

**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS
MONTGOMERY COUNTY HOSPITAL DISTRICT**

The special meeting of the Board of Directors of Montgomery County Hospital District was duly convened at 5:04 p.m., August 7, 2018, in the Administrative offices of the Montgomery County Hospital District, 1400 South Loop 336 West, Conroe, Montgomery County, Texas

1. Call to Order

Meeting called to order at 5:04 p.m.

2. Roll Call

Present

Bob Bagley
Mark Cole
Kenn Fawn
Sandy Wagner
Brad Spratt
Georgette Whatley

Not present

Chris Grice

- 3. Present, consider and take action if necessary upon the proposed tax rate for the Fiscal Year Ending September 30, 2019; if the proposed tax rate will exceed the rollback rate of the effective rate (whichever is lower), take record vote and schedule public hearing. (Mr. Fawn, Chairman – MCHD Board) (attached)**

Tammy McRae, Montgomery County Tax Assessor made a presentation to the board.

Mr. Fawn made a motion to move forward with a proposed tax rate of \$0.0599 per \$100 for Montgomery County Hospital District. Mr. Spratt offered a second. After board discussion motion passed unanimously.

- 4. Consider and act on tentative schedule for tax rate and budget hearings. (Mr. Fawn, Chairman – MCHD Board) (attached)**

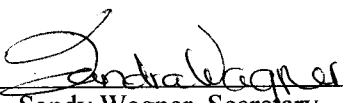
Mr. Fawn made a motion to approve the calendar(s) with the tentative schedule for tax rate and budget hearings excluding public hearings that are no longer required. Mr. Bagley offered a second and motion passed unanimously.

- 5. Consider and act on agreement for Station 47. (Mr. Cole, Chair – PADCOM Committee)**

Mr. Cole made a motion to consider and act on agreement for Station 47. Mrs. Wagner offered a second. After board discussion motion passed four for (Mr. Cole, Mr. Fawn, Mrs. Wagner and Mr. Spratt) to two opposed (Mr. Bagley and Ms. Whatley)

6. Adjourn

Meeting adjourned at 5:36 p.m.



Sandy Wagner, Secretary

STATE OF TEXAS §
 § PROPERTY TAX CODE, SECTION 26.01(a)
COUNTY OF MONTGOMERY §

CERTIFICATION OF 2018 APPRAISAL ROLL FOR
Montgomery County Hospital District

I, Tony Belinoski, Chief Appraiser for the Montgomery Central Appraisal District, solemnly swear that the attached is a recap of the approved Appraisal Roll of the Montgomery Central Appraisal District and constitutes the **CERTIFIED** values for **Montgomery County Hospital District**.

The attached also includes, listed separately, the amount of new value as a result of new improvements, newly approved exemptions, newly approved special valuations (agriculture and timber), and, if applicable, any newly annexed property taxable by **Montgomery County Hospital District**. Also included are properties, if any, which are taxable by **Montgomery County Hospital District** but which remain under protest. The Chief Appraiser is unaware of any properties that are not included in either the Certified Roll or the Withheld Roll and therefore have not been approved by the Montgomery County Appraisal Review Board and certified by the Chief Appraiser.

Date: July 19, 2018

Tony Belinoski, Chief Appraiser
Montgomery Central Appraisal District

2018 Property Tax Rates in Montgomery County Hospital District

This notice concerns the 2018 property tax rates for Montgomery County Hospital District. It presents information about three tax rates. Last year's tax rate is the actual tax rate the taxing unit used to determine property taxes last year. This year's *effective* tax rate would impose the same total taxes as last year if you compare properties taxed in both years. This year's *rollback* tax rate is the highest tax rate the taxing unit can set before taxpayers start rollback procedures. In each case these rates are found by dividing the total amount of taxes by the tax base (the total value of taxable property) with adjustments as required by state law. The rates are given per \$100 of property value.

Last year's tax rate:

Last year's operating taxes	\$34,241,632
Last year's debt taxes	\$0
Last year's total taxes	\$34,241,632
Last year's tax base	\$51,568,722,892
Last year's total tax rate	\$0.0664/\$100

This year's effective tax rate:

Last year's adjusted taxes (after subtracting taxes on lost property)	\$34,057,151
÷ This year's adjusted tax base (after subtracting value of new property)	\$53,709,265,493
=This year's effective tax rate	\$0.0634/\$100

(Maximum rate unless unit publishes notices and holds hearings.)

This year's rollback tax rate:

Last year's adjusted operating taxes (after subtracting taxes on lost property and adjusting for any transferred function, tax increment financing, state criminal justice mandate, and/or enhanced indigent healthcare expenditures)	\$34,057,151
÷ This year's adjusted tax base	\$53,709,265,493
=This year's effective operating rate	\$0.0634/\$100
x 1.08=this year's maximum operating rate	\$0.0684/\$100
+ This year's debt rate	\$0/\$100
= This year's total rollback rate	\$0.0684/\$100

Statement of Increase/Decrease

If Montgomery County Hospital District adopts a 2018 tax rate equal to the effective tax rate of \$0.0634 per \$100 of value, taxes would increase compared to 2017 taxes by \$618,004.

Schedule A - Unencumbered Fund Balance

The following estimated balances will be left in the unit's property tax accounts at the end of the fiscal year. These balances are not encumbered by a corresponding debt obligation.

Type of Property Tax Fund	Balance
	0

Schedule B - 2018 Debt Service

The unit plans to pay the following amounts for long-term debts that are secured by property taxes. These amounts will be paid from property tax revenues (or additional sales tax revenues, if applicable).

Description of Debt	Principal or Contract Payment to be Paid from Property Taxes	Interest to be Paid from Property Taxes	Other Amounts to be Paid	Total Payment
	0	0	0	0
Total required for 2018 debt service				\$0
- Amount (if any) paid from Schedule A				\$0
- Amount (if any) paid from other resources				\$0
- Excess collections last year				\$0
= Total to be paid from taxes in 2018				\$0
+ Amount added in anticipation that the unit will collect only 100.00% of its taxes in 2018				\$0
= Total debt levy				\$0

This notice contains a summary of actual effective and rollback tax rates' calculations. You can inspect a copy of the full calculations at 400 N. SAN JACINTO
CONROE, TEXAS 77301
tammy.mcrae@mctx.org.

Name of person preparing this notice: Tammy McRae

Title: TAX ASSESSOR/COLLECTOR

Date Prepared: 07/24/2018

2018 Tax Rate Calculation Worksheet

Date: 07/24/2018 12:30 PM

Taxing Units Other Than School Districts or Water Districts

Montgomery County Hospital District

Taxing Unit Name

Phone (area code and number)

Taxing Unit's Address, City, State, ZIP Code

Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the effective tax rate and rollback tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest.

School districts do not use this form, but instead use Comptroller Form 50-859 Tax Rate Calculation Worksheet for School Districts.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 Water District Rollback Tax Rate Worksheet.

This worksheet is provided to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: Effective Tax Rate (No New Taxes)

The effective tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the effective tax rate should decrease.

The effective tax rate for a county is the sum of the effective tax rates calculated for each type of tax the county levies.

Effective Tax Rate Activity

Amount/Rate

1. 2017 total taxable value. Enter the amount of 2017 taxable value on the 2017 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-third over-appraisal corrections from these adjustments. This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (will deduct taxes in Line 14).¹

\$51,425,594,627

2. 2017 tax ceilings. Counties, cities and junior college districts. Enter 2017 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2017 or a prior year for homeowners age 65 or older or disabled, use this step.²

\$0

3. Preliminary 2017 adjusted taxable value. Subtract Line 2 from Line 1.

\$51,425,594,627

4. 2017 total adopted tax rate.

\$0.0664/\$100

5. 2017 taxable value lost because court appeals of ARB decisions reduced 2017 appraised value.

A. Original 2017 ARB Values.

\$0

B. 2017 values resulting from final court decisions.

\$0

C. 2017 value loss. Subtract B from A.³

\$0

6. 2017 taxable value, adjusted for court-ordered reductions. Add Line 3 and Line 5C.

