaluated periodically to take into consideration recently settled claims, the frequency of claims and other economic and social factors.

Changes in the balances of claims liabilities are as follows:

<u>Fiscal Year</u>	<u>Beginning of Year Accrual</u>	<u>Current Year Estimates</u>	<u>Claims Payments</u>	<u>End of Year Accrual</u>
June 30, 2024	\$ 1,783,963	\$ 884,675	\$ 954,197	\$ 1,714,441
June 30, 2023	1,333,666	1,699,733	1,249,436	1,783,963
June 30, 2022	1,532,560	1,037,710	1,236,604	1,333,666

Note 13 - Shared Service Arrangements

The District is fiscal agent for a Shared Service Arrangement (“SSA”), which provides services to the member districts listed below. All services are provided by the fiscal agents. The member districts provide the funds to the fiscal agents. According to guidance provided in TEA’s Resource Guide, the District has accounted for the fiscal agent’s activities of the SSA in the appropriate Special Revenue Funds and has accounted for these funds using Model 2 in the SSA section of the Resource Guide. Expenditures of the SSA are summarized below:

	Local Services for the Deaf
Beaumont ISD	\$ 505,430
Bob Hope School	30,922
Bridge City ISD	15,167
Buna ISD	7,576
East Chambers ISD	30,303
Hamshire-Fannett ISD	15,151
Hardin-Jefferson ISD	60,606
Kountze ISD	15,152
Little Cypress-Mauriceville CISD	68,801
Lumberton ISD	76,377
Nederland ISD	46,074
Newton ISD	23,347
Orangefield ISD	62,464
Port Arthur ISD	306,603
Port Neches-Groves ISD	108,584
Silsbee ISD	60,606
Spurger ISD	38,498
Vidor ISD	147,655
Warren ISD	23,347
West Orange-Cove CISD	30,922
Woodville ISD	23,347
	<u>\$ 1,696,932</u>

Note 14 - Contingent Liabilities

Amounts received or receivable from grant agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures that may be disallowed by the grantor cannot be determined at this time, although the District expects such amounts, if any, to be immaterial.

The District is a defendant in various lawsuit arising in the normal course of operations. Although the outcome of these lawsuits is not presently determinable, in the opinion of management and the District's counsel, the resolution of these matters will not have a material adverse effect on the financial condition of the District.

Note 15 - Arbitrage

In accordance with the provisions of Section 148(f) of the Internal Revenue Code of 1986, as amended, bonds must satisfy certain arbitrage rebate requirements. Positive arbitrage is the excess of (1) the amount earned on investments purchased with bond proceeds over (2) the amount that such investments would have earned had such investments been invested at a rate equal to the yield on the bond issue. In order to comply with the arbitrage rebate requirements, positive arbitrage must be paid to the U.S. Treasury at the end of each five-year anniversary date of the bond issue. The District has estimated that it has no arbitrage liability as of June 30, 2024.

Note 16 - Tax Abatements

Currently, the District has seven (8) active Chapter 313 Agreements with several corporations for Limitation On Appraised Value of Property for School District Maintenance and Operations Taxes pursuant to the Chapter 313 of the Texas Tax Code, i.e., the Texas Economic Development Act, as set forth in Chapter 313 of the Texas Tax Code, as amended.

Value limitation agreements are a part of a state program, originally created in 2001 which allows school districts to limit the taxable value of an approved project for Maintenance and Operations (M&O) for a period of years specified in statute. The project(s) under the Chapter 313 agreement must be consistent with the state's goal to "encourage large scale capital investments in this state." Chapter 313 of the Tax Code grants eligibility to companies engaged in manufacturing, research and development, renewable electric energy production, clean coal projects, nuclear power generation and data centers.

In order to qualify for a value limitation agreement, each applicant has been required to meet a series of capital investment, job creation, and wage requirements specified by state law. At the time of the application's approval, the agreement was found to have done so by both the District's Board of trustees and the Texas Comptroller's Office, which recommended approval of the project. The application, the agreements and state reporting requirement documentation can be viewed at the Texas Comptroller's website: <https://www.comptroller.texas.gov/economy/local/ch313/agreement-docs.php>. The agreement and all supporting documentation was assigned Texas Comptroller Application number.

The following Chapter 313 Agreements are in effect:

Natgasoline LLC's (Application No. 311) first year's value limitation was tax year 2017. The net benefit to the District is \$869,072 for fiscal year June 30, 2024. The project value's value limitation is \$26,835,592 with a total project value of \$794,499,600. The applicant's M&O taxes have been reduced by \$5,713,670.

Air Liquide (assignment by Natgasoline) first year's value limitation was tax year 2020. The net benefit to the District is \$100,912 for fiscal year June 30, 2024. The project value's value limitation is \$3,164,408, with a total project value of \$93,686,054. The applicant's M&O taxes have been reduced by \$664,248.

BASF Corporation (Application No. 375) first year's value limitation was tax year 2017. The net benefit to the District is \$60,876 for fiscal year June 30, 2024. The project value's value limitation is \$30,000,000, with a total project value of \$76,089,200. The applicant's M&O taxes have been reduced by \$338,203.

Exxon (Application No. 1118) first year's value limitation was fiscal year 2020 . The net benefit to the District is \$835,555 for fiscal year June 30, 2024. The project value's value limitation is \$30,000,000, with a total project value of \$198,689,500. The applicant's M&O taxes have been reduced by \$1,237,844.

Exxon (Application No. 1119) first year's value limitation was fiscal year 2021. The net benefit to the District is \$1447,500 for fiscal year June 30, 2024. The project value's value limitation is \$30,000,000, with a total project value of \$667,140,600. The applicant's M&O taxes have been reduced by \$4,675,338.

Exxon (Application No. 1163) first year's value limitation is fiscal year 2024. The net benefit to the District is \$5,449,376 for fiscal year June 30, 2024. The project value's value limitation is \$30,000,000, with a total project value of \$725,750,000. The applicant's M&O taxes have been reduced by \$5,449,346.

The total supplemental payments made to the District during fiscal year 2024 was \$8,763,261.

REQUIRED SUPPLEMENTARY INFORMATION



BEAUMONT INDEPENDENT SCHOOL DISTRICT
BUDGETARY COMPARISON SCHEDULE
GENERAL FUND
For the Year Ended June 30, 2024

Exhibit G-1

Data Control Codes	Budgeted Amounts		Actual Amounts, GAAP Basis	Variance with Final Budget	
	Original	Final			
Revenues					
5700	Local revenues	\$ 120,934,632	\$ 106,881,224	\$ 105,439,779	\$ (1,441,445)
5800	State program revenues	42,875,180	57,301,924	61,794,276	4,492,352
5900	Federal program revenues	7,897,910	7,897,910	6,790,311	(1,107,599)
5020	Total Revenues	171,707,722	172,081,058	174,024,366	1,943,308
Expenditures					
Current:					
0011	Instruction	91,177,242	89,241,540	88,612,036	629,504
0012	Instruction resources and media services	1,250,528	1,266,276	1,105,465	160,811
0013	Curriculum and instructional staff development	557,977	606,514	499,969	106,545
0021	Instructional leadership	3,710,067	3,845,254	3,497,258	347,996
0023	School leadership	9,606,614	9,822,656	9,513,419	309,237
0031	Guidance, counseling and evaluation services	6,121,986	6,072,351	5,663,957	408,394
0032	Social work services	323,833	335,233	157,889	177,344
0033	Health services	1,969,115	2,106,293	1,961,314	144,979
0034	Student transportation	5,765,906	7,308,995	6,758,306	550,689
0036	Extracurricular activities	5,648,805	6,854,325	6,230,620	623,705
0041	General administration	7,197,434	7,430,981	6,875,224	555,757
0051	Facilities maintenance and operations	27,814,221	34,632,446	32,710,475	1,921,971
0052	Security and monitoring services	3,405,825	6,625,519	5,091,721	1,533,798
0053	Data processing services	3,794,484	4,770,880	4,312,776	458,104
0061	Community services	258,910	284,560	135,289	149,271
Debt Service:					
0071	Principal on long-term debt	950,645	1,020,217	1,020,217	-
0072	Interest on long-term debt	164,320	94,747	94,747	-
Intergovernmental:					
0093	Payments to Fiscal Agent/Member Districts of SSA	352,950	518,950	518,190	760
0095	Payments to Juvenile Justice Alt. Ed. Prgm.	161,860	161,860	161,860	-
0099	Other Intergovernmental Charges	1,575,000	1,575,000	1,414,584	160,416
6030	Total Expenditures	171,807,722	184,574,597	176,335,316	8,239,281
1100	Excess (deficiency) of revenues over expenditures	(100,000)	(12,493,539)	(2,310,950)	10,182,589
Other Financing Sources (Uses)					
7912	Sale of property	100,000	100,000	2,718	(97,282)
8911	Transfers Out	-	(4,000,000)	(4,000,000)	-
7080	Total Other Financing Sources (Uses)	100,000	(3,900,000)	(3,997,282)	(97,282)
1200	Net change in fund balances	-	(16,393,539)	(6,308,232)	10,085,307
0100	Fund Balances - Beginning	73,621,183	73,621,183	73,621,183	-
3000	Fund Balances - Ending	\$ 73,621,183	\$ 57,227,644	\$ 67,312,951	\$ 10,085,307

BEAUMONT INDEPENDENT SCHOOL DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY SCHEDULE
BUDGETARY COMPARISON SCHEDULE

A. Budgets and Budgetary Accounting

The District adopts annual appropriations type budgets for the General Fund, Child Nutrition Program Special Revenue Fund, and the Debt Service Fund using the same method of accounting as for financial reporting, as required by law. The remaining Special Revenue Funds (primarily federal grant programs) utilize a managerial type budget approved at the fund level by the Board of Trustees upon acceptance of the grants. These grants are subject to federal, state and locally imposed project length budgets and monitoring through submission of reimbursement reports. The General Fund Budget report is presented on Exhibit G-1, the Child Nutrition Program Special Revenue fund budget report and the Debt Service Fund budget report appear on Exhibit J-2 and J-3, respectively.

Expenditures may not legally exceed budgeted appropriations at the function or activity level. Expenditure requests which would require an increase in total budgeted appropriations must be approved by the Trustees through formal budget amendment. State law prohibits trustees from making budget appropriations in excess of funds available and estimated revenues. State law also prohibits amendment of the budget after fiscal year end. Supplemental appropriations were made to the General Fund during the fiscal year ended June 30, 2024, the Board of Trustees approved budget amendments to decrease or supplement appropriations as follows:

	General Fund
Amendments Approved	\$ (16,229,220)

The amendments approved for the General Fund other than those to transfer funds between functions were to carry forward purchase orders from the prior fiscal year. In addition, there were various amendments approved to increase department and campus budgets due to increased costs as a result of inflation. There was an increase to the operating transfers out to the local capital projects fund for new building and maintenance projects, and an increase to the operating transfers out to Child Nutrition for the District’s transition from the Summer Food Service Program to the Seamless Summer Option Program.

The administrative level at which responsibility for control of budgeted appropriations begins is at the organizational level within each function of operations. The finance department reviews closely the expenditure requests submitted by the various organizational heads (principal and department heads) throughout the year to ensure proper spending compliance. No public funds of the District shall be expended in any manner other than as provided for in the budget adopted by the Board of Trustees. The official school budget was prepared for adoption for budgeted governmental fund types by June 30, 2024. The budget was formally adopted by the Board of Trustees at a duly advertised public meeting prior to the expenditure of funds. The final amended budget is filed with the Texas Education Agency (TEA) through inclusion in the annual financial and compliance report.

B. Expenditures in Excess of Appropriations

At the end of the current fiscal year, the District did not have expenditures in excess of appropriations for the legally adopted budgets.

BEAUMONT INDEPENDENT SCHOOL DISTRICT
SCHEDULE OF THE DISTRICT'S PROPORTIONATE SHARE OF
THE NET PENSION LIABILITY
TEACHER RETIREMENT SYSTEM OF TEXAS
For the Last Ten Measurement Years Ended August 31

Exhibit G-2

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
District's proportion of the net pension liability	0.09261%	0.08829%	0.08704%	0.09110%	0.09030%
District's proportionate share of the net pension liability	\$ 63,614,094	\$ 52,418,268	\$ 22,168,095	\$ 48,796,352	\$ 46,931,929
State's proportionate share of the net pension liability associated with the District	79,500,652	71,400,994	35,584,879	73,637,438	72,192,659
Total	<u>\$ 143,114,746</u>	<u>\$ 123,819,262</u>	<u>\$ 57,752,974</u>	<u>\$ 122,433,790</u>	<u>\$ 119,124,588</u>
District's covered payroll (for Measurement Year)	\$ 110,781,514	\$ 104,210,518	\$ 137,900,137	\$ 104,672,783	\$ 98,328,720
District's proportionate share of the net pension liability as a percentage of its covered payroll	57.42%	50.30%	16.08%	46.62%	47.73%
Plan fiduciary net position as a percentage of the total pension liability *	73.15%	75.65%	88.79%	75.54%	75.24%
Plan's net pension liability as a percentage of covered payroll *	122.32%	112.72%	51.08%	110.36%	114.93%
	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
District's proportion of the net pension liability	0.08820%	0.09660%	0.08520%	0.07820%	0.05810%
District's proportionate share of the net pension liability	\$ 48,541,296	\$ 30,883,522	\$ 32,197,755	\$ 27,627,919	\$ 15,529,731
State's proportionate share of the net pension liability associated with the District	82,093,947	51,387,432	65,439,366	62,807,388	68,127,998
Total	<u>\$ 130,635,243</u>	<u>\$ 82,270,954</u>	<u>\$ 97,637,121</u>	<u>\$ 90,435,307</u>	<u>\$ 83,657,729</u>
District's covered payroll (for Measurement Year)	\$ 97,745,584	\$ 101,644,863	\$ 98,619,316	\$ 93,463,819	\$ 115,538,311
District's proportionate share of the net pension liability as a percentage of its covered payroll	49.66%	30.38%	32.65%	29.56%	13.44%
Plan fiduciary net position as a percentage of the total pension liability *	73.74%	82.17%	78.00%	78.43%	83.25%
Plan's net pension liability as a percentage of covered payroll *	126.11%	75.93%	92.75%	91.94%	72.89%
Plan's net pension liability as a percentage of covered payroll *					

The amounts presented are for each Plan year which ends the preceding August 31 of the District's fiscal year.

