

July 13, 2023
Item No. 9.6.
2022 BVEDC Incentive Compliance

Sponsor: Bryan Woods, City Manager

Reviewed By CBC: City Council

Agenda Caption: Presentation, discussion, and possible action regarding the 2022 Incentive Compliance Report by the Brazos Valley Economic Development Corporation.

Relationship to Strategic Goals:

- Good Governance
- Diverse & Growing Economy

Recommendation(s): Staff recommend that Council receive and accept the compliance report.

Summary: This item is the annual presentation on project compliance from the Brazos Valley Economic Development Corporation. BVEDC staff, along with representatives of Ryan, LLC, a Texas-based tax services and consulting firm, will be present to provide the report.

Budget & Financial Summary: N/A

Attachments:

1. 2022 Compliance Report - Council Summary



2022 Incentives Compliance Report

July 13, 2023 – City of College Station

Presented By:



Michael Camden
Director
Credits & Incentives



Overview & Executive Summary

- For 2022, six (6) projects under agreement were monitored for performance compliance by the Brazos Valley Economic Development Corporation on behalf of Brazos County, the City of Bryan, and the City of College Station.

Name	Compliance Status	Metric Outstanding	Amount Owed / Not Paid
Axis Pipe & Tube	In Compliance	N/A	30% Personal Property Tax Abatement – Brazos County
Fuji Film (2014)	In Compliance	N/A	\$201,000 Cash Incentive – Brazos County \$57,600 Cash Incentive – City of Bryan \$153,000 Cash Incentive – City of College Station
Fuji Film (2022)	In Compliance	N/A	N/A Until 2026: Cash Incentive – Brazos County N/A Until 2026: Cash Incentive – City of Bryan N/A Until 2026: Cash Incentive – City of College Station
LSPI	In Compliance	N/A	40% Tax Abatement Cash Incentive – Brazos County 40% Tax Abatement Cash Incentive – City of Bryan
Viasat	Not Compliant	Payroll & Employment	30% Chapter 380/381 Cash Incentive – Brazos County – City of Bryan – City of College Station
Wayfair	Not Compliant	Payroll & Employment	N/A: BVEDC Incentives Grants Paid



Overview & Executive Summary

- 2022 report highlights companies across multiple targeted industries with properties valued over **\$522,674,606** and providing more than **1,171** quality jobs with local payrolls in excess of **\$89,668,646**.

2022 Incentives & Combined Impact				
Company	Incentives	Payroll	Property Value 2022	Employment
Axis Pipe & Tube	40% Tax Abatement	\$ 16,627,308.00	\$ 316,317,856	204
Fuji Film (2014)*	\$ 417,600.00	\$ 64,319,141.00	\$ 149,677,329	845
Fuji Film (2022)	-----	\$ 64,319,141.00	\$ 149,677,329	845
LSPI	50% Tax Abatement	\$ 2,517,438.00	\$ 34,685,970	29
Viasat	40% Tax Abatement	-----	\$ 20,454,664	-----
Wayfair	\$ 100,000.00	\$ 6,204,759.00	\$ 1,538,787	93
		\$89,668,646*	\$ 522,674,606*	1,171*

** To avoid duplicating Fuji Film total value between 2014 and 2022 Agreements, county BCAD value included once in total.*



2022 Compliance Report – Axis Pipe & Tube

Incentive:

Brazos County - Tax Abatement			
2013	100%	2018	70%
2014	100%	2019	70%
2015	100%	2020	50%
2016	100%	2021	40%
2017	80%	2022	30%

City of Bryan - Non-Annexation Agreement

During first 3 years of Agreement (2013, 2014 and 2015), no payment to the City. For every year thereafter, the payment is equivalent of 50% of the amount the City would have collected in Ad Valorem tax that year.