\$51,425,594,627

7. 2017 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2017. Enter the 2017 value of property in deannexed territory.⁴

\$0

8. 2017 taxable value lost because property first qualified for an exemption in 2018.

Note that lowering the amount or percentage of an existing exemption does not create a new

exemption or reduce taxable value. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost to freeport or goods-in-transit exemptions.

A. Absolute exemptions. Use 2017 market value: \$5,499,782

B. Partial exemptions. 2018 exemption amount or 2018 percentage exemption times 2017 value: \$222,342,490

C. Value loss. Add A and B.⁵ \$227,842,272

9. 2017 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2018. Use only properties that qualified in 2018 for the first time; do not use properties that qualified in 2017.

A. 2017 market value: \$51,258,703

B. 2018 productivity or special appraised value: \$1,268,360

C. Value loss. Subtract B from A.⁶ \$49,990,343

10. Total adjustments for lost value. Add lines 7, 8C and 9C. \$277,832,615

11. 2017 adjusted taxable value. Subtract Line 10 from Line 6. \$51,147,762,012

12. Adjusted 2017 taxes. Multiply Line 4 by line 11 and divide by \$100. \$33,962,113

13. Taxes refunded for years preceding tax year 2017. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2017. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2017. This line applies only to tax years preceding tax year 2017.⁷ \$95,038

14. Taxes in tax increment financing (TIF) for tax year 2017. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2018 captured appraised value in Line 16D, enter 0.⁸ \$0

15. Adjusted 2017 taxes with refunds and TIF adjustment. Add Lines 12 and 13, subtract Line 14.⁹ \$34,057,151

16. Total 2018 taxable value on the 2018 certified appraisal roll today. This value includes only certified values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 18). These homesteads include homeowners age 65 or older or disabled.¹⁰

A. Certified values: \$54,470,053,404

B. Counties: Include railroad rolling stock values certified by the Comptroller's office: \$0

C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: \$0

D. Tax increment financing: Deduct the 2018 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2018 taxes will be deposited \$0

into the tax increment fund. Do not include any new property value that will be included in Line 21 below.¹¹

E. **Total 2018 value.** Add A and B, then subtract C and D.

\$54,470,053,404

17. Total value of properties under protest or not included on certified appraisal roll.¹²

A. **2018 taxable value of properties under protest.** The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value.¹³

\$513,599,492

B. **2018 value of properties not under protest or included on certified appraisal roll.**

\$0

The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about, but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value.¹⁴

C. **Total value under protest or not certified:** Add A and B.

\$513,599,492

18. 2018 tax ceilings. Counties, cities and junior colleges enter 2018 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2017 or a prior year for homeowners age 65 or older or disabled, use this step.¹⁵

\$0

19. 2018 total taxable value. Add Lines 16E and 17C. Subtract Line 18.

\$54,983,652,896

20. Total 2018 taxable value of properties in territory annexed after Jan. 1, 2017.

Include both real and personal property. Enter the 2018 value of property in territory annexed.¹⁶

\$0

21. Total 2018 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2017. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2017, and be located in a new improvement. New improvements **do** include property on which a tax abatement agreement has expired for 2018.¹⁷

\$1,274,387,403

22. Total adjustments to the 2018 taxable value. Add Lines 20 and 21.

\$1,274,387,403

23. 2018 adjusted taxable value. Subtract Line 22 from Line 19.

\$53,709,265,493

24. 2018 effective tax rate. Divide Line 15 by Line 23 and multiply by \$100.¹⁸

\$0.0634/\$100

25. COUNTIES ONLY. Add together the effective tax rates for each type of tax the county levies. The total is the 2018 county effective tax rate.¹⁸

¹Tex. Tax Code Section 26.012(14)

⁹Tex. Tax Code Section 26.012(13)

²Tex. Tax Code Section 26.012(14)

¹⁰Tex. Tax Code Section 26.012

³Tex. Tax Code Section 26.012(13)

¹¹Tex. Tax Code Section 26.03(c)

⁴Tex. Tax Code Section 26.012(15)

¹²Tex. Tax Code Section 26.01(c) and (d)

⁵Tex. Tax Code Section 26.012(15)

¹³Tex. Tax Code Section 26.01(c)

⁶Tex. Tax Code Section 26.012(15)

⁷Tex. Tax Code Section 26.012(13)

⁸Tex. Tax Code Section 26.03(c)

¹⁴Tex. Tax Code Section 26.01(d)

¹⁵Tex. Tax Code Section 26.012(6)

¹⁶Tex. Tax Code Section 26.012(17)

SECTION 2: Rollback Tax Rate

The rollback tax rate is split into two separate rates:

1. **Maintenance and Operations (M&O):** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus eight percent. This rate accounts for such things as salaries, utilities and day-to-day operations.
2. **Debt:** The debt tax rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The rollback tax rate for a county is the sum of the rollback tax rates calculated for each type of tax the county levies. In most cases the rollback tax rate exceeds the effective tax rate, but occasionally decreases in a taxing unit's debt service will cause the effective tax rate to be higher than the rollback tax rate.

Rollback Tax Rate Activity

Amount/Rate

26. 2017 maintenance and operations (M&O) tax rate. \$0.0664/\$100

27. 2017 adjusted taxable value. Enter the amount from Line 11. \$51,147,762,012

28. 2017 M&O taxes.

A. Multiply Line 26 by Line 27 and divide by \$100. \$33,962,113

B. Cities, counties and hospital districts with additional sales tax: Amount of additional sales tax collected and spent on M&O expenses in 2017. Enter amount from full year's sales tax revenue spent for M&O in 2017 fiscal year, if any. Other taxing units enter 0. Counties exclude any amount that was spent for economic development grants from the amount of sales tax spent. \$0

C. Counties: Enter the amount for the state criminal justice mandate. If second or later year, the amount is for increased cost above last year's amount. Other taxing units enter 0. \$0

D. Transferring function: If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in H below. The taxing unit receiving the function will add this amount in H below. Other taxing units enter 0. \$0

E. Taxes refunded for years preceding tax year 2017: Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2017. This line applies only to tax years preceding tax year 2017. \$95,038

F. Enhanced indigent health care expenditures: Enter the increased amount for the current year's enhanced indigent health care expenditures above the preceding tax year's enhanced indigent health care expenditures, less any state assistance. \$0

G. Taxes in TIF: Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2018 captured appraised value in Line 16D, enter 0. \$0

H. Adjusted M&O Taxes. Add A, B, C, E and F. For taxing unit with D, subtract if discontinuing function and add if receiving function. Subtract G. \$34,057,151

29. 2018 adjusted taxable value. Enter Line 23 from the Effective Tax Rate Worksheet.	\$53,709,265,493
30. 2018 effective maintenance and operations rate. Divide Line 28H by Line 29 and multiply by \$100.	\$0.0634/\$100
31. 2018 rollback maintenance and operation rate. Multiply Line 30 by 1.08.	\$0.0684/\$100
32. Total 2018 debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that: (1) are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year and (4) are not classified in the taxing unit's budget as M&O expenses	
A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. Enter debt amount.	\$0
B. Subtract unencumbered fund amount used to reduce total debt.	\$0
C. Subtract amount paid from other resources.	
D. Adjusted debt. Subtract B and C from A.	\$0
	\$0
33. Certified 2017 excess debt collections. Enter the amount certified by the collector.	\$0
34. Adjusted 2018 debt. Subtract Line 33 from Line 32D.	\$0
35. Certified 2018 anticipated collection rate. Enter the rate certified by the collector. If the rate is 100 percent or greater, enter 100 percent.	100.00%
36. 2018 debt adjusted for collections. Divide Line 34 by Line 35	\$0
37. 2018 total taxable value. Enter the amount on Line 19.	\$54,983,652,896
38. 2018 debt tax rate. Divide Line 36 by Line 37 and multiply by \$100.	\$0/\$100
39. 2018 rollback tax rate. Add Lines 31 and 38.	\$0.0684/\$100
40. COUNTIES ONLY. Add together the rollback tax rates for each type of tax the county levies. The total is the 2018 county rollback tax rate.	