* Per Teacher Retirement System of Texas' Annual Comprehensive Financial Report.

BEAUMONT INDEPENDENT SCHOOL DISTRICT
SCHEDULE OF DISTRICT PENSION CONTRIBUTIONS
TEACHER RETIREMENT SYSTEM OF TEXAS
Last Nine Fiscal Years Ended June 30

Exhibit G-3

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
Contractually required contributions	\$ 4,725,209	\$ 4,779,273	\$ 3,908,491	\$ 3,732,411	\$ 3,648,946
Contributions in relation to the contractual required contributions	<u>4,725,209</u>	<u>4,779,273</u>	<u>3,908,491</u>	<u>3,732,411</u>	<u>3,648,946</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
District's covered payroll	\$ 107,877,890	\$ 110,699,372	\$ 103,811,001	\$ 104,947,801	\$ 103,934,656
Contributions as a percentage of covered payroll	4.38%	4.32%	3.77%	3.56%	3.51%

	<u>2019</u>	<u>2018</u>	<u>* 2017</u>	<u>2016</u>	<u>2015</u>
Contractually required contributions	\$ 2,670,678	\$ 2,951,597	\$ 2,652,811	\$ 2,702,669	\$ 2,417,013
Contributions in relation to the contractual required contributions	<u>2,670,678</u>	<u>2,951,597</u>	<u>2,652,811</u>	<u>2,702,669</u>	<u>2,417,013</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
District's covered payroll	\$ 98,273,936	\$ 98,549,158	\$ 84,255,425	\$ 98,619,316	\$ 93,461,105
Contributions as a percentage of covered payroll	2.72%	3.00%	3.15%	2.74%	2.59%

* The District converted to a June 30th year-end during fiscal year 2017.
As such, 2017 only reflects ten months of contributions. Fiscal years 2016 and prior ended August 31st.

BEAUMONT INDEPENDENT SCHOOL DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY PENSION INFORMATION
TEACHER RETIREMENT SYSTEM OF TEXAS

Changes of Assumptions

Measurement Year 2018: The discount rate changed from 8.0% as of August 31, 2017 to a blended rate of 6.907% as of August 31, 2018. The long-term assumed rate of return changed from 8.0% as of August 31, 2017 to 7.25% as of August 31, 2018. Demographic and economic assumptions were updated based on the experience study performed for TRS for the period ending August 31, 2017. The total pension liability as of August 31, 2018 was developed using a roll-forward method from the August 31, 2017 valuation.

Measurement Year 2020: The state and employer contribution rate changed from 6.8% to 7.5%. The 1.5% public education employer contribution applied to just employers whose employees were not covered by OASDI in 2019 and it changed in 2020 to apply to all public schools, charter schools and regional education centers irrespective of participation in OASDI.

Measurement Year 2021: The public education employer contribution rate changed from 1.5% in 2020 to 1.6% in 2021.

Measurement Year 2022: The discount rate changed from 7.25% to 7.00%.

Measurement Year 2023: None.

BEAUMONT INDEPENDENT SCHOOL DISTRICT
SCHEDULE OF THE DISTRICT'S PROPORTIONATE SHARE OF
THE NET OPEB LIABILITY
TEACHER RETIREMENT SYSTEM OF TEXAS
For the Last Seven Measurement Years Ended August 31

Exhibit G-4

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
District's proportion of the net OPEB liability	0.13335%	0.12807%	0.13310%	0.13760%	0.13590%
District's proportionate share of the net OPEB liability	\$ 29,521,543	\$ 30,665,519	\$ 51,332,827	\$ 52,303,666	\$ 64,287,844
State's proportionate share of the net OPEB liability associated with the District	<u>35,622,279</u>	<u>37,407,116</u>	<u>68,774,548</u>	<u>70,283,589</u>	<u>85,424,165</u>
Total	<u>\$ 65,143,822</u>	<u>\$ 68,072,635</u>	<u>\$ 120,107,375</u>	<u>\$ 122,587,255</u>	<u>\$ 149,712,009</u>
District's covered payroll (for Measurement Year)	\$ 110,781,514	\$ 138,299,654	\$ 137,900,137	\$ 104,672,783	\$ 98,328,720
District's proportionate share of the net OPEB liability as a percentage of its covered payroll	26.6%	22.2%	37.2%	50.0%	65.4%
Plan fiduciary net position as a percentage of the total OPEB liability	14.94%	11.52%	6.18%	4.99%	2.66%
Plan's net OPEB liability as a percentage of covered payroll	51.86%	59.10%	100.13%	101.46%	135.21%

	<u>2018</u>	<u>2017</u>
District's proportion of the net OPEB liability	0.13540%	0.12620%
District's proportionate share of the net OPEB liability	\$ 67,585,798	\$ 54,875,362
State's proportionate share of the net OPEB liability associated with the District	<u>81,680,446</u>	<u>78,005,031</u>
Total	<u>\$ 149,266,244</u>	<u>\$ 132,880,393</u>
District's covered payroll (for Measurement Year)	\$ 97,745,584	\$ 101,644,863
District's proportionate share of the net OPEB liability as a percentage of its covered payroll	69.1%	54.0%
Plan fiduciary net position as a percentage of the total OPEB liability	1.57%	0.91%
Plan's net OPEB liability as a percentage of covered payroll	146.64%	132.55%

Note: Ten years of data should be presented in this schedule, but data is unavailable prior to 2017.

BEAUMONT INDEPENDENT SCHOOL DISTRICT
SCHEDULE OF THE DISTRICT OPEB CONTRIBUTIONS
TEACHER RETIREMENT SYSTEM OF TEXAS
Last Seven Fiscal Years Ended June 30

Exhibit G-5

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
Contractually required contributions	\$ 1,107,738	\$ 1,175,835	\$ 1,013,909	\$ 1,030,791	\$ 1,029,189
Contributions in relation to the contractual required contributions	<u>1,107,738</u>	<u>1,175,835</u>	<u>1,013,909</u>	<u>1,030,791</u>	<u>1,029,189</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
District's covered payroll	\$ 107,877,890	\$ 110,699,372	\$ 103,811,001	\$ 104,947,801	\$ 103,934,656
Contributions as a percentage of covered payroll	1.03%	1.06%	0.98%	0.98%	0.99%
	<u>2019</u>	<u>2018</u>			
Contractually required contributions	\$ 908,872	\$ 945,863			
Contributions in relation to the contractual required contributions	<u>908,872</u>	<u>945,863</u>			
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>			
District's covered payroll	\$ 98,273,936	\$ 98,549,158			
Contributions as a percentage of covered payroll	0.92%	0.96%			

Note: Ten years of data should be presented in this schedule, but data is unavailable prior to fiscal year 2018.

BEAUMONT INDEPENDENT SCHOOL DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY OPEB INFORMATION
TEACHER RETIREMENT SYSTEM OF TEXAS

Changes of Assumptions

Measurement Year 2018: The discount rate changed from 3.42% as of August 31, 2017 to 3.69% as of August 31, 2018, updated the health care trend rate assumption, and revised demographic and economic assumptions based on the TRS experience study.

Measurement Year 2019: The discount rate changed from 3.69% as of August 31, 2018 to 2.63% as of August 31, 2019, lowered the participation rates and updated the health care trend rate assumption.

Measurement Year 2020: The discount rate changed from 2.63% as of August 31, 2019 to 2.33% as of August 31, 2020, lowered the participation rate assumption for employees who retire after the age of 65, and lowered the ultimate health care trend rate assumption to reflect the repeal of the excise (Cadillac) tax on high-cost employer health plans.

Measurement Year 2021: The discount rate changed from 2.33% as of August 31, 2020 to 1.95% as of August 31, 2021.

Measurement Year 2022: The discount rate changed from 1.95% as of August 31, 2021 to 3.91% as of August 31, 2022, lowered the participation rates, and updated the healthcare trend rate assumption.

Measurement Year 2023: The discount rate changed from 3.91% as of August 31, 2022 to 4.13% as of August 31, 2023, accompanied by revised demographic and economic assumptions based on the TRS experience study.

OTHER SUPPLEMENTARY INFORMATION

BEAUMONT INDEPENDENT SCHOOL DISTRICT
COMBINING BALANCE SHEET
June 30, 2024

Data Control Codes		205	211	224	225
		Head Start	ESEA Title I, A - Improving Basic Ed.	IDEA B - Formula	IDEA B - Preschool
Assets					
1110	Cash and temporary investments	\$ -	\$ -	\$ -	\$ -
Receivables:					
1240	Receivables from other governments	717,580	3,335,814	1,703,188	56,711
1260	Due from other funds	-	-	-	-
1290	Other receivables	11,658	7,288	247,177	-
1310	Inventories, at cost	-	-	-	-
1000	Total Assets	<u>\$ 729,238</u>	<u>\$ 3,343,102</u>	<u>\$ 1,950,365</u>	<u>\$ 56,711</u>
Liabilities and Fund Balances					
Liabilities:					
2110	Accounts payable	\$ 75,659	\$ 147,219	\$ 171,484	\$ -
2150	Payroll deduction and withholdings payable	-	-	-	-
2160	Accrued wages payable	335,378	676,660	276,917	3,821
2170	Due to other funds	318,201	2,518,868	1,501,964	52,890
2300	Unearned revenues	-	355	-	-
2000	Total Liabilities	<u>729,238</u>	<u>3,343,102</u>	<u>1,950,365</u>	<u>56,711</u>
Fund Balance:					
Non-Spendable:					
3410	Inventories	-	-	-	-
Restricted:					
3450	Federal/State funds grant restrictions	-	-	-	-
3470	Capital acquisitions and contractual obligations	-	-	-	-
Committed:					
3545	Other purposes	-	-	-	-
3000	Total Fund Balances	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
4000	Total Liabilities and Fund Balance	<u>\$ 729,238</u>	<u>\$ 3,343,102</u>	<u>\$ 1,950,365</u>	<u>\$ 56,711</u>

BEAUMONT INDEPENDENT SCHOOL DISTRICT
COMBINING BALANCE SHEET
June 30, 2024

Data Control Codes		240	242	244	255
		Child Nutrition	Summer Feeding Program	Vocational Ed. - Basic	ESEA Title II, A - Training and Recruiting
Assets					
1110	Cash and temporary investments	\$ 2,445,161	\$ -	\$ -	\$ -
Receivables:					
1240	Receivables from other governments	136,580	-	197,221	720,291
1260	Due from other funds	7,002,633	-	-	-
1290	Other receivables	15,151	-	-	-
1310	Inventories, at cost	104,045	-	-	-
1000	Total Assets	<u>\$ 9,703,570</u>	<u>\$ -</u>	<u>\$ 197,221</u>	<u>\$ 720,291</u>
Liabilities and Fund Balances					
Liabilities:					
2110	Accounts payable	\$ 543,842	\$ -	\$ 1,647	\$ 102,916
2150	Payroll deduction and withholdings payable	98,636	-	-	-
2160	Accrued wages payable	592,945	-	7,249	28,948
2170	Due to other funds	34,285	-	188,325	588,427
2300	Unearned revenues	33,662	-	-	-
2000	Total Liabilities	<u>1,303,370</u>	<u>-</u>	<u>197,221</u>	<u>720,291</u>
Fund Balance:					
Non-Spendable:					
3410	Inventories	104,045	-	-	-
Restricted:					
3450	Federal/State funds grant restrictions	8,296,155	-	-	-
3470	Capital acquisitions and contractual obligations	-	-	-	-
Committed:					
3545	Other purposes	-	-	-	-
3000	Total Fund Balances	<u>8,400,200</u>	<u>-</u>	<u>-</u>	<u>-</u>
4000	Total Liabilities and Fund Balance	<u>\$ 9,703,570</u>	<u>\$ -</u>	<u>\$ 197,221</u>	<u>\$ 720,291</u>

BEAUMONT INDEPENDENT SCHOOL DISTRICT
COMBINING BALANCE SHEET
June 30, 2024

Data Control Codes		258	263	272	279
		Public Charter School	ESEA Title III, A - English Lang. Acquisition	Medicaid Administrative Claiming Program - MAC	TCLAS - ESSER III
Assets					
1110	Cash and temporary investments	\$ -	\$ -	\$ -	\$ -
Receivables:					
1240	Receivables from other governments	703,193	146,300	6,304	58,961
1260	Due from other funds	-	-	-	-
1290	Other receivables	-	-	-	-
1310	Inventories, at cost	-	-	-	-
1000	Total Assets	<u>\$ 703,193</u>	<u>\$ 146,300</u>	<u>\$ 6,304</u>	<u>\$ 58,961</u>
Liabilities and Fund Balances					
Liabilities:					
2110	Accounts payable	\$ -	\$ 34,612	\$ -	\$ -
2150	Payroll deduction and withholdings payable	-	-	-	-
2160	Accrued wages payable	-	5,873	-	9,605
2170	Due to other funds	703,193	105,815	6,304	49,356
2300	Unearned revenues	-	-	-	-
2000	Total Liabilities	<u>703,193</u>	<u>146,300</u>	<u>6,304</u>	<u>58,961</u>
Fund Balance:					
Non-Spendable:					
3410	Inventories	-	-	-	-
Restricted:					
3450	Federal/State funds grant restrictions	-	-	-	-
3470	Capital acquisitions and contractual obligations	-	-	-	-
Committed:					
3545	Other purposes	-	-	-	-
3000	Total Fund Balances	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
4000	Total Liabilities and Fund Balance	<u>\$ 703,193</u>	<u>\$ 146,300</u>	<u>\$ 6,304</u>	<u>\$ 58,961</u>