Performance

Metrics:

	PAYROLL		PROPERTY VALUE		EMPLOYMENT	
	* REQUIRED	ACTUAL	* REQUIRED	BCAD	* REQUIRED	ACTUAL
2013	0	\$37,150	0	\$1,393,920	0	5
2014	0	\$5,176,813	0	\$8,260,230	0	145
2015	0	\$8,396,837	0	\$179,046,540	0	142
2016	\$10,545,000	\$9,562,718	\$120,000,000	\$281,564,050	285	149
2017	\$10,545,000	\$11,472,493	\$120,000,000	\$262,073,740	285	204
2018	\$10,545,000	\$14,957,434	\$120,000,000	\$275,242,110	285	291
2019	\$10,545,000	\$16,844,104	\$120,000,000	\$301,187,830	285	199
2020	\$10,545,000	\$13,169,198	\$120,000,000	\$262,506,253	285	193
2021	\$10,545,000	\$14,340,448	\$120,000,000	\$242,705,373	285	204
2022	\$10,545,000	\$16,627,308	\$120,000,000	\$316,317,856	285	318*

- 2022 performance exceeds contracts' benchmark valuation+salary formula
- *318 is their employee count as of December 31, 2022



2022 Compliance Report – FUJIFILM Diosynth Biotechnologies Texas @ Biocorridor (2014 Agreement)



Incentive:

Brazos County - Cash Incentive				Bryan - Cash Incentive				College Station - Cash Incentive			
2017	\$266.2K	2021	\$207.0K	2017	\$74.0K	2021	\$57.6K	2017	\$196.8K	2021	\$153.0K
2018	\$236.6K	2022	\$207.0K	2018	\$65.8K	2022	\$57.6K	2018	\$174.9K	2022	\$153.0K
2019	\$207.0K	2023	\$147.9K	2019	\$57.6K	2023	\$41.1K	2019	\$153.0K	2023	\$109.3K
2020	\$207.0K			2020	\$57.6K			2020	\$153.0K		

Performance Metrics:

	PAYROLL		PROPERTY VALUE		EMPLOYMENT	
	REQUIRED	ACTUAL	REQUIRED	BCAD	REQUIRED	ACTUAL
2015	0	N/A	0	N/A	0	N/A
2016	0	\$7,462,958	0	* \$84,000,000	0	92
2017	0	\$12,000,000	\$70,000,000	\$26,045,160	0	153
2018	\$6,000,000	\$16,800,000	\$70,000,000	\$83,970,590	100	174
2019	\$6,000,000	\$20,800,000	\$70,000,000	\$79,759,250	100	257
2020	\$6,000,000	\$40,500,000	\$70,000,000	\$78,778,248	100	518
2021	\$6,000,000	\$54,900,000	\$70,000,000	\$104,272,717	100	677
2022	\$6,000,000	\$64,319,141	\$70,000,000	\$149,677,329	100	845
2023	\$6,000,000		\$70,000,000		100	

- BCAD 2017 valuation reflected partial facility and only real property – While the Company reported \$73,236,000 improvements (real + personal property), the Company opted not to challenge BCAD 2017 valuation and consequently, 2017 incentives were foregone.
- Since 2018, BCAD reflects the updated valuation of facility complex.



BRAZOS VALLEY
ECONOMIC DEVELOPMENT
CORPORATION

2022 Compliance Report – FUJIFILM Diosynth Biotechnologies Texas @ Biocorridor (2022 Agreement)



Incentive:

Brazos County - Tax Abatement			
2022	0	2026	90%
2023	0	2027	80%
2024	0	2028	70%
2025	0	2028	70%

City of Bryan/College Station 380 Agreements			
Cash Payment (as % of ad valorem taxes assessed/paid)			
2022	0	2025	0
2023	0	2026	90%
2024	0	2027	80%

Performance Metrics:

PAYROLL			PROPERTY VALUE		EMPLOYMENT	
REQUIRED	ACTUAL		REQUIRED	BCAD	REQUIRED	ACTUAL
2022	0	\$64,319,141	0	\$149,677,329	0	845
2023	0		0		0	
2024	0		0		0	
2025	0		\$300,000,000		0	
2026	0		\$300,000,000		0	
2027	0		\$300,000,000		0	
2028	\$60,000,000		\$300,000,000		750	
2029	\$60,000,000		\$300,000,000		750	
2030	\$60,000,000		\$300,000,000		750	