SECTION 3: Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its effective and rollback tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its effective tax rate and/or rollback tax rate because it adopted the additional sales tax.

Activity	Amount/Rate
41. Taxable Sales. For taxing units that adopted the sales tax in November 2017 or May 2018, enter the Comptroller's estimate of taxable sales for the previous four quarters. ²⁰ Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November 2017, skip this line.	\$0
42. Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. ²¹ Taxing units that adopted the sales tax in November 2017 or in May 2018. Multiply the amount on Line 41 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. ²²	\$0
- or -	
Taxing units that adopted the sales tax before November 2017. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	
43. 2018 total taxable value. Enter the amount from Line 37 of the Rollback Tax Rate Worksheet.	\$54,983,652,896
44. Sales tax adjustment rate. Divide Line 42 by Line 43 and multiply by \$100.	\$0/\$100
45. 2018 effective tax rate, unadjusted for sales tax. ²³ Enter the rate from Line 24 or 25, as applicable, on the Effective Tax Rate Worksheet.	\$0.0634/\$100
46. 2018 effective tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November 2017 or in May 2018. Subtract Line 44 from Line 45. Skip to Line 47 if you adopted the additional sales tax before November 2017.	\$0.0634/\$100
47. 2018 rollback tax rate, unadjusted for sales tax. ²⁴ Enter the rate from Line 39 or 40, as applicable, of the Rollback Tax Rate Worksheet.	\$0.0684/\$100
48. 2018 rollback tax rate, adjusted for sales tax. Subtract Line 44 from Line 47.	\$0.0684/\$100

¹⁷Tex. Tax Code Section 26.012(17)

¹⁸Tex. Tax Code Section 26.04(c)

¹⁹Tex. Tax Code Section 26.04(d)

²⁰Tex. Tax Code Section 26.041(d)

²¹Tex. Tax Code Section 26.041(i)

²²Tex. Tax Code Section 26.041(d)

²³Tex. Tax Code Section 26.04(c)

²⁴Tex. Tax Code Section 26.04(c)

SECTION 4: Additional Rollback Protection for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Additional Rollback Protection for Pollution Control Activity	Amount/Rate
49. Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ²⁵ The taxing unit shall provide its tax assessor-collector with a copy of the letter. ²⁶	\$0
50. 2018 total taxable value. Enter the amount from line 37 of the Rollback Tax Rate Worksheet.	\$54,983,652,896
51. Additional rate for pollution control. Divide line 49 by line 50 and multiply by \$100.	\$0/\$100
52. 2018 rollback tax rate, adjusted for pollution control. Add Line 51 to one of the following lines (as applicable): Line 39, Line 40 (counties) or Line 48 (taxing units with the additional sales tax).	\$0.0684/\$100

SECTION 5: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

Effective tax rate (Line 24; line 25 for counties; or line 46 if adjusted for sales tax)	\$0.0634
Rollback tax rate (Line 39; line 40 for counties; or line 48 if adjusted for sales tax)	\$0.0684
Rollback tax rate adjusted for pollution control (Line 52)	\$0.0684

SECTION 6: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the taxing unit.

print here

Printed Name of Taxing Unit Representative

sign here _____

Taxing Unit Representative

_____ Date

²⁵Tex. Tax Code Section 26.045(d)

²⁶Tex. Tax Code Section 26.045(i)

Assessment Roll Grand Totals Report

Tax Year: 2018 As of: Certification

HM1 - Mont Co Hospital (ARB Approved Totals)

Number of Properties: 304611

Land Totals

Land - Homesite	(+)	\$7,833,921,385		
Land - Non Homesite	(+)	\$6,464,403,253		
Land - Ag Market	(+)	\$721,996,890		
Land - Timber Market	(+)	\$908,827,490		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$15,929,149,018	(+)	\$15,929,149,018

Improvement Totals

Improvements - Homesite	(+)	\$36,601,266,271		
Improvements - Non Homesite	(+)	\$11,105,710,437		
Total Improvements	(=)	\$47,706,976,708	(+)	\$47,706,976,708

Other Totals

Personal Property (23577)		\$5,752,344,521	(+)	\$5,752,344,521
Minerals (11561)		\$42,805,370	(+)	\$42,805,370
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$69,431,275,617
Total Homestead Cap Adjustment (27308)				(-) \$871,833,900
Total Exempt Property (8359)				(-) \$4,099,890,848

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$1,630,824,380		
Ag Use (2970)	(-)	\$8,261,800		
Timber Use (2510)	(-)	\$109,068,983		
Total Productivity Loss	(=)	\$1,513,493,597	(-)	\$1,513,493,597
Total Assessed			(=)	\$62,946,057,272

Exemptions

(HS Assd 32,447,853,311)

(HS) Homestead Local (123997)	(+)	\$6,419,401,626		
(HS) Homestead State (123997)	(+)	\$0		
(O65) Over 65 Local (40327)	(+)	\$957,614,965		
(O65) Over 65 State (40327)	(+)	\$0		
(DP) Disabled Persons Local (2496)	(+)	\$145,847,838		
(DP) Disabled Persons State (2496)	(+)	\$0		
(DV) Disabled Vet (3227)	(+)	\$32,911,692		
(DVX/MAS) Disabled Vet 100% (1398)	(+)	\$321,801,338		
(FRSS) First Responder Surviving Spouse (3)	(+)	\$604,170		
(PRO) Prorated Exempt Property (91)	(+)	\$3,287,899		
(PC) Pollution Control (50)	(+)	\$29,692,388		
(AUTO) Lease Vehicles Ex (1270)	(+)	\$271,861,828		
(FP) Freeport (74)	(+)	\$285,291,041		
(ENG) Energy (5)	(+)	\$100,670		
(HB366) House Bill 366 (3648)	(+)	\$342,635		
(CHAR) CHAR (6)	(+)	\$7,245,778		
Total Exemptions	(=)	\$8,476,003,868	(-)	\$8,476,003,868
Net Taxable (Before Freeze)			(=)	\$54,470,053,404

Assessment Roll Grand Totals Report

MCAD

Tax Year: 2018 As of: Certification

HM1 - Mont Co Hospital (Under ARB Review Totals)

Number of Properties: 3915

Land Totals

Land - Homesite	(+)	\$102,788,470		
Land - Non Homesite	(+)	\$34,559,470		
Land - Ag Market	(+)	\$419,940		
Land - Timber Market	(+)	\$5,357,000		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$143,124,880	(+)	\$143,124,880

Improvement Totals

Improvements - Homesite	(+)	\$351,666,841		
Improvements - Non Homesite	(+)	\$9,937,460		
Total Improvements	(=)	\$361,604,301	(+)	\$361,604,301

Other Totals

Personal Property (199)		\$175,427,580	(+)	\$175,427,580
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$680,156,761
Total Homestead Cap Adjustment (204)				(-) \$4,779,910
Total Exempt Property (2)				(-) \$1,531,470

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$5,776,940		
Ag Use (4)	(-)	\$11,870		
Timber Use (26)	(-)	\$630,420		
Total Productivity Loss	(=)	\$5,134,650	(-)	\$5,134,650
Total Assessed			(=)	\$668,710,731

Exemptions

(HS Assd 203,243,920)

(HS) Homestead Local (906)	(+)	\$40,557,206		
(HS) Homestead State (906)	(+)	\$0		
(O65) Over 65 Local (225)	(+)	\$5,508,628		
(O65) Over 65 State (225)	(+)	\$0		
(DP) Disabled Persons Local (16)	(+)	\$1,147,400		
(DP) Disabled Persons State (16)	(+)	\$0		
(DV) Disabled Vet (17)	(+)	\$146,500		
(DVX/MAS) Disabled Vet 100% (1)	(+)	\$309,650		
(PC) Pollution Control (1)	(+)	\$146,210		
(AUTO) Lease Vehicles Ex (79)	(+)	\$7,897,668		
Total Exemptions	(=)	\$55,713,262	(-)	\$55,713,262
Net Taxable (Before Freeze)			(=)	\$612,997,469