BEAUMONT INDEPENDENT SCHOOL DISTRICT
COMBINING BALANCE SHEET
June 30, 2024

Exhibit H-1
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Data Control Codes		281	284	285	289
		ESSER II	IDEA B - Formula - ARP	IDEA B - Preschool ARP	Other Federally Funded Special Revenue Funds
Assets					
1110	Cash and temporary investments	\$ -	\$ -	\$ -	\$ 3,333
Receivables:					
1240	Receivables from other governments	-	-	-	179,059
1260	Due from other funds	-	-	-	-
1290	Other receivables	-	-	-	4,613
1310	Inventories, at cost	-	-	-	-
1000	Total Assets	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 187,005</u>
Liabilities and Fund Balances					
Liabilities:					
2110	Accounts payable	\$ -	\$ -	\$ -	\$ 2,999
2150	Payroll deduction and withholdings payable	-	-	-	-
2160	Accrued wages payable	-	-	-	11,585
2170	Due to other funds	-	-	-	172,421
2300	Unearned revenues	-	-	-	-
2000	Total Liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>187,005</u>
Fund Balance:					
Non-Spendable:					
3410	Inventories	-	-	-	-
Restricted:					
3450	Federal/State funds grant restrictions	-	-	-	-
3470	Capital acquisitions and contractual obligations	-	-	-	-
Committed:					
3545	Other purposes	-	-	-	-
3000	Total Fund Balances	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
4000	Total Liabilities and Fund Balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 187,005</u>

BEAUMONT INDEPENDENT SCHOOL DISTRICT
COMBINING BALANCE SHEET
June 30, 2024

Data Control Codes		315	340	410	429
		SSA - IDEA - Part B, Discretionary	SSA - IDEA, Part C, Early Intervention (Deaf)	Instructional Materials Allotment	Technology Lending Grant
Assets					
1110	Cash and temporary investments	\$ -	\$ -	\$ -	\$ 27,186
Receivables:					
1240	Receivables from other governments	73,732	-	965,180	472,901
1260	Due from other funds	-	39	-	-
1290	Other receivables	-	-	-	-
1310	Inventories, at cost	-	-	-	-
1000	Total Assets	<u>\$ 73,732</u>	<u>\$ 39</u>	<u>\$ 965,180</u>	<u>\$ 500,087</u>
Liabilities and Fund Balances					
Liabilities:					
2110	Accounts payable	\$ 3,264	\$ -	\$ 856,699	\$ 24,885
2150	Payroll deduction and withholdings payable	-	-	-	-
2160	Accrued wages payable	15,830	-	-	-
2170	Due to other funds	53,992	-	60,740	447,447
2300	Unearned revenues	646	33	47,741	27,755
2000	Total Liabilities	<u>73,732</u>	<u>33</u>	<u>965,180</u>	<u>500,087</u>
Fund Balance:					
Non-Spendable:					
3410	Inventories	-	-	-	-
Restricted:					
3450	Federal/State funds grant restrictions	-	6	-	-
Committed:					
3545	Other purposes	-	-	-	-
3000	Total Fund Balances	<u>-</u>	<u>6</u>	<u>-</u>	<u>-</u>
4000	Total Liabilities and Fund Balance	<u>\$ 73,732</u>	<u>\$ 39</u>	<u>\$ 965,180</u>	<u>\$ 500,087</u>

BEAUMONT INDEPENDENT SCHOOL DISTRICT
COMBINING BALANCE SHEET
June 30, 2024

Exhibit H-1
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	435	446	461	482	
Data Control Codes	SSA - Regional Day School for the Deaf State	State Local Funded Regional Day School Deaf - Local	Campus Activity Fund	Success Grant - Susser	
Assets					
1110	Cash and temporary investments	\$ -	\$ 260,944	\$ 808,733	\$ 16,319
Receivables:					
1240	Receivables from other governments	562,003	-	-	-
1260	Due from other funds	-	-	2,449	-
1290	Other receivables	-	103	-	13,031
1310	Inventories, at cost	-	-	-	-
1000	Total Assets	<u>\$ 562,003</u>	<u>\$ 261,047</u>	<u>\$ 811,182</u>	<u>\$ 29,350</u>
Liabilities and Fund Balances					
Liabilities:					
2110	Accounts payable	\$ -	\$ 13,157	\$ 21,247	\$ -
2150	Payroll deduction and withholdings payable	-	-	-	-
2160	Accrued wages payable	132,347	136,922	-	9,066
2170	Due to other funds	426,605	350	521,021	20,284
2300	Unearned revenues	-	110,618	-	-
2000	Total Liabilities	<u>558,952</u>	<u>261,047</u>	<u>542,268</u>	<u>29,350</u>
Fund Balance:					
Non-Spendable:					
3410	Inventories	-	-	-	-
Restricted:					
3450	Federal/State funds grant restrictions	3,051	-	-	-
Committed:					
3545	Other purposes	-	-	268,914	-
3000	Total Fund Balances	<u>3,051</u>	<u>-</u>	<u>268,914</u>	<u>-</u>
4000	Total Liabilities and Fund Balance	<u>\$ 562,003</u>	<u>\$ 261,047</u>	<u>\$ 811,182</u>	<u>\$ 29,350</u>

BEAUMONT INDEPENDENT SCHOOL DISTRICT
COMBINING BALANCE SHEET
June 30, 2024

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	483	484	485	486	
Data Control Codes	Natatorium Swim Program	Campus After School Program	Exxon-Mobil Future Leaders	ExxonMobil - Project Boost	
Assets					
1110	Cash and temporary investments	\$ 91	\$ 25,832	\$ 1,356	\$ 5,000
Receivables:					
1240	Receivables from other governments	-	-	-	-
1260	Due from other funds	-	-	3,022	-
1290	Other receivables	-	-	-	-
1310	Inventories, at cost	-	-	-	-
1000	Total Assets	<u>\$ 91</u>	<u>\$ 25,832</u>	<u>\$ 4,378</u>	<u>\$ 5,000</u>
Liabilities and Fund Balances					
Liabilities:					
2110	Accounts payable	\$ -	\$ -	\$ -	\$ -
2150	Payroll deduction and withholdings payable	-	-	-	-
2160	Accrued wages payable	-	-	-	-
2170	Due to other funds	-	-	-	5,000
2300	Unearned revenues	91	25,832	4,378	-
2000	Total Liabilities	<u>91</u>	<u>25,832</u>	<u>4,378</u>	<u>5,000</u>
Fund Balance:					
Non-Spendable:					
3410	Inventories	-	-	-	-
Restricted:					
3450	Federal/State funds grant restrictions	-	-	-	-
3470	Capital acquisitions and contractual obligations	-	-	-	-
Committed:					
3545	Other purposes	-	-	-	-
3000	Total Fund Balances	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
4000	Total Liabilities and Fund Balance	<u>\$ 91</u>	<u>\$ 25,832</u>	<u>\$ 4,378</u>	<u>\$ 5,000</u>

BEAUMONT INDEPENDENT SCHOOL DISTRICT
COMBINING BALANCE SHEET
June 30, 2024

Exhibit H-1
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		487	488	489	491
Data Control Codes		Exxon-Mobil Reading Initiative	Texas School Ready	Community Education Program	Misc Grants
Assets					
1110	Cash and temporary investments	\$ 32,198	\$ 3,107	\$ 8,846	\$ -
Receivables:					
1240	Receivables from other governments	-	-	-	-
1260	Due from other funds	66,258	10,685	-	145
1290	Other receivables	-	-	-	-
1310	Inventories, at cost	-	-	-	-
1000	Total Assets	<u>\$ 98,456</u>	<u>\$ 13,792</u>	<u>\$ 8,846</u>	<u>\$ 145</u>
Liabilities and Fund Balances					
Liabilities:					
2110	Accounts payable	\$ 6,151	\$ -	\$ -	\$ -
2150	Payroll deduction and withholdings payable	-	-	-	-
2160	Accrued wages payable	-	-	-	-
2170	Due to other funds	9,384	1,800	-	-
2300	Unearned revenues	82,921	11,992	8,846	145
2000	Total Liabilities	<u>98,456</u>	<u>13,792</u>	<u>8,846</u>	<u>145</u>
Fund Balance:					
Non-Spendable:					
3410	Inventories	-	-	-	-
Restricted:					
3450	Federal/State funds grant restrictions	-	-	-	-
3470	Capital acquisitions and contractual obligations	-	-	-	-
Committed:					
3545	Other purposes	-	-	-	-
3000	Total Fund Balances	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
4000	Total Liabilities and Fund Balance	<u>\$ 98,456</u>	<u>\$ 13,792</u>	<u>\$ 8,846</u>	<u>\$ 145</u>

BEAUMONT INDEPENDENT SCHOOL DISTRICT
COMBINING BALANCE SHEET
June 30, 2024

Exhibit H-1
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Data Control Codes		492	493	495	498
		Thomas Center - Scoreboard	DaVinci Minds Grant	Texas Data Champions	District Incentive Program
Assets					
1110	Cash and temporary investments	\$ 115,161	\$ -	\$ 2,648	\$ 11,227
Receivables:					
1240	Receivables from other governments	-	-	-	-
1260	Due from other funds	900	76,951	-	17,633
1290	Other receivables	-	-	-	-
1310	Inventories, at cost	-	-	-	-
1000	Total Assets	<u>\$ 116,061</u>	<u>\$ 76,951</u>	<u>\$ 2,648</u>	<u>\$ 28,860</u>
Liabilities and Fund Balances					
Liabilities:					
2110	Accounts payable	\$ 1,625	\$ -	\$ -	\$ -
2150	Payroll deduction and withholdings payable	-	-	-	-
2160	Accrued wages payable	-	-	-	-
2170	Due to other funds	-	-	-	-
2300	Unearned revenues	114,436	76,951	2,648	28,860
2000	Total Liabilities	<u>116,061</u>	<u>76,951</u>	<u>2,648</u>	<u>28,860</u>
Fund Balance:					
Non-Spendable:					
3410	Inventories	-	-	-	-
Restricted:					
3450	Federal/State funds grant restrictions	-	-	-	-
3470	Capital acquisitions and contractual obligations	-	-	-	-
Committed:					
3545	Other purposes	-	-	-	-
3000	Total Fund Balances	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
4000	Total Liabilities and Fund Balance	<u>\$ 116,061</u>	<u>\$ 76,951</u>	<u>\$ 2,648</u>	<u>\$ 28,860</u>

BEAUMONT INDEPENDENT SCHOOL DISTRICT
COMBINING BALANCE SHEET
June 30, 2024

Exhibit H-1
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Data Control Codes		499		699	
		Other Local Special Revenue Funds	Special Revenue Funds	Capital Projects	Total Nonmajor Governmental Funds
Assets					
1110	Cash and temporary investments	\$ 47,798	\$ 3,814,940	\$ 9,729,263	\$ 13,544,203
Receivables:					
1240	Receivables from other governments	-	10,035,018	-	10,035,018
1260	Due from other funds	28,412	7,209,127	-	7,209,127
1290	Other receivables	-	299,021	-	299,021
1310	Inventories, at cost	-	104,045	-	104,045
1000	Total Assets	<u>\$ 76,210</u>	<u>\$ 21,462,151</u>	<u>\$ 9,729,263</u>	<u>\$ 31,191,414</u>
Liabilities and Fund Balances					
Liabilities:					
2110	Accounts payable	\$ -	2,007,406	\$ 1,251,773	\$ 3,259,179
2150	Payroll deduction and withholdings payable	-	98,636	-	98,636
2160	Accrued wages payable	-	2,243,146	-	2,243,146
2170	Due to other funds	15,187	7,801,859	-	7,801,859
2300	Unearned revenues	49,225	627,135	-	627,135
2000	Total Liabilities	<u>64,412</u>	<u>12,778,182</u>	<u>1,251,773</u>	<u>14,029,955</u>
Fund Balance:					
Non-Spendable:					
3410	Inventories	-	104,045	-	104,045
Restricted:					
3450	Federal/State funds grant restrictions	11,798	8,311,010	-	8,311,010
3470	Capital acquisitions and contractual obligations	-	-	8,477,490	8,477,490
Committed:					
3545	Other purposes	-	268,914	-	268,914
3000	Total Fund Balances	<u>11,798</u>	<u>8,683,969</u>	<u>8,477,490</u>	<u>17,161,459</u>
4000	Total Liabilities and Fund Balance	<u>\$ 76,210</u>	<u>\$ 21,462,151</u>	<u>\$ 9,729,263</u>	<u>\$ 31,191,414</u>

BEAUMONT INDEPENDENT SCHOOL DISTRICT
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - ALL NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended June 30, 2024

Data Control Codes		205	211	224	225
		Head Start	ESEA Title I, A - Improving Basic Ed.	IDEA B - Formula	IDEA B - Preschool
Revenues					
5700	Local, intermediate, and out-of-state	\$ -	\$ -	\$ -	\$ -
5800	State program revenues	-	-	-	-
5900	Federal program revenues	3,737,253	10,234,829	4,071,373	78,170
5020	Total Revenues	<u>3,737,253</u>	<u>10,234,829</u>	<u>4,071,373</u>	<u>78,170</u>
Expenditures					
Current:					
0011	Instruction	2,699,858	7,085,226	3,294,012	78,170
0012	Instruction resources and media services	50,231	18,571	-	-
0013	Curriculum and instructional staff development	34,837	127,761	22,571	-
0021	Instructional leadership	98,509	1,460,441	41,589	-
0023	School leadership	230,954	104,696	-	-
0031	Guidance, counseling and evaluation services	-	472,938	713,201	-
0032	Social work services	417,352	-	-	-
0033	Health services	133,863	-	-	-
0034	Student transportation	-	-	-	-
0035	Food service	-	-	-	-
0036	Extracurricular activities	-	-	-	-
0041	General administration	-	-	-	-
0051	Facilities maintenance and operations	54,276	-	-	-
0052	Security and monitoring services	-	-	-	-
0053	Data processing services	8,300	-	-	-
0061	Community services	9,073	965,196	-	-
Capital Outlay:					
0081	Facilities acquisition and construction	-	-	-	-
6030	Total Expenditures	<u>3,737,253</u>	<u>10,234,829</u>	<u>4,071,373</u>	<u>78,170</u>
1100	Excess (deficiency) of revenues over expenditures	-	-	-	-
Other Financing Sources (Uses)					
7912	Sale of real or personal property	-	-	-	-
7915	Transfers in	-	-	-	-
8911	Transfers out	-	-	-	-
7080	Total Other Financing Sources and Uses	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
1200	Net change in fund balances	-	-	-	-
0100	Fund Balance - July 1 (Beginning)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
3000	Fund Balance - June 30 (Ending)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