- Commencement of Construction Deadline: January 1, 2023
- Completion of Construction of the Improvements Deadline: January 1, 2025
- 150 New FTE's above the Baseline of 600 for a total of 750



2022 Compliance Report – LSPI



BVEDC Incentive - Paid

- \$31,250 - Bldg Permit
- \$31,250 - CO Issued

CoB 381 Agreement

- \$75K Rebate Development Fees (CO Issued)

Brazos County – Tax Abatement Cash Incentive (as % of ad valorem taxes assessed/paid)			
2018	100%	2022	40%
2019	70%	2023	30%
2020	60%	2024	20%
2021	50%	2025	10%

City of Bryan – Tax Abatement Cash Incentive (Application of Tier 1 Percentage / Due to Construction by 12.31.17)					
2018	100%	2021	50%	2024	20%
2019	70%	2022	40%	2025	10%
2020	60%	2023	30%		

Performance Metrics:

	New PAYROLL		PROPERTY VALUE		New EMPLOYMENT	
	* REQUIRED	ACTUAL	* REQUIRED	BCAD	* REQUIRED	ACTUAL
2016	0	N/A	0	N/A	0	N/A
2017	\$1,500,000	\$1,697,142	0	\$4,489,720	24	28
2018	\$1,500,000	\$2,464,386	\$20,000,000	\$41,962,870	24	59
2019	\$1,500,000	\$1,982,029	\$20,000,000	\$39,367,630	24	31
2020	\$1,500,000	\$2,254,705	\$20,000,000	\$37,826,438	24	25
2021	\$1,500,000	\$2,380,953	\$20,000,000	\$36,560,408	24	32
2022	\$1,500,000	\$2,517,438	\$20,000,000	\$34,685,970	24	29
2023	\$1,500,000		\$20,000,000		24	
2024	\$1,500,000		\$20,000,000		24	
2025	\$1,500,000		\$20,000,000		24	

Contract End Dates

* BVEDC

** County/CoB-1st Tier

- NOV 2017 ribbon cutting (met DEC 2017 requirement)
- \$62.4M facility investment (met \$25M requirement)
- BVEDC cash incentives paid



BRAZOS VALLEY
ECONOMIC DEVELOPMENT
CORPORATION

2022 Compliance Report – Viasat



Incentives:

Brazos County 381 Agreement* and City of Bryan/College Station 380 Agreements			
County and Cities Cash Incentives (as % of ad valorem taxes assessed/paid)		(cont'd)	County and Cities Cash Incentives (as % of ad valorem taxes assessed/paid)
2019	80%	2022	30%
2020	60%	2023	20%
2021	40%	2024	10%

Performance Metrics:

	PAYROLL		PROPERTY VALUE		EMPLOYMENT	
	* REQUIRED	ACTUAL	* REQUIRED	BCAD	* REQUIRED	ACTUAL
2016	0	N/A	0	N/A	0	N/A
2017	0	N/A	0	\$1,498,460	0	26
2018	0	\$20,910,000	0	\$12,235,320	0	243
2019	0	\$23,485,933	\$15,000,000	\$22,936,360	0	191
2020	\$17,200,000	\$16,200,000	\$15,000,000	\$22,959,424	280	229*
2021	\$17,200,000	\$10,307,913	\$15,000,000	\$21,263,623	280	120
2022	\$17,200,000	Unknown	\$15,000,000	\$20,454,664	280	Unknown
2023**	\$17,200,000		\$15,000,000		280	
2024***	\$17,200,000		\$15,000,000		280	

Contract End Dates

** County

*** CoB and CoCS

- JAN 19th 2017 groundbreaking
- APR 10th 2018 opening of \$30M facility (\$20M investment requirement)
- * 2020 marks the start of maintaining 280 FTE employees (130 pre-existing and 150 new) and minimum \$17.2M payroll for all FTE employees. Statewide numbers were 262.



BRAZOS VALLEY
ECONOMIC DEVELOPMENT
CORPORATION

2022 Compliance Report – Wayfair



Incentive:

BVEDC Incentives Grant	
MILESTONE	AMOUNT
Lease Execution	\$33,333 Paid
End of 24-mos	\$33,333 Paid
End of 36-mos	\$33,333 Paid

BVEDC-BBC Contribution Agreement
 BBC will release to BVEDC three \$16,666.50 tranches that correspond to the company meeting each incentives milestone. All payment tranches were made.