Assessment Roll Grand Totals Report

MCAD

Tax Year: 2017 As of: Certification

HM1 - Mont Co Hospital (2018 WithHeld Accts 2017 Values)

Number of Properties: 3573

Land Totals

Land - Homesite	(+)	\$87,186,624		
Land - Non Homesite	(+)	\$22,660,060		
Land - Ag Market	(+)	\$1,101,370		
Land - Timber Market	(+)	\$6,134,960		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$117,083,014	(+)	\$117,083,014

Improvement Totals

Improvements - Homesite	(+)	\$300,000,341		
Improvements - Non Homesite	(+)	\$8,109,160		
Total Improvements	(=)	\$308,109,501	(+)	\$308,109,501

Other Totals

Personal Property (174)		\$150,882,730	(+)	\$150,882,730
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$576,075,245
Total Homestead Cap Adjustment (273)				(-) \$5,874,790
Total Exempt Property (1)				(-) \$167,020

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$7,236,330		
Ag Use (7)	(-)	\$17,870		
Timber Use (28)	(-)	\$787,490		
Total Productivity Loss	(=)	\$6,430,970	(-)	\$6,430,970
Total Assessed			(=)	\$563,602,465

Exemptions

(HS Assd 181,363,970)

(HS) Homestead Local (856)	(+)	\$36,163,150		
(HS) Homestead State (856)	(+)	\$0		
(O65) Over 65 Local (201)	(+)	\$4,897,768		
(O65) Over 65 State (201)	(+)	\$0		
(DP) Disabled Persons Local (20)	(+)	\$1,353,470		
(DP) Disabled Persons State (20)	(+)	\$0		
(DV) Disabled Vet (15)	(+)	\$122,500		
(DVX/MAS) Disabled Vet 100% (2)	(+)	\$302,070		
(PRO) Prorated Exempt Property (4)	(+)	\$264,042		
(PC) Pollution Control (1)	(+)	\$146,210		
(AUTO) Lease Vehicles Ex (76)	(+)	\$6,753,763		
Total Exemptions	(=)	\$50,002,973	(-)	\$50,002,973
Net Taxable (Before Freeze)			(=)	\$513,599,492

2018 Effective Tax Rate Worksheet

Taxing Units Other Than School Districts

Taxing Unit: HM1 - Mont Co Hospital

2017 Values of Supplement 173

Line	Activity	Amount/Rate
1.	2017 total taxable value. Enter the amount of 2017 taxable value on the 2017 tax roll today. Include any adjustments since last year's certification; exclude Tax Code 25.25(d) one-third over-appraisal corrections from these adjustments. This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (will deduct taxes in Line 14). ¹	\$51,425,594,627
2.	2017 tax ceilings. Counties, cities and junior college districts. Enter 2017 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2017 or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$0
3.	Preliminary 2017 adjusted taxable value. Subtract Line 2 from Line 1.	\$
4.	2017 total adopted tax rate.	0.066400
5.	2017 taxable value lost because court appeals of ARB decisions reduced 2017 appraised value. A. Original 2017 ARB Values: \$ _____ B. 2017 values resulting from final court decisions: - \$ _____ C. 2017 value loss. Subtract B from A. ³	\$
6.	2017 taxable value, adjusted for court-ordered reductions. Add Line 3 and Line 5C.	\$
7.	2017 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2017. Enter the 2017 value of property in deannexed territory. ⁴	\$0
8.	2017 taxable value lost because property first qualified for an exemption in 2018. Note that lowering the amount or percentage of an existing exemption does not create a new exemption or reduce taxable value. If the taxing unit increased an original exemption, use the difference between the original exempted amount	

¹ Tex. Tax Code § 26.012(14)

² Tex. Tax Code § 26.012(14)

³ Tex. Tax Code § 26.012(13)

⁴ Tex. Tax Code § 26.012(15)

Line	Activity	Amount/Rate
	and the increased exempted amount. Do not include value lost due to freeport or goods-in-transit exemptions.	
	A. Absolute exemptions. Use 2017 market value <u>\$5,499,782</u>	
	B. Partial exemptions. 2018 exemption amount or 2018 percentage exemption times 2017 value: <u>+ \$222,342,490</u>	
	C. Value loss. Add A and B. ⁵	\$227,842,272
9.	2017 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2018. Use only properties that qualified in 2018 for the first time; do not use properties that qualified in 2017.	
	A. 2017 market value: <u>\$51,258,703</u>	
	B. 2018 productivity or special appraised value: <u>- \$1,268,360</u>	
	C. Value loss. Subtract B from A. ⁶	\$49,990,343
10.	Total adjustments for lost value. Add Lines 7, 8C and 9C.	\$
11.	2017 adjusted taxable value. Subtract Line 10 from Line 6	\$
12.	Adjusted 2017 taxes. Multiply Line 4 by Line 11 and divide by \$100.	\$
13.	Taxes refunded for years preceding tax year 2017. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2017. Types of refunds include court decisions, Tax Code 25.25(b) and (c) corrections and Tax Code 31.11 payment errors. Do not include refunds for tax year 2017. This line applies only to tax years preceding tax year 2017. ⁷	\$
14.	Taxes in tax increment financing (TIF) for tax year 2017. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2018 captured appraised value in Line 16D, enter 0. ⁸	\$
15.	Adjusted 2017 taxes with refunds and TIF adjustment. Add Lines 12 and 13, subtract line 14. ⁹	\$
16.	Total 2018 taxable value on the 2018 certified appraisal roll today. This value	\$

⁵ Tex. Tax Code § 26.012(15)

⁶ Tex. Tax Code § 26.012(15)

⁷ Tex. Tax Code § 26.012(13)

⁸ Tex. Tax Code § 26.03(c)

⁹ Tex. Tax Code § 26.012(13)

Line	Activity	Amount/Rate
	includes only certified values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 18). These homesteads include homeowners age 65 or older or disabled. ¹⁰	
	A. Certified values: <u>\$54,470,053,404</u>	
	B. Counties: Include railroad rolling stock values certified by the Comptroller's office: <u>+ \$</u>	
	C. Pollution control exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control property: <u>- \$0</u>	
	D. Tax increment financing: Deduct the 2018 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2018 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 21 below. ¹¹ <u>- \$</u>	
	E. Total 2018 value. Add A and B, then subtract C and D.	
17.	Total value of properties under protest or not included on certified appraisal roll.¹²	
	A. 2018 taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value. ¹³ <u>\$</u>	
	B. 2018 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about, but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, <u>\$</u>	

¹⁰ Tex. Tax Code § 26.012(15)

¹¹ Tex. Tax Code § 26.03(c)

¹² Tex. Tax Code § 26.01(c)

¹³ Tex. Tax Code §§ 26.04 and 26.041

Line	Activity	Amount/Rate
	appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value. ¹⁴ + \$ _____	
	C. Total value under protest or not certified. Add A and B.	
18.	2018 tax ceilings. Counties, cities and junior colleges enter 2018 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2017 or a prior year for homeowners age 65 or older or disabled, use this step. ¹⁵	\$0
19.	2018 total taxable value. Add Lines 16E and 17C. Subtract Line 18.	\$
20.	Total 2018 taxable value of properties in territory annexed after Jan. 1, 2017. Include both real and personal property. Enter the 2018 value of property in territory annexed. ¹⁶	\$0
21.	Total 2018 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2017. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2017, and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2018. ¹⁷	\$1,274,387,403
22.	Total adjustments to the 2018 taxable value. Add Lines 20 and 21.	\$
23.	2018 adjusted taxable value. Subtract Line 22 from Line 19.	\$
24.	2018 effective tax rate. Divide Line 15 by Line 23 and multiply by \$100. ¹⁸	\$
25.	COUNTIES ONLY. Add together the effective tax rates for each type of tax the county levies. The total is the 2018 county effective tax rate. ¹⁹	\$

A county, city or hospital district that adopted the additional sales tax in November 2017 or in May 2018 must adjust its effective tax rate. The *Additional Sales Tax Rate Worksheet* sets out this adjustment. Do not forget to complete the *Additional Sales Tax Rate Worksheet* if the taxing unit adopted the additional sales tax on these dates.