BEAUMONT INDEPENDENT SCHOOL DISTRICT
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - ALL NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended June 30, 2024

Exhibit H-2
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Data Control Codes		240	242	244	255
		Child Nutrition	Summer Feeding Program	Vocational Ed. - Basic	ESEA Title II, A - Training and Recruiting
Revenues					
5700	Local, intermediate, and out-of-state	\$ 539,803	\$ -	\$ -	\$ -
5800	State program revenues	55,410	-	-	-
5900	Federal program revenues	13,877,079	-	353,188	1,669,676
5020	Total Revenues	<u>14,472,292</u>	<u>-</u>	<u>353,188</u>	<u>1,669,676</u>
Expenditures					
Current:					
0011	Instruction	-	-	240,500	481,493
0012	Instruction resources and media services	-	-	-	-
0013	Curriculum and instructional staff development	-	-	-	929,657
0021	Instructional leadership	-	-	90,811	256,654
0023	School leadership	-	-	7,272	-
0031	Guidance, counseling and evaluation services	-	-	-	-
0032	Social work services	-	-	-	-
0033	Health services	-	-	-	-
0034	Student transportation	-	-	-	-
0035	Food service	13,841,439	-	-	-
0036	Extracurricular activities	-	-	-	-
0041	General administration	-	-	-	-
0051	Facilities maintenance and operations	270,842	-	14,605	-
0052	Security and monitoring services	-	-	-	-
0053	Data processing services	-	-	-	-
0061	Community services	-	-	-	1,872
Capital Outlay:					
0081	Facilities acquisition and construction	-	-	-	-
6030	Total Expenditures	<u>14,112,281</u>	<u>-</u>	<u>353,188</u>	<u>1,669,676</u>
1100	Excess (deficiency) of revenues over expenditures	<u>360,011</u>	<u>-</u>	<u>-</u>	<u>-</u>
Other Financing Sources (Uses)					
7912	Sale of real or personal property	2,164	-	-	-
7915	Transfers in	561,692	-	-	-
8911	Transfers out	-	(561,692)	-	-
7080	Total Other Financing Sources and Uses	<u>563,856</u>	<u>(561,692)</u>	<u>-</u>	<u>-</u>
1200	Net change in fund balances	923,867	(561,692)	-	-
0100	Fund Balance - July 1 (Beginning)	<u>7,476,333</u>	<u>561,692</u>	<u>-</u>	<u>-</u>
3000	Fund Balance - June 30 (Ending)	<u>\$ 8,400,200</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

BEAUMONT INDEPENDENT SCHOOL DISTRICT
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - ALL NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended June 30, 2024

Exhibit H-2
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Data Control Codes		258	263	272	279
		Public Charter School	ESEA Title III, A - English Lang. Acquisition	Medicaid Administrative Claiming Program - MAC	TCLAS - ESSER III
Revenues					
5700	Local, intermediate, and out-of-state	\$ -	\$ -	\$ -	\$ -
5800	State program revenues	-	-	-	-
5900	Federal program revenues	1,495,407	326,306	108,418	297,430
5020	Total Revenues	<u>1,495,407</u>	<u>326,306</u>	<u>108,418</u>	<u>297,430</u>
Expenditures					
Current:					
0011	Instruction	-	177,559	-	192,746
0012	Instruction resources and media services	-	-	-	-
0013	Curriculum and instructional staff development	-	18,470	-	17,534
0021	Instructional leadership	1,495,407	32,240	-	87,150
0023	School leadership	-	-	-	-
0031	Guidance, counseling and evaluation services	-	-	-	-
0032	Social work services	-	-	-	-
0033	Health services	-	-	108,418	-
0034	Student transportation	-	-	-	-
0035	Food service	-	-	-	-
0036	Extracurricular activities	-	-	-	-
0041	General administration	-	-	-	-
0051	Facilities maintenance and operations	-	-	-	-
0052	Security and monitoring services	-	-	-	-
0053	Data processing services	-	-	-	-
0061	Community services	-	98,037	-	-
Capital Outlay:					
0081	Facilities acquisition and construction	-	-	-	-
6030	Total Expenditures	<u>1,495,407</u>	<u>326,306</u>	<u>108,418</u>	<u>297,430</u>
1100	Excess (deficiency) of revenues over expenditures	-	-	-	-
Other Financing Sources (Uses)					
7912	Sale of real or personal property	-	-	-	-
7915	Transfers in	-	-	-	-
8911	Transfers out	-	-	-	-
7080	Total Other Financing Sources and Uses	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
1200	Net change in fund balances	-	-	-	-
0100	Fund Balance - July 1 (Beginning)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
3000	Fund Balance - June 30 (Ending)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

BEAUMONT INDEPENDENT SCHOOL DISTRICT
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - ALL NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended June 30, 2024

Data Control Codes		281	284	285	289
		ESSER II	IDEA B - Formula - ARP	IDEA B - Preschool ARP	Other Federally Funded Special Revenue Funds
Revenues					
5700	Local, intermediate, and out-of-state	\$ -	\$ -	\$ -	\$ -
5800	State program revenues	-	-	-	-
5900	Federal program revenues	6,931,831	195,178	42,711	741,275
5020	Total Revenues	<u>6,931,831</u>	<u>195,178</u>	<u>42,711</u>	<u>741,275</u>
Expenditures					
Current:					
0011	Instruction	2,635,047	195,178	39,888	460,353
0012	Instruction resources and media services	42,725	-	-	-
0013	Curriculum and instructional staff development	67,926	-	-	69,583
0021	Instructional leadership	195,760	-	-	3,093
0023	School leadership	325,944	-	-	-
0031	Guidance, counseling and evaluation services	446,968	-	2,823	206,046
0032	Social work services	22,110	-	-	-
0033	Health services	65,284	-	-	-
0034	Student transportation	137,278	-	-	-
0035	Food service	137,189	-	-	-
0036	Extracurricular activities	41,937	-	-	2,200
0041	General administration	138,017	-	-	-
0051	Facilities maintenance and operations	1,883,320	-	-	-
0052	Security and monitoring services	81,555	-	-	-
0053	Data processing services	671,120	-	-	-
0061	Community services	39,651	-	-	-
Capital Outlay:					
0081	Facilities acquisition and construction	-	-	-	-
6030	Total Expenditures	<u>6,931,831</u>	<u>195,178</u>	<u>42,711</u>	<u>741,275</u>
1100	Excess (deficiency) of revenues over expenditures	-	-	-	-
Other Financing Sources (Uses)					
7912	Sale of real or personal property	-	-	-	-
7915	Transfers in	-	-	-	-
8911	Transfers out	-	-	-	-
7080	Total Other Financing Sources and Uses	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
1200	Net change in fund balances	-	-	-	-
0100	Fund Balance - July 1 (Beginning)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
3000	Fund Balance - June 30 (Ending)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

BEAUMONT INDEPENDENT SCHOOL DISTRICT
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - ALL NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended June 30, 2024

Data Control Codes		315	340	410	429
		SSA - IDEA - Part B, Discretionary	SSA - IDEA, Part C, Early Intervention (Deaf)	Instructional Materials Allotment	Technology Lending Grant
Revenues					
5700	Local, intermediate, and out-of-state	\$ -	\$ -	\$ 6,329	\$ -
5800	State program revenues	-	-	1,580,573	1,059,994
5900	Federal program revenues	125,676	-	-	-
5020	Total Revenues	<u>125,676</u>	<u>-</u>	<u>1,586,902</u>	<u>1,059,994</u>
Expenditures					
Current:					
0011	Instruction	125,676	-	1,586,902	231,305
0012	Instruction resources and media services	-	-	-	-
0013	Curriculum and instructional staff development	-	-	-	268,942
0021	Instructional leadership	-	-	-	-
0023	School leadership	-	-	-	-
0031	Guidance, counseling and evaluation services	-	-	-	-
0032	Social work services	-	-	-	-
0033	Health services	-	-	-	-
0034	Student transportation	-	-	-	-
0035	Food service	-	-	-	-
0036	Extracurricular activities	-	-	-	-
0041	General administration	-	-	-	-
0051	Facilities maintenance and operations	-	-	-	475,977
0052	Security and monitoring services	-	-	-	3,240
0053	Data processing services	-	-	-	80,530
0061	Community services	-	-	-	-
Capital Outlay:					
0081	Facilities acquisition and construction	-	-	-	-
6030	Total Expenditures	<u>125,676</u>	<u>-</u>	<u>1,586,902</u>	<u>1,059,994</u>
1100	Excess (deficiency) of revenues over expenditures	-	-	-	-
Other Financing Sources (Uses)					
7912	Sale of real or personal property	-	-	-	-
7915	Transfers in	-	-	-	-
8911	Transfers out	-	-	-	-
7080	Total Other Financing Sources and Uses	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
1200	Net change in fund balances	-	-	-	-
0100	Fund Balance - July 1 (Beginning)	<u>-</u>	<u>6</u>	<u>-</u>	<u>-</u>
3000	Fund Balance - June 30 (Ending)	<u>\$ -</u>	<u>\$ 6</u>	<u>\$ -</u>	<u>\$ -</u>

BEAUMONT INDEPENDENT SCHOOL DISTRICT
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - ALL NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended June 30, 2024

Data Control Codes		435	446	461	482
		SSA - Regional Day School for the Deaf State	State Local Funded Regional Day School Deaf - Local	Campus Activity Fund	Success Grant - Susser
Revenues					
5700	Local, intermediate, and out-of-state	\$ -	\$ 1,696,932	\$ 484,570	\$ 45,310
5800	State program revenues	959,625	-	-	-
5900	Federal program revenues	-	-	-	-
5020	Total Revenues	<u>959,625</u>	<u>1,696,932</u>	<u>484,570</u>	<u>45,310</u>
Expenditures					
Current:					
0011	Instruction	776,439	1,330,679	-	-
0012	Instruction resources and media services	-	-	-	-
0013	Curriculum and instructional staff development	-	6,972	-	-
0021	Instructional leadership	-	252,017	-	-
0023	School leadership	-	-	449,676	-
0031	Guidance, counseling and evaluation services	72,515	103,858	-	-
0032	Social work services	-	-	-	-
0033	Health services	80,469	1,189	-	45,310
0034	Student transportation	-	-	-	-
0035	Food service	-	-	-	-
0036	Extracurricular activities	-	-	-	-
0041	General administration	-	-	-	-
0051	Facilities maintenance and operations	-	-	-	-
0052	Security and monitoring services	-	-	-	-
0053	Data processing services	-	-	-	-
0061	Community services	30,202	2,217	-	-
Capital Outlay:					
0081	Facilities acquisition and construction	-	-	-	-
6030	Total Expenditures	<u>959,625</u>	<u>1,696,932</u>	<u>449,676</u>	<u>45,310</u>
1100	Excess (deficiency) of revenues over expenditures	-	-	34,894	-
Other Financing Sources (Uses)					
7912	Sale of real or personal property	-	-	-	-
7915	Transfers in	-	-	-	-
8911	Transfers out	-	-	-	-
7080	Total Other Financing Sources and Uses	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
1200	Net change in fund balances	-	-	34,894	-
0100	Fund Balance - July 1 (Beginning)	<u>3,051</u>	<u>-</u>	<u>234,020</u>	<u>-</u>
3000	Fund Balance - June 30 (Ending)	<u>\$ 3,051</u>	<u>\$ -</u>	<u>\$ 268,914</u>	<u>\$ -</u>

BEAUMONT INDEPENDENT SCHOOL DISTRICT
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - ALL NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended June 30, 2024

		483	484	485	486
Data Control Codes		Natatorium Swim Program	Campus After School Program	Exxon-Mobil Future Leaders	ExxonMobil - Project Boost
Revenues					
5700	Local, intermediate, and out-of-state	\$ -	\$ -	\$ -	\$ -
5800	State program revenues	-	-	-	-
5900	Federal program revenues	-	-	-	-
5020	Total Revenues	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Expenditures					
Current:					
0011	Instruction	-	-	-	-
0012	Instruction resources and media services	-	-	-	-
0013	Curriculum and instructional staff development	-	-	-	-
0021	Instructional leadership	-	-	-	-
0023	School leadership	-	-	-	-
0031	Guidance, counseling and evaluation services	-	-	-	-
0032	Social work services	-	-	-	-
0033	Health services	-	-	-	-
0034	Student transportation	-	-	-	-
0035	Food service	-	-	-	-
0036	Extracurricular activities	-	-	-	-
0041	General administration	-	-	-	-
0051	Facilities maintenance and operations	-	-	-	-
0052	Security and monitoring services	-	-	-	-
0053	Data processing services	-	-	-	-
0061	Community services	-	-	-	-
Capital Outlay:					
0081	Facilities acquisition and construction	-	-	-	-
6030	Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
1100	Excess (deficiency) of revenues over expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Other Financing Sources (Uses)					
7912	Sale of real or personal property	-	-	-	-
7915	Transfers in	-	-	-	-
8911	Transfers out	-	-	-	-
7080	Total Other Financing Sources and Uses	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
1200	Net change in fund balances	-	-	-	-
0100	Fund Balance - July 1 (Beginning)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
3000	Fund Balance - June 30 (Ending)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

BEAUMONT INDEPENDENT SCHOOL DISTRICT
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - ALL NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended June 30, 2024