Performance Metrics:

	PAYROLL		PROPERTY VALUE		EMPLOYMENT	
	* REQUIRED	ACTUAL	* REQUIRED	BCAD	* REQUIRED	ACTUAL
2016	0	N/A	0	N/A	0	N/A
2017	0	\$10,243,419	\$350,000	\$1,199,940	0	337
2018	\$10,800,000	\$10,957,137	\$350,000	\$1,180,470	300	414
2019	\$10,800,000	\$14,349,920	\$350,000	\$1,227,880	300	396
2020	\$10,800,000	\$15,066,483	\$350,000	\$1,040,510	300	309
2021	\$10,800,000	\$9,953,185	\$350,000	\$1,486,390	300	258
2022	\$10,800,000	\$6,106,979	\$350,000	\$1,538,787	300	93
2023	\$10,800,000		\$350,000		300	

- 1st incentive grant released with \$1.98M investment
- 2nd incentive grant released in July 2018
- 3rd / final incentive grant released in January 2020





BRAZOS VALLEY
ECONOMIC DEVELOPMENT
CORPORATION

2022 Incentives Compliance Report

July 13, 2023 – City of College Station

Thank You

TAB 2

Axis Pipe & Tube



**BRAZOS VALLEY
ECONOMIC DEVELOPMENT
CORPORATION**

**STATEMENT OF COMPLIANCE WITH AGREEMENTS
BETWEEN AXIS PIPE AND TUBE, INC. AND BRAZOS VALLEY ECONOMIC DEVELOPMENT CORPORATION (FORMERLY THE
RESEARCH VALLEY PARTNERSHIP), CITY OF BRYAN, AND BRAZOS COUNTY
FOR ECONOMIC DEVELOPMENT INCENTIVES AND DEVELOPMENT AND TAX ABATEMENT IN BRAZOS COUNTY
REINVESTMENT ZONE TWO (2)**

Company Name: AXIS PIPE AND TUBE, INC.

Agreements: RVP Incentive Agreement – 11/21/2013
Brazos County Development and Tax Abatement Agreement – 11/12/2013
Brazos County DTA Agreement, First Amendment – 7/23/2014
Brazos County DTA Agreement, Second Amendment – 12/29/2015
City of Bryan Non-Annexation Agreement – 4/26/2013
City of Bryan Brazos County EDF Economic Development Agreement – 4/26/2013
City of Bryan Brazos County EDF Economic Development Agreement, First Amendment – 4/27/2016

Employment: Minimum 285 Full-time Employees, by 11/1/2016

Annual Payroll: Minimum \$10,545,000 (Excluding Benefits), by 11/1/2016

Combined Valuation of Facility (Real/Personal Property): Minimum \$120,000,000, by 11/1/2016

AXIS PIPE AND TUBE, INC. acting by and through its duly authorized representatives (the "Owner"), hereby certifies any improvements on the property, as called for in the above referenced agreements, have been completed and constructed pursuant to said agreements. Owner further certifies that it is in compliance with every other applicable term of said agreements.

Signed this 30 day of January, 2023.

Owner (Sign): 

Name (Print): Gerardo Garcia

Title (Print): Director of Operations

Brazos CAD Property Search

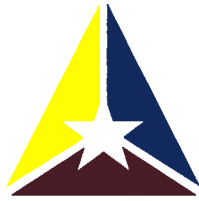
Page 1 of 1 - Total: 9 (0.007 seconds)