¹⁴ Tex. Tax Code §§ 26.04 and 26.041

¹⁵ Tex. Tax Code § 26.012(6)

¹⁶ Tex. Tax Code § 26.012(17)

¹⁷ Tex. Tax Code § 26.012(17)

¹⁸ Tex. Tax Code § 26.04(c)

¹⁹ Tex. Tax Code § 26.04(d)

Effective Tax Rate Report

Tax Year: 2018

Taxing Unit: HM1 - Mont Co Hospital

NEW EXEMPTIONS:

	COUNT	2017 ABSOLUTE EX VALUES	2018 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	47	\$5,499,782	
NEW HS EXEMPTIONS	2,955		\$144,564,603
NEW PRO EXEMPTIONS	0		\$0
NEW OA EXEMPTIONS	3,040		\$66,054,424
NEW DP EXEMPTIONS	62		\$2,183,420
NEW DV1 EXEMPTIONS	54		\$358,488
NEW DV2 EXEMPTIONS	44		\$316,500
NEW DV3 EXEMPTIONS	80		\$770,720
NEW DV4 EXEMPTIONS	132		\$1,400,810
NEW DVX EXEMPTIONS	48		\$6,693,525
NEW HB366 EXEMPTIONS	0		\$0
NEW PC EXEMPTIONS	0		\$0

ABSOLUTE EX TOTAL		\$5,499,782
PARTIAL EX TOTAL	(+)	\$222,342,490
2017 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2018	(=)	\$227,842,272

NEW ANNEXED PROPERTY:

	COUNT	APPRAISED VALUE	TAXABLE VALUE
NEWLY ANNEXED PROPERTY	0	\$0	\$0
IMPROVEMENT SEGMENTS	0	\$0	
LAND SEGMENTS	0	\$0	
MINERAL	0	\$0	
OTHER	0	\$0	

TAXABLE VALUE ON NEWLY ANNEXED PROPERTY:	\$0
--	-----

NEW AG APPLICATIONS:

NEW AG APPLICATIONS COUNT	173
2017 MARKET	\$51,258,703
2018 USE	(-) \$1,268,360
VALUE LOST DUE TO AG APPLICATIONS:	(=) \$49,990,343 (\$49,990,343)

NEW IMPROVEMENTS:

	COUNT	TOTAL APPRAISED VALUE ¹	NEW CURRENT TAXABLE ²
NEW IMPROVEMENTS	6,467	\$1,823,126,608	\$981,173,689
RESIDENTIAL	6,455	\$1,819,498,708	\$978,948,209
COMMERCIAL	6	\$3,278,670	\$2,099,620
OTHER	6	\$349,230	\$125,860
NEW ADDITIONS	665	\$906,274,005	\$290,699,168

RESIDENTIAL	387	\$137,233,710	\$12,242,692
COMMERCIAL	277	\$768,971,875	\$278,404,856
OTHER	1	\$68,420	\$51,620
PERCENT COMPLETION CHANGED	4	\$1,769,233	\$756,046
TOTAL NEW PERSONAL VALUE	0	\$0	\$0
SECTION 52 & 59	0	\$0	\$0
REDUCED/EXPIRING ABATEMENTS	1	\$0	\$1,758,500
TOTALS:		\$2,731,169,846	\$1,274,387,403

2017 TOTAL TAXABLE (EXCLUDES UNDER PROTEST)	\$51,425,594,627
2017 OA DP FROZEN TAXABLE	\$0
2017 TAX RATE	0.0664
2017 OA DP TAX CEILING	\$0

2018 CERTIFIED TAXABLE	\$54,470,053,404
2018 TAXABLE UNDER PROTEST	\$612,997,469
2018 OA FROZEN TAXABLE	\$0
2018 DP FROZEN TAXABLE	\$0
2018 TRANSFERRED OA FROZEN TAXABLE	\$0
2018 TRANSFERRED DP FROZEN TAXABLE	\$0
2018 OA FROZEN TAXABLE UNDER PROTEST	\$0
2018 DP FROZEN TAXABLE UNDER PROTEST	\$0
2018 TRANSFER OA WITH FROZEN TAXABLE UNDER PROTEST	\$0
2018 TRANSFER DP WITH FROZEN TAXABLE UNDER PROTEST	\$0
2018 APPRAISED VALUE	\$63,614,768,003
2018 OA DP TAX CEILING	\$0

1. Includes all land and other improvements of properties with new improvement values.
2. Includes only new improvement value.

2017 total taxable value.	1. \$51,425,594,627
2017 tax ceilings.	2. \$0
2017 total adopted tax rate.	4. 0.066400
a. 2017 M&O tax rate.	a. 0.066400
b. 2017 I&S tax rate.	+b. 0.000000
2017 taxable value of property in territory deannexed after Jan. 1, 2017.	7. \$0
2017 taxable value lost because property first qualified for an exemption in 2018.	8. \$227,842,272
a. Absolute exemptions.	a. \$5,499,782
b. Partial exemptions.	+b. \$222,342,490
2017 taxable value lost because property first qualified for agricultural appraisal (1 - d or 1 - d - 1), timber appraisal, recreational/ scenic appraisal or public access airport special appraisal in 2018.	9. \$49,990,343
a. 2017 market value.	a. \$51,258,703
b. 2018 productivity or special appraisal value.	-b. \$1,268,360
2018 certified taxable.	\$54,470,053,404
2018 tax ceilings.	18. \$0
Total 2018 taxable value of properties in territory annexed after Jan.1, 2017.	20. \$0
Total 2018 taxable value of new improvements and new personal property	21. \$1,274,387,403

* 2017 Values as of Supplement 12.

Top Taxpayers Report

TaxYear: 2018 Taxing Units: ALL

Appraisal

Top Taxpayer Calculations Performed as of 07/20/2018

Mont Co Hospital: Industrial - Real (F2)

	Taxpayer Name	Total Assessed
1	ENTERGY TEXAS INC	\$97,663,530
2	REED HYCALOG LP	\$35,174,520
3	NATIONAL OILWELL VARCO LP	\$23,730,950
4	DRILL BITS-BAKER HUGHES	\$23,495,270
5	BAUER MANUFACTURING INC	\$15,431,480
6	FSA FINANCE COMPANY LLC	\$14,300,000
7	DONWICK DRIVE LP	\$14,280,710
8	MCKESSON CORPORATION	\$12,948,980
9	WOODLANDS TOWNSHIP	\$12,935,730
10	NEWPARK DRILLING FLUIDS LLC	\$12,168,690
11	BAUER-PILECO INC	\$10,920,610
12	KWM INC	\$10,755,420
13	BALL METAL BEVERAGE CONTAINER CORP	\$10,704,890
14	TENARIS RODS INC	\$9,545,590
15	DAVIS FAMILY REALTY LLC	\$8,856,780
16	R & M ENERGY SYSTEMS LP	\$8,428,730
17	SALA REAL ESTATE LLC	\$8,335,980
18	HEMPEL COATINGS (USA) INC	\$7,505,000
19	ARCHWAY POLLOK LTD	\$6,992,240
20	JAMALUDDIN FAMILY PTRN LTD	\$6,943,410

Mont Co Hospital: Commercial - Business Personal (L1)