Exhibit H-2
Page 8 of 10

	487	488	489	491
Data Control Codes	Exxon-Mobil Reading Initiative	Texas School Ready	Community Education Program	Misc Grants
Revenues				
5700	Local, intermediate, and out-of-state	\$ 290,752	\$ 3,325	\$ -
5800	State program revenues	-	-	-
5900	Federal program revenues	-	-	-
5020	Total Revenues	<u>290,752</u>	<u>3,325</u>	<u>-</u>
Expenditures				
Current:				
0011	Instruction	271,247	-	-
0012	Instruction resources and media services	-	-	-
0013	Curriculum and instructional staff development	-	-	-
0021	Instructional leadership	-	-	-
0023	School leadership	-	-	-
0031	Guidance, counseling and evaluation services	-	-	-
0032	Social work services	-	-	-
0033	Health services	-	-	-
0034	Student transportation	-	-	-
0035	Food service	-	-	-
0036	Extracurricular activities	-	-	-
0041	General administration	-	-	-
0051	Facilities maintenance and operations	-	-	-
0052	Security and monitoring services	-	-	-
0053	Data processing services	-	-	-
0061	Community services	19,505	3,325	-
Capital Outlay:				
0081	Facilities acquisition and construction	-	-	-
6030	Total Expenditures	<u>290,752</u>	<u>3,325</u>	<u>-</u>
1100	Excess (deficiency) of revenues over expenditures	<u>-</u>	<u>-</u>	<u>-</u>
Other Financing Sources (Uses)				
7912	Sale of real or personal property	-	-	-
7915	Transfers in	-	-	-
8911	Transfers out	-	-	-
7080	Total Other Financing Sources and Uses	<u>-</u>	<u>-</u>	<u>-</u>
1200	Net change in fund balances	-	-	-
0100	Fund Balance - July 1 (Beginning)	<u>-</u>	<u>-</u>	<u>-</u>
3000	Fund Balance - June 30 (Ending)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

BEAUMONT INDEPENDENT SCHOOL DISTRICT
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - ALL NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended June 30, 2024

		492	493	495	498
Data Control Codes		Thomas Center - Scoreboard	DaVinci Minds Grant	Texas Data Champions	District Incentive Program
Revenues					
5700	Local, intermediate, and out-of-state	\$ 41,335	\$ -	\$ -	\$ -
5800	State program revenues	-	-	-	-
5900	Federal program revenues	-	-	-	-
5020	Total Revenues	<u>41,335</u>	<u>-</u>	<u>-</u>	<u>-</u>
Expenditures					
Current:					
0011	Instruction	-	-	-	-
0012	Instruction resources and media services	-	-	-	-
0013	Curriculum and instructional staff development	-	-	-	-
0021	Instructional leadership	-	-	-	-
0023	School leadership	-	-	-	-
0031	Guidance, counseling and evaluation services	-	-	-	-
0032	Social work services	-	-	-	-
0033	Health services	-	-	-	-
0034	Student transportation	-	-	-	-
0035	Food service	-	-	-	-
0036	Extracurricular activities	41,335	-	-	-
0041	General administration	-	-	-	-
0051	Facilities maintenance and operations	-	-	-	-
0052	Security and monitoring services	-	-	-	-
0053	Data processing services	-	-	-	-
0061	Community services	-	-	-	-
Capital Outlay:					
0081	Facilities acquisition and construction	-	-	-	-
6030	Total Expenditures	<u>41,335</u>	<u>-</u>	<u>-</u>	<u>-</u>
1100	Excess (deficiency) of revenues over expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Other Financing Sources (Uses)					
7912	Sale of real or personal property	-	-	-	-
7915	Transfers in	-	-	-	-
8911	Transfers out	-	-	-	-
7080	Total Other Financing Sources and Uses	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
1200	Net change in fund balances	-	-	-	-
0100	Fund Balance - July 1 (Beginning)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
3000	Fund Balance - June 30 (Ending)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

BEAUMONT INDEPENDENT SCHOOL DISTRICT
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - ALL NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended June 30, 2024

Exhibit H-2
Page 10 of 10

Data Control Codes		499		699	
		Other Local Special Revenue Funds	Total Nonmajor Special Revenue Funds	Capital Projects	Total Nonmajor Governmental Funds
Revenues					
5700	Local, intermediate, and out-of-state	\$ 41,247	\$ 3,149,603	\$ -	\$ 3,149,603
5800	State program revenues	-	3,655,602	-	3,655,602
5900	Federal program revenues	-	44,285,800	-	44,285,800
5020	Total Revenues	<u>41,247</u>	<u>51,091,005</u>	<u>-</u>	<u>51,091,005</u>
Expenditures					
Current:					
0011	Instruction	9,353	21,911,631	-	21,911,631
0012	Instruction resources and media services	-	111,527	-	111,527
0013	Curriculum and instructional staff development	-	1,564,253	-	1,564,253
0021	Instructional leadership	-	4,013,671	-	4,013,671
0023	School leadership	-	1,118,542	-	1,118,542
0031	Guidance, counseling and evaluation services	-	2,018,349	-	2,018,349
0032	Social work services	-	439,462	-	439,462
0033	Health services	-	434,533	-	434,533
0034	Student transportation	-	137,278	-	137,278
0035	Food service	-	13,978,628	-	13,978,628
0036	Extracurricular activities	31,894	117,366	-	117,366
0041	General administration	-	138,017	-	138,017
0051	Facilities maintenance and operations	-	2,699,020	3,156,422	5,855,442
0052	Security and monitoring services	-	84,795	-	84,795
0053	Data processing services	-	759,950	-	759,950
0061	Community services	-	1,169,078	-	1,169,078
Capital Outlay:					
0081	Facilities acquisition and construction	-	-	252,887	252,887
6030	Total Expenditures	<u>41,247</u>	<u>50,696,100</u>	<u>3,409,309</u>	<u>54,105,409</u>
1100	Excess (deficiency) of revenues over expenditures	-	394,905	(3,409,309)	(3,014,404)
Other Financing Sources (Uses)					
7912	Sale of real or personal property	-	2,164	-	2,164
7915	Transfers in	-	561,692	4,000,000	4,561,692
8911	Transfers out	-	(561,692)	-	(561,692)
7080	Total Other Financing Sources and Uses	<u>-</u>	<u>2,164</u>	<u>4,000,000</u>	<u>4,002,164</u>
1200	Net change in fund balances	-	397,069	590,691	987,760
0100	Fund Balance - July 1 (Beginning)	<u>11,798</u>	<u>8,286,900</u>	<u>7,886,799</u>	<u>16,173,699</u>
3000	Fund Balance - June 30 (Ending)	<u>\$ 11,798</u>	<u>\$ 8,683,969</u>	<u>\$ 8,477,490</u>	<u>\$ 17,161,459</u>

BEAUMONT INDEPENDENT SCHOOL DISTRICT
COMBINING STATEMENT OF FIDUCIARY NET POSITION
June 30, 2024

Exhibit H-3
Page 1 of 2

Data Control Codes	836 Alex Durley Scholarship	837 Joe H Tonahill Scholarship	838 Mike Taylor Scholarship	839 Charles Weinbaum Scholarship	841 Paul A Brown Scholarship	
Assets						
Current Assets:						
1110	Cash and cash equivalents	\$ 17,819	\$ 20,491	\$ 3,553	\$ 1,058	\$ 5,733
Receivables:						
1260	Due from other Funds	-	-	-	-	-
1290	Other receivables	-	-	-	-	-
1000	Total Assets	<u>\$ 17,819</u>	<u>\$ 20,491</u>	<u>\$ 3,553</u>	<u>\$ 1,058</u>	<u>\$ 5,733</u>
Liabilities						
Current Liabilities:						
2110	Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ -
2000	Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Net Position						
Restricted for student scholarships and other activities						
3800	Total Net Position	<u>\$ 17,819</u>	<u>\$ 20,491</u>	<u>\$ 3,553</u>	<u>\$ 1,058</u>	<u>\$ 5,733</u>

BEAUMONT INDEPENDENT SCHOOL DISTRICT
COMBINING STATEMENT OF FIDUCIARY NET POSITION
June 30, 2024

Exhibit H-3
Page 2 of 2

Data Control Codes	842 Wells, Peyton, Greenburg & Hunt	843 Gulf Coast Area Association of School Boards	Total Private Purpose Trust Funds	865 Student Activity Account	Total Custodial Fund	
Assets						
Current Assets:						
1110	Cash and cash equivalents	\$ 1,500	\$ 2,000	\$ 52,154	\$ 303,766	\$ 303,766
Receivables:						
1260	Due from other Funds	-	-	-	33,337	33,337
1290	Other receivables	-	-	-	1,173	1,173
1000	Total Assets	<u>\$ 1,500</u>	<u>\$ 2,000</u>	<u>\$ 52,154</u>	<u>\$ 338,276</u>	<u>\$ 338,276</u>
Liabilities						
Current Liabilities:						
2110	Accounts payable	\$ -	\$ -	\$ -	\$ 6,455	\$ 6,455
2000	Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 6,455</u>	<u>\$ 6,455</u>
Net Position						
Restricted for student scholarships and other activities						
3800	Total Net Position	<u>\$ 1,500</u>	<u>\$ 2,000</u>	<u>\$ 52,154</u>	<u>\$ 331,821</u>	<u>\$ 331,821</u>

BEAUMONT INDEPENDENT SCHOOL DISTRICT
COMBINING STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
For the Year Ended June 30, 2024

Exhibit H-4
Page 1 of 2

	836	837	838	839	841
	Alex Durley Scholarship	Joe H Tonahill Scholarship	Mike Taylor Scholarship	Charles Weinbaum Scholarship	Paul A Brown Scholarship
Contributions					
Gifts and contributions	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues from student activities	-	-	-	-	-
Total Contributions	-	-	-	-	-
Deductions					
Payments for student activities	-	-	-	-	-
Total Deductions	-	-	-	-	-
Change in net position	-	-	-	-	-
Net Position Beginning of Year	17,819	20,491	3,553	1,058	5,733
Net Position - Ending	\$ 17,819	\$ 20,491	\$ 3,553	\$ 1,058	\$ 5,733

BEAUMONT INDEPENDENT SCHOOL DISTRICT
COMBINING STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
For the Year Ended June 30, 2024

Exhibit H-4
Page 2 of 2

	842	843		865	
	Wells, Peyton, Greenburg & Hunt	Gulf Coast Area Association of School Boards	Total Private Purpose Trust Funds	Student Activity Account	Total Custodial Fund
Contributions					
Gifts and contributions	\$ -	\$ -	\$ -	\$ 20,331	\$ 20,331
Revenues from student activities	-	-	-	587,525	587,525
Total Contributions	<u>-</u>	<u>-</u>	<u>-</u>	<u>607,856</u>	<u>607,856</u>
Deductions					
Payments for student activities	-	-	-	584,829	584,829
Total Deductions	<u>-</u>	<u>-</u>	<u>-</u>	<u>584,829</u>	<u>584,829</u>
Change in net position	-	-	-	23,027	23,027
Net Position Beginning of Year	<u>1,500</u>	<u>2,000</u>	<u>52,154</u>	<u>308,794</u>	<u>308,794</u>
Net Position End of Year	<u>\$ 1,500</u>	<u>\$ 2,000</u>	<u>\$ 52,154</u>	<u>\$ 331,821</u>	<u>\$ 331,821</u>



REQUIRED TEA SCHEDULES

BEAUMONT INDEPENDENT SCHOOL DISTRICT
SCHEDULE OF DELINQUENT TAXES RECEIVABLE
For the Year Ended June 30, 2024

Exhibit J-1
Page 1 of 2

Last Ten Fiscal Years	1		2	3	10	20
	Tax Rates		Debt Service	Net Assessed/Appraised Value For School Tax Purposes	Beginning Balance 7/1/2023	Current Year's Total Levy
	Maintenance					
2015 and prior	Various		Various	Various	\$ 2,916,646	\$ -
2016	\$1.040000		\$0.275000	\$ 9,648,331,407	540,861	-
2017	1.040000		0.275000	9,871,550,494	584,550	-
2018	1.040000		0.254050	10,268,422,996	607,314	-
2019	1.040000		0.254050	10,406,282,292	734,441	-
2020	0.970000		0.254050	11,237,308,760	843,321	-
2021	0.966400		0.254050	11,348,705,039	946,170	-
2022	0.908900		0.252610	11,829,425,735	1,714,519	-
2023	0.908900		0.252610	14,514,599,524	3,907,321	-
2024	0.733800		0.252610	14,820,138,195	-	128,533,162
1000 Totals					<u>\$ 12,795,143</u>	<u>\$ 128,533,162</u>

8000 Taxes Refunded

BEAUMONT INDEPENDENT SCHOOL DISTRICT
SCHEDULE OF DELINQUENT TAXES RECEIVABLE
For the Year Ended June 30, 2024

Exhibit J-1
Page 2 of 2

	31	32	40	50	99
Last Ten Fiscal Years	Maintenance Total Collections	Debt Service Total Collections	Entire Year's Adjustments	Ending Balance 6/30/2024	Total Taxes Refunded Under Section 26.1115(c)
2015 and prior	\$ 108,404	\$ 23,877	\$ (249,864)	\$ 2,534,501	
2016	26,335	6,805	(4,892)	502,829	
2017	36,473	9,442	(4,512)	534,123	
2018	41,361	10,112	(3,784)	552,057	
2019	54,917	13,378	(4,300)	661,846	
2020	57,139	15,668	(28,615)	741,899	
2021	85,704	22,530	(34,913)	803,023	
2022	(240,881)	(66,947)	(913,715)	1,108,632	
2023	163,538	45,452	(1,768,172)	1,930,159	
2024	<u>88,425,562</u>	<u>36,517,849</u>	<u>-</u>	<u>3,589,751</u>	
1000 Totals	<u><u>\$ 88,758,552</u></u>	<u><u>\$ 36,598,166</u></u>	<u><u>\$ (3,012,767)</u></u>	<u><u>\$ 12,958,820</u></u>	
Penalty and interest receivable on taxes				<u>10,145,099</u>	
Total Taxes Receivable Per Exhibit C-1				<u><u>\$ 23,103,919</u></u>	
8000 Taxes Refunded					<u><u>\$ 60,088</u></u>

BEAUMONT INDEPENDENT SCHOOL DISTRICT
BUDGETARY COMPARISON SCHEDULE
CHILD NUTRITION PROGRAM FUND
For the Year Ended June 30, 2024