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376031	003800-0012-0050	Real	AXIS PIPE & TUBE INC	265975	MUMFORD RD TX	\$15,100
382759	000010000020	Personal	AXIS PIPE AND TUBE INC	317402	1451 LOUIS E MIKULIN (PVT) RD TX	\$46,111,669
382761	000010000030	Personal	AXIS PIPE AND TUBE INC	317402	1451 LOUIS E MIKULIN (PVT) RD TX	\$513,090
382763	000010000040	Personal	AXIS PIPE AND TUBE INC	317402	1451 LOUIS E MIKULIN (PVT) RD TX	\$108,139,725
405845	120000-0001-0010	Real	AXIS PIPE & TUBE INC	265975	1451 LOUIS E MIKULIN (PVT) RD TX	\$7,959,762
409427	000010000055	Personal	AXIS PIPE AND TUBE INC	317402	1451 LOUIS E MIKULIN (PVT) RD TX	\$13,493,944
409428	000010000065	Personal	AXIS PIPE AND TUBE INC	317402	1451 LOUIS E MIKULIN (PVT) RD TX	\$114,378
415925	000010000056	Personal	AXIS PIPE AND TUBE INC	317402	1451 LOUIS E MIKULIN (PVT) RD TX	\$4,968,896

436108	0000100000102	Real	AXIS PIPE AND TUBE INC	317402	1451 LOUIS E MIKULIN (PVT) RD TX	\$135,001,292
1 - 9 of 9 items						

TAB 3

FUJIFILM Diosynth Biotechnologies



**BRAZOS VALLEY
ECONOMIC DEVELOPMENT
CORPORATION**

**STATEMENT OF COMPLIANCE WITH AGREEMENTS
BETWEEN FUJIFILM DIOSYNTH BIOTECHNOLOGIES TEXAS, LLC AND BRAZOS COUNTY, CITY OF BRYAN, AND CITY
OF COLLEGE STATION**

Company Name: FUJIFILM Diosynth Biotechnologies Texas, LLC

Agreements: Brazos County Chapter 381 Economic Development Agreement – 5/25/2022
City of Bryan Ch. 380 Economic Development Agreement – 01/24/2022
City of College Station Ch. 380 Economic Development Agreement – 12/09/2021

Construction of Improvements: Commence by 1/1/2023 and Complete by 1/1/2025

Employment: Minimum 150 Full-time Employees, by 12/31/2028

Average Annual Salary Minimum \$80,000, by 12/31/2028

Investment in Facility Real and/or Personal Property: Minimum \$300,000,000, by 1/1/2025

FUJIFILM DIOSYNTH BIOTECHNOLOGIES TEXAS, LLC acting by and through its duly authorized representatives (the "Owner"), hereby certifies any improvements on the property, as called for in the above referenced agreements, are in progress and on target to be completed timely and will be pursuant to said agreements. Owner further certifies that it is in compliance with every other applicable term of said agreements.

Signed this 9th day of February, 2023.

By: 

Name (Print): Gerry Farrell

Title (Print): COO

Brazos CAD Property Search

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							1 - 25 of 25 items
<u>Property ID</u>	<u>Geo ID</u>	<u>Type</u>	<u>Owner Name</u>	<u>Owner ID</u>	<u>Address</u>	<u>Appraised</u>	
409377	283700-0000-0010	Real	FUJIFILM DIOSYNTH BIOTECHNOLOGIES TEXAS LLC	280419	3939 FUJIFILM WAY TX	\$2,169,288	
434863	604870-2501-0030	Real	FUJIFILM DIOSYNTH BIOTECHNOLOGIES TEXAS LLC	280419	FUJIFILM WAY TX	\$1,213,908	
366366	892013-0000-1396	Personal	FUJIFILM NORTH AMERICA CORPORATION	263493	VARIOUS LOCATIONS TX	\$36,600	
366948	604870-2301-0010	Real	BRYAN TRADITIONS LP	96578	FUJIFILM WAY TX	\$1,324,224	
397768	892016-0000-1648	Personal	FUJIFILM NORTH AMERICA CORPORATION	263493	VARIOUS LOCATIONS TX	\$14,169	
415947	001450000010	Personal	FUJIFILM DIOSYNTH BIOTECH TX LLC	341784	100 DISCOVERY DR (TAMU) TX	\$13,621,748	
415948	001450000030	Personal	FUJIFILM DIOSYNTH BIOTECH TX LLC	341784	100 DISCOVERY DR (TAMU) TX	\$14,947,522	
415949	001450000200	Personal	FUJIFILM DIOSYNTH BIOTECH TX LLC	341784	3939 BIOMEDIC... WAY TX	\$23,805,465	
422898	001450000031	Personal	FUJIFILM DIOSYNTH BIOTECH TX LLC	341784	100 DISCOVERY DR (TAMU) TX	\$413,027	
422899	001450000032	Personal	FUJIFILM DIOSYNTH BIOTECH TX LLC	341784	100 DISCOVERY DR (TAMU) TX	\$14,761	
422900	001450000033	Personal	FUJIFILM DIOSYNTH BIOTECH TX LLC	341784	100 DISCOVERY DR (TAMU) TX	\$99,920	
422901	001450000201	Personal	FUJIFILM DIOSYNTH BIOTECH TX LLC	341784	3939 BIOMEDIC... WAY TX	\$549,274	