	Taxpayer Name	Total Assessed
1	WAL-MART REAL ESTATE BUS TRST	\$104,530,815
2	CVS PHARMACY INC	\$80,760,013
3	DEERE CREDIT INC	\$66,591,885
4	GM FINANCIAL LEASING	\$38,191,863
5	TOYOTA LEASE TRUST	\$36,315,399
6	VW CREDIT LEASING LTD	\$35,300,588
7	DAIMLER TRUST (DT)	\$34,343,468
8	QES DIRECTIONAL DRILLING COMPANY	\$29,694,970
9	FINANCIAL SERVICES VEHICLE TRUST	\$25,420,254
10	CONROE REGIONAL MEDICAL CTR	\$24,468,295
11	KINGWOOD MEDICAL PLAZA, LTD	\$23,640,310
12	REME INC	\$22,546,170
13	TENARIS GLOBAL SERVICES (USA) CORPORATION	\$21,410,611
14	EAN HOLDINGS LLC	\$21,300,869
15	CAB EAST	\$21,187,411
16	THE HOME DEPOT	\$21,096,847
17	GE ENERGY OILFIELD TECHNOLOGY	\$19,354,441
18	HONDA LEASE TRUST	\$18,851,411
19	TURBO DRILL INDUSTRIES	\$18,830,449
20	NISSAN/INFINITI LEASE TRUST	\$18,728,940

Top Taxpayers Report

TaxYear: 2018 Taxing Units: ALL

Appraisal

Top Taxpayer Calculations Performed as of 07/20/2018

Mont Co Hospital: Industrial - Business Personal (L2)

	Taxpayer Name	Total Assessed
1	MCKESSON CORPORATION	\$198,479,730
2	NABORS DRILLING TECHNOLOGIES	\$119,062,070
3	NATIONAL OILWELL VARCO DHT LP	\$110,308,370
4	HUNTSMAN PETROCHEMICAL CORP	\$102,670,720
5	BALL METAL CONTAINER CORP	\$92,967,680
6	NATIONAL OILWELL VARCO LP/BRANDT	\$60,639,750
7	DRILL BITS-BAKER HUGHES	\$53,982,760
8	NATIONAL OILWELL VARCO LP	\$40,982,040
9	PROFESSIONAL DIRECTIONAL LTD	\$40,532,560
10	CROWN CORK & SEAL CO	\$39,685,110
11	HALLIBURTON CO	\$37,860,040
12	MEDIVATORS INC	\$29,533,840
13	NATIONAL OILWELL VARCO/TX OIL TOOLS	\$27,229,580
14	MAVERICK TUBE CORPORATION	\$23,743,990
15	MS DIRECTIONAL LLC	\$22,912,840
16	CHEVRON PHILLIPS CHEMICAL CO	\$20,078,350
17	MILK PRODUCTS LP DBA BORDEN	\$18,753,460
18	NATURAL GAS PIPELINE CO	\$18,284,860
19	HEMPEL COATINGS (USA) INC	\$17,105,200
20	ENERGY ALLOYS LLC	\$16,870,970

Mont Co Hospital: Real Estate - Inventory (O)

	Subd Code	Subdivision Name	No. of Lots	Total Assessed
1	S969816	S969816 - Wdlns Lake Woodlands East Shore 16	19	\$14,254,360
2	S263700	S263700 - Bluejack National Phase 1A	89	\$11,141,430
3	S688603	S688603 - Legends Trace 03	182	\$8,381,350
4	S712300	S712300 - Magnolia Reserve 01	74	\$7,078,380
5	S257292	S257292 - Benders Landing Estates 02 Partial Replat No 1	16	\$6,239,980
6	S582100	S582100 - Hills Of Westlake 01	83	\$6,025,050
7	S572704	S572704 - Harper's Preserve 04	47	\$5,956,400
8	S947100	S947100 - Water Oak 01	81	\$5,604,940
9	S866200	S866200 - Shadow Lake Forest	60	\$5,502,180
10	S402305	S402305 - Del Webb The Woodlands 05	124	\$5,171,040
11	S213200	S213200 - Allegro At Harmony 01	101	\$5,109,380
12	S730807	S730807 - Mostyn Manor 07	31	\$5,016,620
13	S748402	S748402 - Oak Estates At Jacobs Reserve 02	33	\$4,869,500
14	S400604	S400604 - Deer Trail Two 04	64	\$4,849,330
15	S969818	S969818 - Wdlns Lake Woodlands East Shore 18	40	\$4,795,720
16	S969989	S969989 - Wdlns Vil Sterling Ridge 89	49	\$4,731,890
17	S266100	S266100 - Boulevard Green	64	\$4,661,740
18	S959402	S959402 - Woodtrace 02	28	\$4,468,150
19	S516407	S516407 - Fosters Ridge 07	91	\$4,415,000
20	S959401	S959401 - Woodtrace 01	18	\$4,377,450

Top Taxpayers Report

MCAD

TaxYear: 2018 Taxing Units: ALL

Appraisal

Top Taxpayer Calculations Performed as of 07/20/2018

Mont Co Hospital: Real Estate - Multifamily Residential (B)

	Taxpayer Name	Total Assessed
1	WESTERN RIM INVESTORS 2012-6	\$80,693,220
2	HL MULTI-FAMILY HOLDINGS LLC	\$71,000,000
3	MEPT BOARDWALK TOWN CENTER LLC	\$56,196,060
4	WATERWAY AVE PARTNERS LLC	\$48,000,000
5	HHC MILLENNIUM SIX PINES, LLC	\$44,000,000
6	WESTERN RIM INVESTORS 2012-3 LP	\$41,432,470
7	WESTERN RIM INVESTORS 2013-6 LP	\$41,190,900
8	WESTERN RIM INVESTORS 2013-5 LP	\$38,469,880
9	SPUS7 PLANTATION LP	\$36,872,230
10	SAWDUST ROAD APARTMENTS LP	\$36,175,000
11	SIR KINGWOOD VILLAS LLC	\$34,332,400
12	APPLE HILL I TIC LLC ETAL	\$34,000,100
13	STRATA WOODLAND LLC	\$33,700,000
14	WESTERN RIM INVESTORS 2012-4, L.P.	\$33,027,410
15	DHIC JACOBS RESERVE LLC	\$32,921,590
16	MDC KINGS LANDING LP	\$32,462,960
17	FPM WOODLANDS LODGE PROPERTY OWNER LLC	\$32,100,000
18	AR-WYNDEMERE LTD, JFB-WYNDEMERE LTD, JCJ-WYNDEMERE LTD	\$30,900,000
19	ELYSIAN AT HARMONY LP	\$30,522,000
20	BROADSTONE WOODLANDS LP	\$29,500,000

Agenda Item #5



To: Board of Directors

From: Melissa Miller, COO

Date: August 7, 2018

Re: Station 47 – Keenan Cutoff

Consider and act on the agreement for Station 47 located at 19530 Keenan Cutoff.

We are requesting to enter into a 20 year Housing Agreement, reviewed by MCHD attorney Greg Hudson, with Montgomery County ESD 2, Montgomery Fire Department, that will provide MCHD with 600 square feet of crew housing, an ambulance bay as well as shared use of the remainder of the station.

As per the agreement, MCHD will make a contribution of \$200,000 total, made in two payments, and pay a monthly rent of \$1,000.

Please see the attached agreement for all terms and conditions.

The initial payment of \$100,000 is unbudgeted and will be paid in FY 18. The second payment will have been included in the proposed FY 19 budget.

Fiscal Impact:

Yes No N/A

☐ ☒ ☐ Budgeted item?

☐ ☐ ☒ Within budget?

☐ ☒ ☐ Renewal contract?

☒ ☐ ☐ Special request?