Exhibit J-2

	Budgeted Amounts		Actual Amounts, GAAP Basis	Variance with Final Budget
	Original	Final		
Revenues				
Local revenues	\$ 527,547	\$ 527,547	\$ 539,803	\$ 12,256
State program revenues	51,219	51,219	55,410	4,191
Federal program revenues	13,311,893	13,311,893	13,877,079	565,186
Total Revenues	13,890,659	13,890,659	14,472,292	581,633
Expenditures				
Current:				
Food services	15,918,064	15,855,228	13,841,439	2,013,789
Facilities maintenance and operations	272,595	337,595	270,842	66,753
Total Expenditures	16,190,659	16,192,823	14,112,281	2,080,542
Other Financing Sources				
Sale of real or personal property	-	2,164	2,164	-
Transfers in	-	-	561,692	561,692
Total Other Financing Sources	-	2,164	563,856	561,692
Net change in fund balances	(2,300,000)	(2,300,000)	923,867	3,223,867
Fund Balances - Beginning	7,476,333	7,476,333	7,476,333	-
Fund Balances - Ending	\$ 5,176,333	\$ 5,176,333	\$ 8,400,200	\$ 3,223,867

BEAUMONT INDEPENDENT SCHOOL DISTRICT
BUDGETARY COMPARISON SCHEDULE
DEBT SERVICE FUND
For the Year Ended June 30, 2024

Exhibit J-3

	<u>Budgeted Amounts</u>		<u>Actual Amounts, GAAP Basis</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Local and intermediate sources	\$ 39,834,351	\$ 39,834,351	\$ 37,921,403	\$ (1,912,948)
State program revenues	571,509	571,509	2,118,532	1,547,023
Total Revenues	<u>40,405,860</u>	<u>40,405,860</u>	<u>40,039,935</u>	<u>(365,925)</u>
Expenditures				
Debt Service:				
Principal on long-term debt	31,199,764	31,199,764	29,160,000	2,039,764
Interest on long-term debt	9,186,096	9,186,096	9,186,096	-
Bond issuance costs and fees	20,000	20,000	300,378	(280,378)
Total Expenditures	<u>40,405,860</u>	<u>40,405,860</u>	<u>38,646,474</u>	<u>1,759,386</u>
Excess (deficiency) of revenues over expenditures	<u>-</u>	<u>-</u>	<u>1,393,461</u>	<u>1,393,461</u>
Net change in fund balances	-	-	1,393,461	1,393,461
Fund Balances - Beginning	<u>14,365,566</u>	<u>14,365,566</u>	<u>14,365,566</u>	<u>-</u>
Fund Balances - Ending	<u>\$ 14,365,566</u>	<u>\$ 14,365,566</u>	<u>\$ 15,759,027</u>	<u>\$ 1,393,461</u>

BEAUMONT INDEPENDENT SCHOOL DISTRICT
COMPENSATORY EDUCATION PROGRAM AND BILINGUAL EDUCATION PROGRAM COMPLIANCE RESPONSES
For the Year Ended June 30, 2024

Exhibit J-4

Data Codes	Section A: Compensatory Education Programs	Responses
AP1	Did your LEA expend any state compensatory education program state allotment funds during the district’s fiscal year?	Yes
AP2	Does the LEA have written policies and procedures for its state compensatory education program?	Yes
AP3	List the total state allotment funds received for state compensatory education programs during the district’s fiscal year.	\$ 22,358,329
AP4	List the actual direct program expenditures for state compensatory education programs during the LEA’s fiscal year. (PICs 24, 26, 28, 29, 30)	\$ 24,313,421
Section B: Bilingual Education Programs		
AP5	Did your LEA expend any bilingual education program state allotment funds during the LEA’s fiscal year?	Yes
AP6	Does the LEA have written policies and procedures for its bilingual education program?	Yes
AP7	List the total state allotment funds received for bilingual education programs during the LEA’s fiscal year.	\$ 1,421,196
AP8	List the actual direct program expenditures for bilingual education programs during the LEA’s fiscal year. (PIC 25)	\$ 651,211

BEAUMONT INDEPENDENT SCHOOL DISTRICT
REQUIRED RESPONSES TO SELECTED SCHOOL FIRST INDICATORS
For the Year Ended June 30, 2024

Schedule L-1

SF1	Was there an unmodified opinion in the Annual Financial Report on the financial statements as a whole?	Yes
SF2	Were there any disclosures in the Annual Financial Report and/or other sources of information concerning nonpayment of any terms of any debt agreement at fiscal year end?	No
SF3	Did the school district make timely payments to the Teacher Retirement System (TRS), Texas Workforce Commission (TWC), Internal Revenue Service (IRS), and other government agencies?	
	(If the school district was issued a warrant hold and the warrant hold was not cleared within 30 days from the date the warrant hold was issued, the school district is considered to not have made timely payments.) Payments to the TRS and TWC are considered timely if a warrant hold that was issued in connection to the untimely payment was cleared within 30 days from the date the warrant hold was issued.	
	Payments to the IRS are considered timely if a penalty or delinquent payment notice was cleared within 30 days from the date the notice was issued.	Yes
SF4	Was the school district issued a warrant hold? Even if the issue surrounding the initial warrant hold was resolved and cleared within 30 days, the school district is considered to have been issued a warrant hold.	No
SF5	Did the Annual Financial Report disclose any instances of material weaknesses in internal controls over financial reporting and compliance for local, state, or federal funds?	No
SF6	Was there any disclosure in the Annual Financial Report of material noncompliance for grants, contracts, and laws related to local, state, or federal funds?	No
SF7	Did the school district post the required financial information on its website in accordance with Government Code, Local Government Code, Texas Education Code, Texas Administrative Code and other statutes, laws and rules that were in effect at the school district's fiscal year end?	Yes
SF8	Did the school board members discuss the school district's property values at a board meeting within 120 days before the school district adopted its budget?	Yes
SF9	Total accumulated accretion on CABs included in government-wide financial statements at fiscal year-end.	\$ 1,465,202

NOTE: This schedule is to be included as part of the annual financial audit report (AFR) submission on the required due date and published as a part of the school district's AFR. This schedule should be submitted in the data feed file and submitted as an Adobe Acrobat portable document file (pdf).



FEDERAL AWARDS SECTION



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Trustees
Beaumont Independent School District

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of Beaumont Independent School District (the "District"), as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise District's basic financial statements, and have issued our report thereon dated November 21, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

To the Board of Trustees
Beaumont Independent School District

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "Whitley Penn LLP". The signature is written in a cursive, flowing style.

Houston, Texas
November 21, 2024

**INDEPENDENT AUDITOR’S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM;
REPORT ON INTERNAL CONTROL OVER COMPLIANCE
REQUIRED BY THE UNIFORM GUIDANCE**

To the Board of Trustees
Beaumont Independent School District

Report on Compliance for Each Major Federal Program

Opinion On Each Major Federal Program

We have audited Beaumont Independent School District’s (the “District”) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the District’s major federal programs for the year ended June 30, 2024. The District’s major federal programs are identified in the summary of auditor’s results section of the accompanying schedule of findings and questioned costs.

In our opinion, the District’s complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2024.

Basis for Opinion On Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor’s Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the District’s compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the District’s federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the District's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the District's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the District's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the District's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

To the Board of Trustees
Beaumont Independent School District

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Whitley Penn LLP

Houston, Texas
November 21, 2024

BEAUMONT INDEPENDENT SCHOOL DISTRICT
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
For the Year Ended June 30, 2024

I. Summary of Auditors' Results

Financial Statements

Type of auditors' report issued:	Unmodified
Internal control over financial reporting:	
Material weakness(es) identified?	No
Significant deficiencies identified that are not considered to be material weaknesses?	None reported
Noncompliance material to financial statements noted?	No

Federal Awards

Internal control over major programs:	
Material weakness(es) identified?	No
Significant deficiencies identified that are not considered to be material weaknesses?	None reported
Type of auditors' report issued on compliance with major programs:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a) ?	No

Identification of major programs:

Name of Federal Program or Cluster Assistance Listing Number (ALN)

U.S. Department of Education:

<i>Texas COVID Learning Acceleration Supports (TCLAS) Program - ESSER III (COVID-19)</i>	84.425U
<i>CRRSAA, ESSER II (COVID-19)</i>	84.425D
<i>American Rescue Plan Elementary and Secondary School Emergency Relief (ARP ESSER III) Fund (COVID-19)</i>	84.425U

Special Education Cluster:

<i>IDEA-B Formula</i>	84.027A
<i>IDEA-B Preschool</i>	84.173A
<i>IDEA-B Formula - ARP GY 2023 (COVID-19)</i>	84.027X
<i>IDEA-B Preschool - ARP GY 2023 (COVID-19)</i>	84.173X
<i>IDEA-B Discretionary - Deaf</i>	84.027A

Dollar Threshold Considered Between Type A and Type B Federal Programs	\$1,973,103
Auditee qualified as low risk auditee?	Yes

BEAUMONT INDEPENDENT SCHOOL DISTRICT
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (continued)
For the Year Ended June 30, 2024

II. Financial Statement Findings

No current findings were noted.

III. Federal Award Findings and Questioned Costs

There are no federal awards findings during the current fiscal year.

BEAUMONT INDEPENDENT SCHOOL DISTRICT
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For the Year Ended June 30, 2024

Exhibit K-1
Page 1 of 2

(2A)	(1)	(2)	(3)
Pass Through Entity Identifying Number	Federal Grantor/ Pass-Through Grantor/ Program Title	District Fund Number	Federal Assistance Listing Number Federal Expenditures and Indirect Costs
	U.S. Department of Defense		
	Direct Program:		
N/A	<i>Naval JROTC</i>	199	\$ 120,516
	Total U.S. Department of Defense		120,516
	U.S. Department of Education		
	Passed Through Texas Education Agency:		
236600011239106600	<i>IDEA-B Formula</i>	224	716,489
246600011239106600	<i>IDEA-B Formula</i>	224	3,575,350
236610011239106610	<i>IDEA-B Preschool</i>	225	8,181
246610011239106610	<i>IDEA-B Preschool</i>	225	74,173
225350011239105350	<i>IDEA-B Formula - ARP GY 2023 (COVID-19)</i>	284	214,726
225360011239105360	<i>IDEA-B Preschool - ARP GY 2023 (COVID-19)</i>	285	44,542
236600011239106673	<i>IDEA-B Discretionary - Deaf</i>	315	4,916
246600011239106673	<i>IDEA-B Discretionary - Deaf</i>	315	127,439
	<i>Total Special Education Cluster (ALN 84.027, 84.173)</i>		4,765,816
	Title I Part A and Title I Part D:		
23610101123910	<i>ESEA, Title I, Part A - Improving Basic Programs</i>	211	2,856,869
24610101123910	<i>ESEA, Title I, Part A - Improving Basic Programs</i>	211	7,006,948
23610141123910	<i>Title I 1003 School Improvement</i>	211	89,532
24610103123910	<i>Title I, Part D, Subpart D - Delinquent Programs</i>	211	40,623
246101397110086	<i>Title I 1003 ESF-Focused Support Grant</i>	211	336,905
236101627110002	<i>School Action Fund Continuation Grant GY 23 123</i>	211	248,369
236101627110003	<i>School Action Fund Continuation Grant GY 23 128</i>	211	257,025
	<i>Total ALN 84.010</i>		10,836,271
23420006123910	<i>Career and Technical - Basic Grant</i>	244	21,777
24420006123910	<i>Career and Technical - Basic Grant</i>	244	331,411
	<i>Total ALN 84.048</i>		353,188
23694501123910	<i>Title II, Part A, Supporting Effective Instruction</i>	255	480,938
24694501123910	<i>Title II, Part A, Supporting Effective Instruction</i>	255	1,281,414
	<i>Total ALN 84.367</i>		1,762,352
235901077110004	<i>Charter School Program (Subchapter C) 042</i>	258	406,768
235901077110003	<i>Charter School Program (Subchapter C) 129</i>	258	671,404
235901077110002	<i>Charter School Program (Subchapter C) 131</i>	258	417,235
	<i>Total ALN 84.282</i>		1,495,407
23671001123910	<i>Title III, Part A, ELA</i>	263	154,694
24671001123910	<i>Title III, Part A, ELA</i>	263	184,733
	<i>Total ALN 84.365</i>		339,427
21528042123910	<i>Texas COVID Learning Acceleration Supports (TCLAS) Program - ESSER III (COVID-19)</i>	279	333,138
21521001123910	<i>CRRSAA, ESSER II (COVID-19)</i>	281	7,795,596
21528001123910	<i>American Rescue Plan Elementary and Secondary School Emergency Relief (ARP ESSER III) Fund (COVID-19)</i>	282	19,460,871
	<i>Total ALN 84.425</i>		27,589,605

BEAUMONT INDEPENDENT SCHOOL DISTRICT
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For the Year Ended June 30, 2024

Exhibit K-1
Page 2 of 2

(2A)	(1)	(2)	(3)
Pass Through Entity Identifying Number	Federal Grantor/ Pass-Through Grantor/ Program Title	District Fund Number	Federal Assistance Listing Number Federal Expenditures and Indirect Costs
	U.S. Department of Education (continued)		
	Passed Through Texas Education Agency: (continued)		
	Title I Part A and Title I Part D: (continued)		
69552302	<i>LEP Summer School</i>	289	\$ 8,817
23680101123910	<i>Title IV Part A Subpart 1</i>	289	248,673
24680101123910	<i>Title IV Part A Subpart 1</i>	289	527,275
	<i>Total ALN 84.424</i>		<u>775,948</u>
	Total U.S. Department of Education		<u>47,926,831</u>
	U.S. Department of Health & Human Services		
	Direct Program:		
06CH011239	<i>Head Start - 2023</i>	205	583,962
06CH011239	<i>Head Start - 2024</i>	205	3,152,007
06CH011239	<i>Head Start - 2023 ARP Funds (COVID-19)</i>	205	1,284
	<i>Total Head Start Cluster (ALN 93.600)</i>		<u>3,737,253</u>
	Passed Through Texas Health and Human Services:		
HHS000537900024	<i>Medicaid Administrative Claiming Program – MAC</i>	272	108,418
	<i>Total Medicaid Cluster (ALN 93.778)</i>		<u>108,418</u>
	Total U.S. Department of Health & Human Services		<u>3,845,671</u>
	U.S. Department of Agriculture		
	Passed Through the Texas Department of Agriculture:		
	Non Cash Assistance (Commodities):		
NT4XL1YGLGC5	<i>National School Lunch Program</i>	240	988,566
	Cash Assistance:		
NT4XL1YGLGC5	<i>Supply Chain Assistance</i>	240	211,985
NT4XL1YGLGC5	<i>Fresh Fruits and Vegetable</i>	240	80,215
	Passed Through Texas Education Agency:		
	Cash assistance:		
71402401	<i>School Breakfast Program</i>	240	3,080,072
71402401	<i>School Breakfast Program - SSO</i>	240	36,099
71302401	<i>National School Lunch Program</i>	240	9,377,478
71302401	<i>National School Lunch Program - SSO</i>	240	102,664
	<i>Total Child Nutrition Cluster (ALN 10.553, 10.555, 10.582)</i>		<u>13,877,079</u>
	Total U.S. Department of Agriculture		<u>13,877,079</u>
	Total Expenditures of Federal Awards		<u>\$ 65,770,097</u>

Note 1 - Basis of Accounting

The District accounts for all awards under federal programs in the General and Certain Special Revenue Funds in accordance with the Texas Education Agency's Financial Accountability System Resource Guide. These programs are accounted for using a current financial resources measurement focus. With this measurement focus, only current assets and current liabilities generally are included on the balance sheet. Operating statements of these funds present increases (i.e., revenues and other financing sources) and decreases (i.e., expenditures and other financing uses) in net current assets.