422902	001450000202	Personal	FUJIFILM DIOSYNTH BIOTECH TX LLC	341784	3939 BIOMEDIC... WAY TX	\$0
422903	001450000203	Personal	FUJIFILM DIOSYNTH BIOTECH TX LLC	341784	3939 BIOMEDIC... WAY TX	\$61,641,147
422904	001450000204	Personal	FUJIFILM DIOSYNTH BIOTECH TX LLC	341784	3939 BIOMEDIC... WAY TX	\$39,215
422905	001450000205	Personal	FUJIFILM DIOSYNTH BIOTECH TX LLC	341784	3939 BIOMEDIC... WAY TX	\$44,770,229
426900	604870-2402-0000	Real	BIOCORRIDOR PROPERTY OWNERS ASSOC INC	268406	FUJIFILM WAY TX	\$920
433074	001450000011	Personal	FUJIFILM DIOSYNTH BIOTECH TX LLC	341784	100 DISCOVERY DR (TAMU) TX	\$1,145,001
436110	0014500003002	Real	FUJIFILM DIOSYNTH BIOTECH TX LLC	341784	3939 BIOMEDIC... WAY TX	\$117,188,522
439621	001450000400	Personal	FUJIFILM DIOSYNTH BIOTECH TX LLC	341784	21930 KATHY FLEMING RD TX	\$54,472,659
439622	001450000500	Personal	FUJIFILM DIOSYNTH BIOTECH TX LLC	341784	8872 HSC PKY TX	\$3,538,651
439714	001450000233	Personal	FUJIFILM DIOSYNTH BIOTECH TX LLC	341784	3939 BIOMEDIC... WAY TX	\$177,677
442437	0014500003012	Real	FUJIFILM DIOSYNTH BIOTECH TX LLC	341784	3940 BIOMEDIC... WAY TX	\$16,702,711
443051	0014500003022	Real	FUJIFILM DIOSYNTH BIOTECH TX LLC	341784	3939 BIOMEDIC... WAY TX	\$0
443052	001450000303	Personal	FUJIFILM DIOSYNTH BIOTECH TX LLC	341784	3939 BIOMEDIC... WAY TX	\$0

1 - 25 of 25 items

TAB 4

Lubrizol Specialty Products Inc. (LSPI)



**BRAZOS VALLEY
ECONOMIC DEVELOPMENT
CORPORATION**

**STATEMENT OF COMPLIANCE WITH AGREEMENTS
BETWEEN LUBRIZOL SPECIALTY PRODUCTS, INC. AND BRAZOS VALLEY ECONOMIC DEVELOPMENT
CORPORATION (FORMERLY THE RESEARCH VALLEY PARTNERSHIP), CITY OF BRYAN, AND BRAZOS
COUNTY FOR INCENTIVES AND TAX ABATEMENT IN REINVESTMENT ZONE THIRTY TWO (32)**

Company Name: LUBRIZOL SPECIALTY PRODUCTS, INC.