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

**HOUSING AGREEMENT BETWEEN
MONTGOMERY COUNTY HOSPITAL DISTRICT AND
MONTGOMERY COUNTY EMERGENCY SERVICES DISTRICT NO. 2**

This Housing Agreement ("Agreement") is made and entered into by and between The Montgomery County Hospital District, (hereinafter "MCHD") a political subdivision duly organized in accordance with the laws of the State of Texas, acting by and through its Board of Directors, and Montgomery County Emergency Services District No. 2, (hereinafter, "ESD") a political subdivision duly organized in accordance with the laws of the State of Texas, acting by and through its Board of Commissioners (MCHD and the ESD may hereafter be referred to as a "Party" or collectively as the "Parties")

WHEREAS, MCHD provides Emergency Medical Services to the citizens of Montgomery County, Texas; and

WHEREAS, MCHD wishes to utilize certain facilities of ESD for the housing of MCHD's personnel, facilities, and equipment; and

WHEREAS, ESD is constructing a new fire station located at 19530 Keenan Cutoff Rd, Montgomery County, Montgomery, Texas, 77316 (the "ESD Facilities") and intends for such construction to include facilities for MCHD personnel and equipment at this location; and

WHEREAS, MCHD has agreed to pay rentals for its use of the ESD Facilities, such rentals consisting of a monthly rental fee and in addition a Capital Contribution as described more fully below, in exchange for a long term lease of certain portions of the ESD Facilities as outlined herein for housing of an MCHD EMS crew and EMS vehicle, together with shared access to and use of other portions of the ESD Facilities; and

WHEREAS, ESD and MCHD have memorialized their agreements, obligations and understandings into this Agreement;

NOW, THEREFORE, in consideration of the above recitals, the mutual promises that follow and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

1. Incorporation of Recitals. The above recitals, having been found by the Parties to be true and correct in all respects are incorporated into this Agreement by reference.

2. TERMS AND CONDITIONS.

2.1. Leased Facilities. ESD agrees to lease to MCHD housing facilities and employee parking space within the ESD Facilities such leased facilities consisting of one area of 600 square

feet of crew housing space plus one ambulance parking bay. Both of these areas are identified on the attached architectural drawings as Exhibit "A", and incorporated herein for all purposes. In addition, ESD shall provide shared use of the dayroom, kitchen, bath facilities, exercise room, emergency medical supply storage space, parking spaces, and any such similar facilities as is reasonably necessary to accommodate MCHD personnel at the ESD Facilities. Collectively, the portions of the ESD Facilities to be leased for the exclusive or shared use of MCHD personnel are referred to herein as the "Leased Facilities."

2.2. Term. The Initial Term of this Agreement (the "Term") shall commence upon the Effective Date of this Agreement, which shall be the last date of authorizing signature by the Parties to this Agreement. This Agreement shall be for a Term of twenty (20) years unless terminated earlier as provided for in this Agreement, by law, or by mutual agreement in writing. The Parties may extend the Term of this Agreement by mutual agreement in writing.

2.3. Rents. In consideration for its use and occupancy of the Leased Facilities, MCHD agrees to pay to ESD a fixed monthly amount equal to one thousand and No/100 Dollars (\$1,000.00) payable in advance on the first day of each month for that month's rental for the term of this Initial Agreement including all renewal terms. Provided that MCHD is not in default in the performance of this Agreement, this Agreement shall automatically renew and be extended for successive 12-month terms unless one of the parties provides written notice of termination at least ninety (90) days before the expiration of the then current term.

Rents may be adjusted by the parties by mutual agreement of the Parties. Other than payment of Rents and the Contribution Payment as set forth below, no additional monthly payments shall be required of MCHD during the term of this Agreement, unless such payments are mutually agreed upon and approved by the Parties' governing boards.

2.4. Contribution Payment. As additional consideration in addition to the Rents for its use of the Leased Facilities, MCHD agrees to pay ESD a one-time contribution payment ("Contribution Payment") for purposes of alleviating a portion of the construction cost of the ESD facilities, such being the ESD Fire Station No. 52. The Contribution Payment shall be applied to the final construction costs incurred by ESD for construction of the capital improvements. MCHD's Contribution Payment shall be Two Hundred Thousand Dollars (\$200,000.00). MCHD shall pay fifty percent (50%) of the Contribution Payment in a single installment to the ESD as of the Effective Date of this Agreement. The remainder of the Contribution Payment will be paid by MCHD at the time of final completion and acceptance of the ESD Facilities by the ESD as evidenced by the ESD's signing of the Certificate of Final Completion.

During construction of the ESD Facilities, should either Party request a "change order" under the Construction Manager At-Risk Contract, the requesting Party shall be solely liable for any additional costs incurred due to the change order unless said change order is mutually agreed upon and recognized as a shared cost between the Parties. Upon request,

ESD will provide a summary accounting of all final costs expended that are pertinent to MCHD's Contribution Payment.

2.5. Ownership of Buildings, Improvements, and Fixtures. Any structures, facilities, buildings, improvements, additions, alterations, and fixtures (except furniture, locking cabinets used for EMS medications, and trade fixtures) constructed, placed, or maintained on any part of the Leased Facilities during the term of this Agreement are considered part of the real property of the ESD and must remain on the ESD Facilities and become ESD's property when the Agreement terminates. This provision does not apply to a temporary building, modular building, or mobile manufactured type building proposed to be used and placed upon the ESD Facilities by MCHD.

3. OBLIGATIONS AND RESPONSIBILITIES OF ESD

3.1. Leased Facilities. ESD agrees to lease to MCHD the Leased Facilities for the term of this Agreement, including any renewal terms.

3.2. Parking. ESD shall provide sufficient uncovered parking spaces at the ESD Facilities for as many personal vehicles of MCHD personnel as are reasonably necessary for MCHD to conduct its duties and functions therein.

3.3. Access for MCHD. ESD shall provide MCHD personnel the necessary access to the Leased Facilities as may be necessary for MCHD personnel to fulfill their duties as an Emergency Medical Service provider.

3.4. Return of Contribution if Project is Cancelled. ESD agrees to return within a reasonable time all Contribution Payments made by MCHD if the construction of ESD Facilities is cancelled or terminated prior to commencement of construction.

3.5. Quiet Possession. Subject to the remaining provisions hereof, ESD hereby agrees that, on its receipt of the rents herein provided and on MCHD's performance of the agreements and covenants on its part to be kept and performed, MCHD shall be entitled to quietly and peaceably hold and enjoy the Leased Facilities so long as this Agreement may exist without being disturbed by ESD or any person claiming by, through or under ESD, and it is further agreed that all covenants, promises, undertakings, agreements, obligations, liabilities, grants, rights and powers, entered into, made, assumed or undertaken by either party hereof, in and by this Agreement, shall bind, be applicable to and inure to the heirs, executors, administrators, successors and permitted assigns of the parties hereto respectively, whether so particularly provided herein or otherwise. Should this covenant of quiet possession for the Leased Facilities be breached by ESD or its agents, then ESD and MCHD shall resort to the dispute resolution process set forth in Section 7 below to seek to resolve same.

4. OBLIGATIONS AND RESPONSIBILITIES OF MCHD

- 4.1 Housekeeping Responsibilities.** MCHD personnel shall be solely responsible for the housekeeping and maintenance of the MCHD leased area of ESD Facilities. MCHD personnel shall be solely responsible for the maintenance of MCHD Equipment.
- 4.2 Right of Access.** It is agreed by MCHD that ESD, its employees or agents, shall have a right to enter the Leased Facilities at reasonable times and upon reasonable advance notice to MCHD for the purposes of inspection; determining whether MCHD is complying with this Agreement; maintaining, repairing, or altering the Leased Facilities; or showing the Leased Facilities to prospective tenants, purchasers, mortgagees, or beneficiaries under trust deeds.
- 4.3 Surrender.** MCHD covenants that it will quit, surrender and deliver the Leased Facilities to ESD peacefully and quietly upon termination of this Agreement. However, if MCHD is not in default in its rental payments or the other terms of this Agreement at the termination thereof, MCHD shall have for a reasonable period of time thereafter, but not to exceed thirty (30) days, the right to remove property located on the Leased Facilities.
- 4.4 Use.** MCHD shall use and occupy the ESD Facilities as an EMS crew station and quarters and for no other purpose. ESD represents that the Leased Facilities may lawfully be used for such purpose.
- 4.5 Right to Remove Improvements.** MCHD may, at any time while it occupies the Leased Facilities, or within a reasonable time thereafter but not to exceed thirty (30) days, remove any temporary type building, modular building, furniture, machinery, equipment, or other trade fixtures owned or placed by MCHD, in, under, or on the Leased Facilities, or acquired by MCHD, whether before or during the term of this Agreement, including any renewal terms. Before the Agreement terminates, MCHD must repair any damage to any buildings or improvements on the Leased Facilities resulting from the removal. Any such items not removed by the termination date will become ESD's property on that date.
- 4.6 Restoration of Leased Facilities to Prior Condition.** It is agreed and understood that ESD may require MCHD to remove any or all structures, facilities, buildings, improvements, additions, alterations, and fixtures owned or placed by MCHD or its agents, in, under, or on the Leased Facilities upon termination of the Agreement. If and to the extent so required, the removal or restoration work shall be completed by MCHD within thirty (30) days of the termination of the Agreement.
- 4.7 No Encumbrance of Leasehold Estate.** MCHD may not encumber the leasehold interest created under this Agreement, or the Leased Facilities, by deed of trust, mortgage, or other security instrument. MCHD may not at any time encumber on ESD's fee title.