The modified accrual basis of accounting is used for these funds. This basis of accounting recognizes revenues in the accounting period in which they become susceptible to accrual, i.e., both measurable and available, and expenditures in the accounting period in which the liability is incurred, if measurable, except for certain compensated absences and claims and judgments, which are recognized when the obligations are expected to be liquidated with expendable available financial resources. Expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited to reimbursement. Pass-through entity identifying numbers are presented where available.

Federal grant funds are considered to be earned to the extent of expenditures made under the provisions of the grant, and, accordingly, when such funds are received, they are recorded as unearned revenues until earned. Generally, unused balances are returned to the grantor at the close of specified project periods. The District has elected not to use the 10 percent de minimis indirect cost rate allowed under the Uniform Guidance.

Note 2 - Basis of Presentation

The accompanying schedule of expenditures of federal awards (the "Schedule") includes the federal grant activity of the District under programs of the federal government for the year ended June 30, 2024. The information in this schedule is presented in accordance with the requirements of the Uniform Guidance. Because the schedule presents only a selected portion of the operations of the District, it is not intended to and does not present the financial position, changes in net position or cash flows of the District.

Note 3 - Reconciliation to Basic Financial Statements

The following is a reconciliation of expenditures of federal awards program per Exhibit K-1 and expenditures reported on Exhibit C-2:

Total Expenditures of Federal Awards on Exhibit K-1	\$ 65,770,097
Build America Bonds - Federal Interest Subsidy	988,663
SHARS	2,113,207
E-Rate	31,592
Total Federal Revenue - Exhibit C-2	<u>\$ 68,903,559</u>

BEAUMONT INDEPENDENT SCHOOL DISTRICT
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS (continued)

Exhibit K-2

Note 4 - General Fund Expenditures

Federal Awards reported in the general fund are summarized as follows:

Federal Revenue reported in the General Fund	
SHARS	\$ 2,113,207
Build America Bonds - Federal Interest Subsidy	988,663
Naval JROTC	120,516
E-Rate	31,592
Indirect Costs:	
IDEA-B Formula	220,466
IDEA-B Preschool	4,184
IDEA-B Formula - ARP GY 2023 (COVID-19)	19,548
IDEA-B Preschool - ARP GY 2023 (COVID-19)	1,831
IDEA-B Discretionary - Deaf	6,679
ESEA, Title I, Part A - Improving Basic Programs	555,732
Title I 1003 School Improvement	7,660
Title I, Part D, Subpart D - Delinquent Programs	2,224
Title I 1003 ESF-Focused Support Grant	9,505
School Action Fund Continuation Grant GY 23 123	9,878
School Action Fund Continuation Grant GY 23 128	16,443
Title II, Part A, Supporting Effective Instruction	92,676
Title III, Part A, ELA	13,121
Texas COVID Learning Acceleration Supports (TCLAS) Program - ESSER III (COVID-19)	35,708
CRRSAA, ESSER II (COVID-19)	863,765
American Rescue Plan Elementary and Secondary School Emergency Relief (ARP ESSER III) Fund	0
Title IV Part A Subpart 1	43,490
Total Federal Revenue reported in the General Fund	<u>\$ 5,156,888</u>

BEAUMONT INDEPENDENT SCHOOL DISTRICT

SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

For the Year Ended June 30, 2024

Federal regulations, Title 2 U.S. Code of Federal Regulations Section 200.511 states, "The auditee is responsible for follow-up and corrective action on all audit findings. As part of this responsibility, the auditee must prepare a summary schedule of prior audit findings." The summary schedule of prior audit findings must report the status of the following:

- All audit findings included in the prior audit's schedule of findings and questioned costs and
- All audit findings reported in the prior audit's summary schedule of prior audit findings except audit findings listed as corrected.

I. Prior Year Findings

There were no findings in fiscal year 2023.

BEAUMONT INDEPENDENT SCHOOL DISTRICT

CORRECTIVE ACTION PLAN

For the Year Ended June 30, 2024

Federal regulations, Title 2 U.S. Code of Federal Regulations §200.511 states, "At the completion of the audit, the auditee must prepare, in a document separate from the auditor's findings described in §200.516 Audit findings, a corrective action plan to address each audit finding included in the current year auditor's reports."

I. Corrective Action Plan

Not Applicable



III.F.5. Approve the Resolution of Votes
Cast for the Jefferson Central Appraisal
District Board of Directors



Board Exhibit Cover Sheet

Meeting Date: November 21, 2024

Agenda Item/Exhibit Number: **III.F.5.**

Agenda Item Title: Approve the Resolution of Votes Cast for the Jefferson Central Appraisal District Board of Directors

Cabinet Level Presenter(s): Dr. Shannon Allen, Superintendent and/or Sierra Fisher, General Counsel

Additional Presenter(s):

Executive Summary: The Board of Directors of the Jefferson Central Appraisal District is comprised of five members who are elected by the governing bodies of the taxing entities within the District. Resolution Casting Votes for Jefferson County Appraisal District Board of Directors.

Recommendation: Cast Beaumont ISD's Voting Allocation of 967 Votes

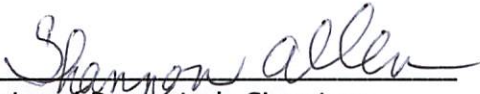
Budget Impact* (if applicable):

Funding Source (if applicable):

Compliance with Purchasing Guidelines (list applicable guidelines, including grant requirements): N/A

Policy Reference (if applicable, list policy/regulation):

Legal Review (if necessary, list attorney and firm): N/A



Cabinet Level Presenter's Signature



Date

*CFO Signature (required if there is a budget impact)

Date

General Counsel's Signature

Date



CERTIFICATE FOR RESOLUTION

I hereby certify that the foregoing resolution was presented to the Board of Trustees of the Beaumont Independent School District during a duly called and posted public board meeting on November 21, 2024.

A quorum of the Board of Trustees being then present, it was then duly moved and seconded that the resolution be adopted, and such resolution was then adopted according to the following vote:

Ayes: _____ Nays: _____ Abstentions: _____

ADOPTED on this the 21st day of November 2024.

President, Board of Trustees

ATTEST:

Secretary, Board of Trustees

ELECTION BALLOT

Jefferson Central Appraisal District

Board of Directors 2025, 2025-2027 Term of Office

The following individuals have been nominated:

Tim Funchess

Eugene Landry

Kenneth Marks

Lauren Williams Mason

Robert Thewman

Mary Wycoff

Mary Wycoff and I am a proud lifelong resident of the great “city by the sea” Port Arthur, Tx. I am writing to ask for your full support as I am running for a position on the Jefferson County Appraisal District Board. As a homeowner and tax paying individual of Jefferson County my interest was peaked and my desire is to contribute positive insight in any way I can in the best interest of our county. I am a current port commissioner for the Port of Port Arthur where I am in the third year of my term. In my community I am involved in numerous non profit organizations, apart of the Port Arthur Beautification committee, a board member for the Port Arthur Civic Center, a 41 year retiree of Valero Refinery as well as active in my church and other social and civic clubs. I would love if I could receive your votes and support for this upcoming Appraisal District Board Selection.

Thanks in Advance

Mary C. Wycoff

JEFFERSON CENTRAL APPRAISAL DISTRICT

**Voting Allocation for 2025 and 2025-2027 Board of Directors
Based on 2023 Tax Levies**

	<u>2023</u>	<u>% of Total Tax Levy</u>	<u># of Votes</u>	<u>% of Votes</u>
Drainage District #6	\$24,711,375.80	3.71%	185	3.70%
Drainage District #7*	\$45,664,278.09	6.85%	343	6.86%
Navigation and Waterways Dist	\$27,396,819.64	4.11%	206	4.12%
Port of Beaumont	\$12,727,149.03	1.91%	96	1.92%
Port of Port Arthur	\$14,041,954.12	2.11%	105	2.10%
Port of Sabine Pass	\$1,313,237.45	0.20%	10	0.20%
Trinity Bay Conservation Dist	\$26,609.45	0.00%	0	0.00%
WCID #10	\$1,255,885.78	0.19%	9	0.18%
SUBTOTAL C & R DISTRICTS:	\$127,137,309.36	19.08%	954	
Jefferson County*	\$109,552,493.74	16.44%	822	16.44%
Beaumont ISD	\$128,905,152.04	19.34%	967	19.34%
Hamshire-Fannett ISD	\$9,826,630.15	1.47%	74	1.48%
Hardin Jefferson ISD	\$6,443,261.39	0.97%	48	0.96%
Nederland ISD	\$33,089,030.69	4.97%	248	4.96%
Port Arthur ISD*	\$80,984,518.87	12.15%	608	12.16%
Port Neches-Groves ISD*	\$36,898,147.07	5.54%	277	5.54%
Sabine Pass ISD	\$13,081,646.36	1.96%	98	1.96%
City of Beaumont*	\$71,048,980.17	10.66%	533	10.66%
City of Bevil Oaks	\$115,751.03	0.02%	1	0.02%
City of Groves	\$7,124,991.87	1.07%	54	1.08%
City of Nederland	\$7,637,079.82	1.15%	57	1.14%
City of Port Arthur	\$25,321,006.51	3.80%	190	3.80%
City of Port Neches	\$9,153,795.54	1.37%	69	1.38%
City of Taylor Landing	\$60,684.92	0.01%	0	0.00%
SUBTOTALS:	\$539,243,170.17	80.92%	4,046	
TOTALS:	\$666,380,479.53	100.00%	5,000	

ELECTION OF BOARD OF DIRECTORS

Calendar of Events as Revised by HB 988 (2021 session)

- Before October 1** Chief Appraiser calculates votes each entity is entitled to and delivers written notice to each taxing entity (with exception of conservation and reclamation districts).
- Before October 15** By resolution adopted by the governing body, each entity submits nomination to the Chief Appraiser (with exception of conservation and reclamation districts). An entity may submit a nomination for each of the five positions on the Board.
- Before October 30** Chief Appraiser prepares a ballot of candidates whose names were timely submitted and delivers a copy to the presiding officer of each entity entitled to vote. *Any entity with at least 5% of the total votes must cast votes at the first or second open meeting held after chief appraiser delivers ballot and must submit resolution no later than third day after adoption.*
- Before December 15** Each entity determines its vote by resolution and submits it to the Chief Appraiser. An entity may cast all its votes for one candidate or distribute them among candidates.
- Before December 31** Chief Appraiser counts the votes, declares the five candidates who receive the largest vote totals as the winners, and submits the results to the taxing entities and the candidates

Should any deadline fall on a weekend or holiday, the deadline is extended to the next regular business day.

Revisions to Section 6.03 of the Property Tax Code no longer allow the Chief Appraiser to grant an extension for submitting nominees or casting votes.

**STATE OF TEXAS
COUNTY OF JEFFERSON**

RESOLUTION

WHEREAS, Tim Fuccess, Eugene Landry, Kenneth Marks, Lauren Williams Mason, Robert Thewman, and Mary Wycoff are residents of Jefferson County, Texas: and

WHEREAS, Tim Fuccess, Eugene Landry, Kenneth Marks, Lauren Williams Mason, Robert Thewman, and Mary Wycoff are nominees duly qualified to serve as a Member of the Board of Directors of the Jefferson Central Appraisal District;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees for the Beaumont Independent School District case their 967 votes to serve as a member of the Board of Directors of the Jefferson Central Appraisal District for the period January 1, 2025 through December 31, 2027 as follows:

_____ votes for Tim Fuccess

_____ votes for Eugene Landry

_____ votes for Kenneth Marks

_____ votes for Lauren Williams Mason

_____ votes for Robert Thewman

_____ votes for Mary Wycoff

The foregoing Resolution was adopted as a valid action of the Board of Trustees of the Beaumont Independent School District at a duly noticed meeting on November 21, 2024, at which a quorum was present and voting.

III.F.6. Approve Rankings and
Contract Award for the Fire Alarm
System Replacement Project (CSP
25.05)



Board Exhibit Cover Sheet

Meeting Date: November 21, 2024

Agenda Item/Exhibit Number: **III.F.6.**

Agenda Item Title: Approve Contract Award for the Fire Alarm System Replacement Project (CSP 25.05)

Cabinet Level Presenter(s): Cheryl Hernandez

Additional Presenter(s): Randall Maxwell, Allen DeVault

Executive Summary: A Request for Competitive Sealed Proposals was issued for the Fire Alarm System Replacement Project for Homer Drive Elementary School. The scope of work is to replace the existing Fire Alarm System. One response was received.

Recommendation: Approve the selection of Texas Fire & Communications, Inc. for the Fire Alarm System Replacement Project.

Budget Impact* (if applicable): \$121,100.