Agreements: RVP Economic Development Agreement – 12/16/2015
City of Bryan Tax Abatement and Chapter 380 Incentive Agreement – 12/6/2015
Brazos County Chapter 381 Economic Development Agreement – 6/28/2016

Employment: Minimum 24 New Full-time Employees, by 12/31/2017

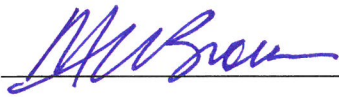
Annual Payroll: Minimum \$1,500,000, by 12/31/2017

Annual Payroll (Excluding Bonuses & Benefits): Minimum \$1,150,000, by 12/31/2017

Combined Valuation of Real & Personal Property:
Minimum \$25,000,000 above 2016 Base Year Value (\$231,380), by 1/1/2018
Minimum \$20,000,000 above 2016 Base Year Value (\$231,380), by 1/1/2019 thereafter

LUBRIZOL SPECIALTY PRODUCTS, INC. acting by and through its duly authorized representatives (the "Owner"), hereby certifies any improvements on the property, as called for in the above referenced agreements, have been completed and constructed pursuant to said agreements. Owner further certifies that it is in compliance with every other applicable term of said agreements.

Signed this 10 day of January, 2023.

By: 

Name (Print): Michael W. Brown

Title (Print): CEO

Brazos CAD Property Search

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<u>Property ID</u>	<u>Geo ID</u>	<u>Type</u>	<u>Owner Name</u>	<u>Owner ID</u>	<u>Address</u> ↑	<u>Appraised</u>
413994	892018-0000-0802	Personal	LIQUIDPOWER SPECIALTY PRODUCTS INC	333133	11130 DEMOCRAT RD TX	\$73,617
97407	899600-0000-0736	Personal	LIQUIDPOWER SPECIALTY PRODUCTS INC	333133	1331 INDEPENDENCE AVE TX	\$29,027,270
98979	146000-0301-0010	Real	LIQUIDPOWER SPECIALTY PRODUCTS INC	333133	1331 INDEPENDENCE AVE TX	\$5,405,223
99993	899700-0000-1060	Personal	LIQUIDPOWER SPECIALTY PRODUCTS INC	333133	1331 INDEPENDENCE AVE TX	\$67,709
414048	892018-0000-0816	Personal	LIQUIDPOWER SPECIALTY PRODUCTS INC	333133	1710 FOUNTAIN AVE TX	\$125,916
99066	146000-0505-0080	Real	LIQUIDPOWER SPECIALTY PRODUCTS INC	333133	1835 SHILOH AVE TX	\$148,126
393572	892016-0000-0074	Personal	LIQUIDPOWER SPECIALTY PRODUCTS INC	333133	3913 ELAINE DR TX	\$10,921,483
394014	146000-0301-0061	Real	LIQUIDPOWER SPECIALTY PRODUCTS INC	333133	722 INDUSTRIAL BLVD TX	\$8,534,844
415907	892018-0000-1376	Personal	LIQUIDPOWER SPECIALTY PRODUCTS INC	333133	722 INDUSTRIAL BLVD TX	\$26,151,126
98984	146000-0301-0060	Real	LIQUIDPOWER SPECIALTY PRODUCTS INC	333133	820 INDUSTRIAL BLVD TX	\$1,170,693
427800	892020-0000-0198	Personal	LIQUIDPOWER SPECIALTY PRODUCTS INC	333133	8301 N SH-6 TX	\$6,212,802

1 - 11 of 11 items

TAB 5

Viasat



**BRAZOS VALLEY
ECONOMIC DEVELOPMENT
CORPORATION**

**STATEMENT OF COMPLIANCE WITH AGREEMENTS
BETWEEN VIASAT, INC. AND CITY OF BRYAN AND CITY OF COLLEGE STATION FOR ECONOMIC
DEVELOPMENT INCENTIVES IN BRAZOS COUNTY, TEXAS**

Company Name: VIASAT, INC.

Agreements: City of College Station Chapter 380 Agreement – 11/15/2016
City of Bryan Chapter 380 Agreement – 12/15/2016
County of Brazos Chapter 381 Agreement – 12/17/2016

Construction of Improvements: Commence by 1/31/2017 and Complete by 4/30/2018 ✓

Employment: Minimum 150 New Full-time Employees, by 12/31/2020 } no *
Minimum Total of 280 Full-time Employees, by 12/31/2020 }

Average Annual Salary: Minimum \$64,500 (New Full-time Employees), by 12/31/2020 ✓

