

STATE OF TEXAS }
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 COUNTY OF CONCHO }

BE IT REMEMBERED, THAT THE COMMISSIONERS COURT OF CONCHO COUNTY, TEXAS, met for a Public Meeting on this, the 28th day of February, 2023 at Paint Rock, Texas, in the District Courtroom, Second Floor, after proper notice to the public for the proper length of time, being Notice #6317, with the following members present, to-wit:

David Dillard, County Judge, presiding;
 Trey Bradshaw, Commissioner, Precinct #1;
 Eric Gully, Commissioner, Precinct #2;
 Gary Gierisch, Commissioner, Precinct #3;
 Keith Dillard, Commissioner, Precinct #4;
 Amber Hall, County Clerk and Ex-Officio Clerk of
 Commissioners' Court; and

Jenifer Gierisch, County Treasurer; Bryan Clayton, County Attorney; Scott Spoons, Justice of the Peace; Brent Frazier, Chief Deputy Sheriff; Kristi Mickelson, Paint Rock ISD Superintendent; Bob Bass, Allison Bass & Associates; Keith Neffendorf, Neffendorf & Blocker, P.C.; Conner Danahy, K.E. Andrews & Co.; when the following business was transacted, to-wit;

Judge Dillard called the meeting to order at 10:00 a.m. and opened it for public comments or questions.

We are here to Conduct Public Hearing on the creation of a Reinvestment Zone to be known as Concho County Reinvestment Zone-Matterhorn Express for purposes of tax abatement to provide economic development within the county. Open for Public Discussion. Mr. Bass spoke to Commissioners and public present. This is a tax abatement agreement. The first order of business in a tax abatement agreement is to create a reinvestment zone. A Reinvestment zone is for purposes of development in the county. It gives the property a status that entitles it to participate in tax abatement. The improvements to that property are all that is eligible, the land itself remains as it's valued, it keeps its appraised value. The improvements are taxed and are subject to tax abatement. The purpose of creating a reinvestment zone is to bring economic development to the county that might not otherwise come to the county. The county is free to negotiate the terms of that abatement agreement. We have done that in this case. We have three documents with the packet. There is a tax abatement agreement, a road use agreement, and the creation of the zone. Each of those documents is tagged for signatures. Anyone who wishes to speak for or against the creation of the reinvestment zone can be heard today. This reinvestment zone is small, only one parcel of land, located in the Northwest part of the county. The property is 419 acres in that one block, Abstract 1809, but the compressor station itself will not occupy all 419 acres; it's only just a few acres of that large tract. The Matterhorn Pipeline will be coming through the county, and that station is perceived to be a convenient place for a compressor station necessary to push the gas on through from the Permian Basin to the coast. The abatement agreement calls for 4 years of abatement at 40%, at which time the abatement would go away and the property would return to the tax roll as its full value. The PILOT payment that's being paid via \$120,000 a year for each of the 4 years. Questions about the project: Commissioner Bradshaw would like to know what the road use agreement says. Mr. Bass: the road use agreement is like other agreements that we have entered into in the past. It provides for, if there are in fact roads that are affected by this agreement, that is subject to some question. The road use agreement calls on the developer to armor up roads at their cost. There is a \$100,000 contingency fee that they put up and if there is a road that needs to be repaired and they don't repair it after notice we have the right to go and repair it and pull money out of that fund for that purpose. Commissioner Bradshaw: how long does that contingency money stay there. Mr. Bass: Through the construction of the project. At the end of that time, if there is money left in that fund, they are supposed to replenish it if it has gone down. If there was ever an occasion that they had to use that money, they are supposed to put money back into it. And at the end of the construction phase when it goes online, they can ask for that money back. Only the county roads that are county roads today would be effected by the agreement. If there's any other internal roads that they develop or build, that would be their project to do with what they want. Any other questions? Commissioner Dillard: So, if they cut my road to lay this pipe through, it will be put back as good or better than it was? Mr. Bass: Yes, sir. You have the right, if they cut through the road or bore under it, to require an additional permit for that purpose.

With no other questions or comments the Public Meeting was adjourned with the Regular Commissioners Court meeting to immediately follow.

There BEING NO FURTHER BUSINESS OR ACTIONS to come before this Public Meeting of the Commissioners Court, said session was adjourned by County Judge Dillard on this, the 28th day of February, 2023 at 10:06 a.m.

Trey Bradshaw
TREY BRADSHAW, COMM., PCT #1

Eric Gully
ERIC GULLY, COMM., PCT #2

Gary Gierisch
GARY GIERISCH, COMM., PCT #3

Keith Dillard
KEITH DILLARD, COMM., PCT #4

David Dillard
DAVID DILLARD, COUNTY JUDGE



CORRECT ATTEST:

Amber Hall
Amber Hall, County Clerk and Ex-Officio
Clerk of Commissioners Court of
Concho County, Texas