Funding Source (if applicable): Capital Projects

Compliance with Purchasing Guidelines (list applicable guidelines, including grant requirements): TEC. CH 44

Policy Reference (if applicable, list policy/regulation): CH (Legal & Local); CV (Legal & Local)

Legal Review (if necessary, list attorney and firm):

Cheryl Hernandez
Cabinet Level Presenter's Signature

11/12/2024
Date

*CFO Signature (required if there is a budget impact)

Date

General Counsel's Signature

Date

**REQUEST FOR COMPETITIVE SEALED PROPOSALS
BEAUMONT INDEPENDENT SCHOOL DISTRICT
CSP 25.05 FIRE ALARM SYSTEM REPLACEMENT PROJECT**

EXHIBIT A PROPOSAL FORM

IDENTIFICATION OF OFFEROR AND ACCEPTANCE OF TERMS

IMPORTANT: A proposal, to be valid, must be manually signed in ink by an authorized person in the space provided. By such signature, Offeror agrees to strictly abide by the terms, conditions, and specifications.

PROPOSAL FORM

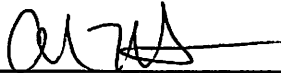
1.1 TO: Beaumont Independent School District
Attn: Purchasing Department
3395 Harrison Ave
Beaumont, TX 77706

1.2 SUBMITTED BY:

TEXAS FIRE & COMMUNICATIONS, INC

Address: 8030 EASTEX FREEWAY BEAUMONT TX 77708

Phone No.: (409) 892-4200 Email: ADMIN@TXFIREINC.COM Date: 11-12-24

Signature: 

1.3 BASE PROPOSAL:

\$ 121,100.00 (Amount in figures)

1.4 ADDENDA: Undersigned acknowledges receipt of Addenda:

Nos. & Dates) N/A

1.5 REVIEW OF CONTRACT DOCUMENTS

The Proposer certifies that it has reviewed the Contractor Agreement included as Exhibit B.

Yes No

Proposer agrees that if any revisions are requested to the terms and conditions in the Agreement attached as Exhibit B, they are listed below or attached on a separate sheet and submitted with the Proposal response:

Yes No

III.F.7. Approve Rankings and
Contract Award for the New
Transportation Center Project (CSP
25.02)



Board Exhibit Cover Sheet

Meeting Date: November 21, 2024

Agenda Item/Exhibit Number: **III.F.7.**

Agenda Item Title: Approve Rankings and Contract Award for the New Transportation Center Project (CSP 25.02)

Cabinet Level Presenter(s): Cheryl Hernandez

Additional Presenter(s): Randall Maxwell, Corey Metts, Allen DeVault

Executive Summary: A Request for Competitive Sealed Proposals was issued for the New Transportation Center Project. The District's evaluation committee of seven (7), separately reviewed the proposals, scored in accordance with the published criteria and weight criteria and submitted their rankings and recommendations.

Recommendation: Approve the rankings and selection of N & T Construction Company, Inc. for the New Transportation Center Project.

Budget Impact* (if applicable): \$9,409,000.

Funding Source (if applicable): Capital Projects

Compliance with Purchasing Guidelines (list applicable guidelines, including grant requirements): TEC. CH 44

Policy Reference (if applicable, list policy/regulation): CH (Legal & Local); CV (Legal & Local)

Legal Review (if necessary, list attorney and firm):

Cheryl Hernandez
Cabinet Level Presenter's Signature

11/11/2024
Date

*CFO Signature (required if there is a budget impact)

Date

General Counsel's Signature

Date

**COMPETITIVE SEALED PROPOSAL EVALUATION TABULATION
 BEAUMONT INDEPENDENT SCHOOL DISTRICT
 CSP 25.02 – NEW TRANSPORTATION CENTER PROJECT**

PROPOSAL EVALUATION TABULATION

PROPOSAL OPENING OCTOBER 31, 2024 @ 10:00 A.M.

<u>OFFEROR'S COMPANY NAME</u>	<u>RESPONSIVE</u>	<u>TOTAL POINTS SCORED</u>	<u>RANKING</u>
Allco, LLC	Y	69.68	5
Apex Alliance, LLC	Y	72.14	4
Construction Managers of Southeast Texas, LLC	Y	87.10	2
Daniels Building & Construction, Inc.	N	N/A	N/A
McInnis Construction, Inc.	Y	84.68	3
N&T Construction Co., Inc. (Recommended)	Y	87.75	1
Preferred Facilities Group – USA	N	N/A	N/A

Evaluators:

- Corey Metts – Director of Transportation
- Allen DeVault – Director of Maintenance & Operations
- Mark McClelland – Assistant Director, Maintenance & Operations
- Steve Tatum – Supervisor, Operations Energy Safety
- Donald Chenault – General Maintenance Supervisor
- Stacey Fitch, Comptroller & Tonya Stelly Budget & AP Coordinator

<u>Evaluation Criteria</u>	<u>Possible Points</u>
Price Proposal	50 points
Experience & Reputation	20 points
Quality of Proposer's Services	10 points
Financial Capability	10 points
Prior Relationship w/BISD	5 points
Proposed Personnel	5 points

**REQUEST FOR COMPETITIVE SEALED PROPOSALS
BEAUMONT INDEPENDENT SCHOOL DISTRICT
CSP 25.02 – NEW TRANSPORTATION CENTER PROJECT**

EXHIBIT A: PROPOSAL FORM

IDENTIFICATION OF OFFEROR AND ACCEPTANCE OF TERMS

IMPORTANT: A proposal, to be valid, must be manually signed in ink by an authorized person in the space provided. By such signature, Offeror agrees to strictly abide by the terms, conditions, and specifications set out in the Request for Competitive Sealed Proposals.

1.1 TO: Beaumont Independent School District
Attn: Purchasing Department
3395 Harrison Ave, Beaumont, TX 77706

1.2 SUBMITTED BY: N&T Construction Co., Inc.
Address: 1376 Laurel Ave. Beaumont, TX 77701
Phone No.: 409-813-8592 Email: lwilliams@nandtconstruction.com Date: 10/31/24
Signature: William

1.3 BASE PROPOSAL: (amount in figures)
Base Proposal Price shall include ALL work minus Alternates listed in section 1.4
Owner's Contingency (item B) and Allowances (items C-E) shall be utilized only as directed and approved by Owner and shall not be charged to the District should any of the allowance(s) not be utilized. Any unused allowance(s) belong to the Owner.

- A. Base Proposal Price: \$ 8,859,000
- B. Owner's Contingency: \$200,000
- C. Hardware Allowance: \$120,000
- D. Landscape Allowance: \$60,000
- E. Special Site Directional Signage: \$10,000

TOTAL PROPOSAL (Sum of A-E): \$ 9,249,000

1.4 ALTERNATE: (amount in figures)

1. MEP Controls Package: \$ ADD \$100,000

1.5 ADDENDA: Undersigned acknowledges receipt of Addenda:

Nos. & Dates) #1-10/2/24, #2-10/4/24, #3-10/23/24

**REQUEST FOR COMPETITIVE SEALED PROPOSALS
BEAUMONT INDEPENDENT SCHOOL DISTRICT
CSP 25.02 – NEW TRANSPORTATION CENTER PROJECT**

1.6 REVIEW OF CONTRACT DOCUMENTS

The Proposer certifies that it has reviewed the AIA A101—2017 , Exhibit A to AIA A101, and AIA A201—2017, attached as Exhibit B.

Yes No

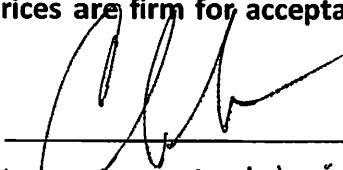
Proposer agrees that if any revisions are requested to the terms and conditions in the Agreement attached as Exhibit B, they are listed below or attached on a separate sheet and submitted with the Proposal response:

Yes No

Requested Revisions:

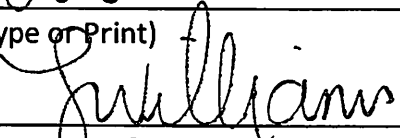
The undersigned hereby proposes to furnish all labor, materials, supervision and any other services necessary to complete the above-referenced project for the proposal amount(s) listed.

Proposal prices are firm for acceptance by BISD for 60 days from the date opening of proposals has occurred.

Signed By: 

Name: Charlie Jabbia
(Type or Print)

Title: C.O.O.
(Type or Print)

ATTEST: 
(Secretary, if Proposer is a Corporation)

SEAL:
(If Corporation)

III.F.8. Approve Academic Calendar
Voting Results/Presentation



Board Exhibit Cover Sheet

Meeting Date: November 21, 2024

Agenda Item/Exhibit Number: **III.F.8.**

Agenda Item Title: '25 – '26 and '26 – '27 Beaumont ISD Academic Calendars

Cabinet Level Presenter(s): Jenny Angelo, Executive Director of Curriculum & Instruction

Additional Presenter(s): NA

Executive Summary: The District Calendar Committee developed and approved calendar drafts for the '25 – '26 and '26 – '27 school years. Voting occurred districtwide from Nov. 18 – 20, 2024.

Recommendation: To approve the Beaumont ISD '25 – '26 and '26 – '27 Academic Calendars which received the most votes in districtwide voting held Nov. 18 – 20, 2024.


Budget Impact* (if applicable): NA

Funding Source (if applicable): NA

Compliance with Purchasing Guidelines (list applicable guidelines, including grant requirements): N/A

Policy Reference (if applicable, list policy/regulation): NA

Legal Review (if necessary, list attorney and firm): N/A



Cabinet Level Presenter's Signature

November 11, 2024

Date

*CFO Signature (required if there is a budget impact)

Date

General Counsel's Signature

Date



*Based on Calendar
Committee feedback*

2025 – 2026 Options

*we can
we will
we must*



25 – 26 Regular Year Calendar – Option B

175 instructional days 6.5 additional cushion days
187 teacher days

Calendarpedia
Your source for calendars

July 2025						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

August 2025						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

September 2025						
Su	Mo	Tu	We	Th	Fr	Sa
		2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

October 2025						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Note: Two of the staff dev. days will be Teacher Work Days

November 2025						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

December 2025						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

January 2026						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

February 2026						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

March 2026						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April 2026						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May 2026						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June 2026						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

- First Day of School
- Staff Development
- Teacher Work Day
- Student/Teacher Holiday
- STAAR
- New Teacher Orientation
- End of the Grading Period
- Early Release Day
- Last Day of School/Early Rel.

Academic Calendar Option B

2025-2026

we can we will we must

2025 - 2026 Comparisons

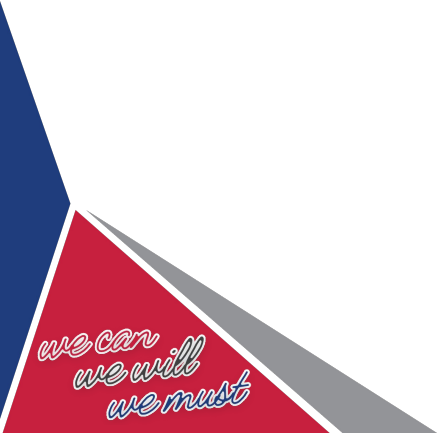


Calendar A	Calendar B
Teacher Start Date Thurs., July 31	Teacher Start Date Mon., Aug. 4
School Start Monday, Aug. 11	School Start Wed., Aug. 13
October - No Staff/Student Holiday 1 Teacher Work Day, 1 Staff Dev.	October - 4-day Staff/Student Holiday 1 Teacher Work Day, 1 Staff Dev.
Feb. - 3-day Weekend 1 Staff Dev.	Feb. - 3-day Weekend 1 Staff Dev.
April - 3-day Weekend	April - 3-day Weekend
May 1 Staff/Student Holiday - "STAAR Recovery" three-day weekend	No "STAAR Recovery" Staff/Student Holiday
School Out on Friday, May 22 (early release)	3-day weekend with Memorial Day; School Out on Thursday, May 28 (early release)

*we can
we will
we must*



2026 – 2027 Options





26 – 27 Regular Year Calendar – Option 1

175 instructional days 6 additional cushion days in case of weather
187 teacher days

July 2026						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August 2026						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September 2026						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October 2026						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Note: Two of the staff dev. days will be Teacher Work Days

November 2026						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December 2026						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

January 2027						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

February 2027						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						

March 2027						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

April 2027						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

May 2027						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

June 2027						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

- First Day of School
- Staff Development
- Teacher Work Day
- Student/Teacher Holiday
- STAAR
- New Teacher Orientation
- End of the Grading Period
- Early Release Day
- Last Day of School/Early Rel.

Academic Calendar Option 1

2026-2027

we can we will we must



26 – 27 Regular Year Calendar – Option 2

175 instructional days 6 additional cushion days
187 teacher days

Calendarpedia
Your source for calendars

July 2026						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August 2026						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September 2026						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October 2026						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Note: Two of the staff dev. days will be Teacher Work Days

November 2026						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December 2026						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

January 2027						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

February 2027						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						

March 2027						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

April 2027						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

May 2027						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

June 2027						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

- First Day of School
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- New Teacher Orientation
- End of the Grading Period
- Early Release Day
- Last Day of School

Academic Calendar Option 2

2026-2027

we can we will we must



2026 - 2027 Comparisons

*we can
we will
we must*

2026 - 2027 Comparisons

Option 1	Option 2
Teacher Start Date Monday, Aug. 3	Teacher Start Date Thurs., Aug. 6
School Start Wed., Aug. 12	School Start Mon., Aug. 17
October - 4-day weekend 1 Teacher Work Day, 1 Staff Dev.	October - 3-day weekend 1 Teacher Work Day, 1 Staff Dev.
Feb. - 3-day Weekend 1 Staff Dev.	Feb. - (no holidays) 1 Staff Dev.
Friday, March 26 - Good Friday Staff/Student Holiday	Friday, March 26 - Good Friday Staff/Student Holiday
April "Recover from STAAR" 3-day weekend - Staff/Student Holiday Friday, April 30	April "Recover from STAAR" 3-day weekend - Staff/Student Holiday Friday, April 30
School Out on Thursday, May 27	School Out on Friday, May 28



IV. ADJOURNMENT