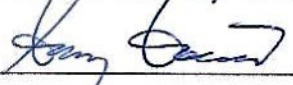
Annual Payroll: Minimum \$9,600,000 (New Full-time Employees), by 12/31/2020 } no *
Minimum Total of \$17,200,000 (All Full-time Employees), by 12/31/2020 }

Combined New Real and Personal Property Investment: Minimum \$20,000,000, by 4/30/2018 ✓

Combined Valuation of Facility (Real/Personal Property): Minimum \$15,000,000, by 1/1/2019 ✓

VIASAT, INC. acting by and through its duly authorized representatives (the "Owner"), hereby certifies any improvements on the Property, as called for in the above referenced agreements, have been completed and constructed pursuant to said agreements. Owner further certifies that it is in compliance with every other applicable term of said agreements.

Signed this 12 day of April, 20 23.

BY: 

Name (Print): Gary Dorris

Title (Print): Director, Real Estate

* note - we have not met the employment or payroll projections.
As a result we are not claiming entitlement to any incentives
for 2023 calendar year.

Brazos CAD Property Search

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<u>Property ID</u>	<u>Geo ID</u>	<u>Type</u>	<u>Owner Name</u>	<u>Owner ID</u>	<u>Address</u> ↑	<u>Appraised</u>
99532	899700-0000-0556	Personal	VIASAT INC	322997	2908 FINFEATHER RD TX	\$309,287
420765	892019-0000-0440	Personal	VIASAT INC	322997	3902 S TRADITIONS DR TX	\$2,241,879
405919	604870-1011-0010	Real	LEVINE INVESTMENTS LIMITED PARTNERSHIP &	342421	3902 S TRADITIONS DR TX	\$18,212,785
432972	892020-0000-0388	Personal	VIASAT INC	322997	8382 JONES RD TX	\$673,947
413723	103800-0307-0360	Real	60-JONES ASSOCIATES LTD	217267	8382 JONES RD TX	\$1,623,650
355753	892010-0000-1770	Personal	VIASAT INC (CPE)	270127	VARIOUS LOCATIONS TX	\$110,000
355754	892010-0000-1772	Personal	VIASAT INC (CPE)	270127	VARIOUS LOCATIONS TX	\$110,000
1 - 7 of 7 items						

TAB 6

Wayfair



**BRAZOS VALLEY
ECONOMIC DEVELOPMENT
CORPORATION**

**STATEMENT OF COMPLIANCE WITH AGREEMENT
BETWEEN WAYFAIR, INC. AND BRAZOS VALLEY ECONOMIC DEVELOPMENT CORPORATION (FORMERLY THE
RESEARCH VALLEY PARTNERSHIP) FOR ECONOMIC DEVELOPMENT INCENTIVES IN BRAZOS COUNTY, TEXAS**

Company Name: WAYFAIR, INC.

Agreement: RVP Economic Development Agreement – 1/25/2016

Employment: Minimum 300 Full-time Employees, by 12/31/2018

Annual Payroll: Minimum \$10,800,000, by 12/31/2018

Investment in Facility Personal Property: Minimum \$1,000,000, by 4/30/16

Valuation of Facility Personal Property: Minimum \$350,000, commencing 1/1/2017

WAYFAIR, INC. acting by and through its duly authorized representatives (the "Owner"), hereby certifies any improvements on the Property, as called for in the above referenced agreements, have been completed and constructed pursuant to said agreements. Owner further certifies that it is in compliance with every other applicable term of said agreements.

Signed this 26 day of January, 2023.

DocuSigned by:
 BY Matthew L. Hooks
 733F863BAA8F467...

Name (Print): Matthew L. Hooks

Title (Print): Director, Real Estate

Brazos CAD Property Search

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<u>Property ID</u>	<u>Geo ID</u>	<u>Type</u>	<u>Owner Name</u>	<u>Owner ID</u>	<u>Address</u>	<u>Appraised</u>
401945	892017-0000-0014	Personal	WAYFAIR LLC	328960	3101 UNIVERSI... DR E TX	\$1,538,787
106748	491200-0201-0010	Real	ICP FULLER UDE LLC	367498	3101 UNIVERSI... DR E TX	\$8,011,435

1 - 2 of 2 items