5. SUPERVISION OF PERSONNEL

5.1 Consultation Requirements. The Parties agree that ESD shall consult with MCHD regarding all matters associated with the supervision of MCHD personnel while such personnel are on duty at the ESD Facilities.

5.2 Disciplinary Matters. The Parties agree that any recommendations related to disciplinary matters affecting their respective personnel working at the ESD Facilities shall be forwarded (i) to the MCHD EMS Director, in the case of matters related to MCHD personnel; and (ii) to the ESD Board President in the case of matters related to ESD personnel. Upon receipt of such recommendations, the receiving party shall initiate investigative and corrective measures to the extent that it deems necessary and appropriate and shall then provide the recommending party a written report of any and all such investigative and corrective measures so taken.

6. TERMINATION

6.1 Termination by ESD. During the Term, this Agreement shall be subject to termination by ESD only "for cause" upon no less than ninety (90) days prior written notice to MCHD and an opportunity during said ninety (90) day period for MCHD to cure such "for cause" event. For purposes of this Agreement, "for cause" termination includes, but is not limited to, MCHD's failure to timely make any necessary payments to ESD, failure to comply with reasonable and material administrative and maintenance procedures related to MCHD's use of the ESD Facilities, and any other failure to materially comply with the terms of this Agreement. In the event of termination following MCHD's payment of any portion of the Contribution Payment to ESD, and any related additional costs or adjustments pursuant to this Agreement (collectively referred to as the "Aggregate MCHD Payments", however expressly excluding monthly rental payments), ESD shall make a cash reimbursement back to MCHD for the prorated value of the Aggregate MCHD Payments. Such reimbursement shall be referred to as the "Termination Payment". The Termination Payment shall be an amount equal to the amount of MCHD's unrealized value gained from the capital improvements per year based on a 240-month amortization schedule, such amount calculated on a monthly basis. (Example: ESD terminates the Agreement at the end of the one hundred and twentieth month, MCHD would be entitled to a Termination Payment equal to its Aggregate MCHD Payments multiplied by the ratio of 120/240, such ratio being the remaining useful life of the capital improvements at termination expressed in months divided by the total useful life of the capital improvements expressed in months). For purposes of calculating the Termination Payment, the Parties agree the useful life of the capital improvements (ESD Facilities) is 20 years (240 months). However, to the extent the Termination Payment results in the net aggregate financial contribution by MCHD to be less than \$100,000 then in such event the Termination Payment shall be reduced so that ESD retains \$100,000 from the Aggregate MCHD Payments paid by MCHD hereunder. The \$100,000 retention amount to be held back by ESD is intended by the parties to constitute fair monetary consideration to the ESD toward its costs for the plans and increased construction cost of the ESD Facilities due to their intended use by MCHD as provided herein.

6.2 Termination by MCHD. During the Term, this Agreement shall be subject to termination by MCHD only "for cause" upon no less than ninety (90) days prior written notice to the ESD and an opportunity during said ninety (90) day period for the ESD to cure such "for cause" event. For purposes of this Agreement, "for cause" termination includes, but is not limited to, ESD's failure to timely complete and obtain a certificate of occupancy for the ESD Facilities utilizing MCHD's Contribution Payment, the unwarranted interference by ESD with MCHD's use of the Leased Facilities, and any other failure on ESD's part to materially comply with the terms of this Agreement which frustrates MCHD's use of the Leased Facilities. In the event of termination following MCHD's payment of any portion of the Contribution Payment to ESD, and any related additional costs or adjustments pursuant to this Agreement (collectively referred to as the "Aggregate MCHD Payments"), ESD shall make a cash reimbursement back to MCHD for the prorated value of the Aggregate MCHD Payments. Such reimbursement shall be referred to as the "Termination Payment". The Termination Payment shall be an amount equal to the amount of MCHD's unrealized value gained from the capital improvements per year based on a 240-month amortization schedule, such amount calculated on a monthly basis. (Example: MCHD terminates the Agreement at the end of the one hundred and twentieth month, MCHD would be entitled to a Termination Payment equal to its Aggregate MCHD Payments multiplied by the ratio of 120/240, such ratio being the remaining useful life of the capital improvements at termination expressed in months divided by the total useful life of the capital improvements expressed in months).

7. DISPUTE RESOLUTION PROCESS

7.1 Dispute Resolution Process. Before commencing formal legal proceedings concerning any dispute arising under or relating to this Agreement, or any breach thereof, the Parties individually and collectively agree to observe the following procedures ("Dispute Resolution Process").

7.2 Notice. The aggrieved Party shall notify the other Party of the dispute, by way of a writing which contains sufficient detail to clearly identify the problems giving rise to the dispute, and the responding Party shall have a reasonable opportunity to respond.

7.3 First Resolution Meeting. After consulting with and obtaining input from the appropriate individuals so as to facilitate a complete discussion and proposed solution of the problem, the Parties shall schedule a meeting and designate representatives to attend such meeting to attempt to affect an agreed resolution of the issue.

7.4 Second Resolution Meeting. If the Party's designated representatives reach an impasse concerning the dispute, the following representative(s) shall meet to discuss the dispute: the MCHD Chief Executive Officer and the ESD Fire Chief.

7.5 Successful Resolution. If the Parties reach an accord at any stage of the meeting, they shall reduce their agreement to writing. Such writing shall be presented for approval by all of the Parties to this Agreement. If approval of the writing is obtained, such writing shall constitute an amendment to this Agreement with respect to the subject matter of the notice

of the dispute. The terms and conditions of such amendment shall not supersede the terms and conditions of this Agreement with respect to any matter other than the subject matter submitted to the Dispute Resolution Process.

7.6 Unsuccessful Resolution. If the Parties are unable to reach a resolution of the dispute within a reasonable time, any Party may pursue such legal and equitable remedies as are available to it under Texas law.

8. INDEMNIFICATION

8.1 Indemnification by ESD. To the fullest extent permitted by law, (but except to the extent such Claims are caused by or arise from the gross negligence or willful misconduct of MCHD) ESD agrees to indemnify and hold MCHD, and its officers, directors, members, employees and assigns harmless from and against any and all, demands, causes of action, liability, cost and claims (including claims of third parties and claims of spouses, heirs, survivors or legal representatives, successors and assigns of ESD for personal injury, illness, death, and property (whether real or personal, owned or leased) damage (collectively the "Claims") arising from or resulting from the acts or omissions of ESD personnel and agents in performance of this Agreement, and the condition and maintenance of the ESD Facilities and Equipment. Nothing in this section requires that funds be assessed or collected or that a sinking fund be created.

8.2 Indemnification by MCHD. To the fullest extent permitted by law, (except to the extent such Claims are caused by or arise from the gross negligence or willful misconduct of ESD) MCHD agrees to indemnify and hold ESD, and its officers, directors, members, employees and assigns, harmless from and against any and all, demands, causes of action, liability, cost and claims (including claims of third parties and claims of spouses, heirs, survivors or legal representatives, successors and assigns of ESD for personal injury, illness, death, and property (whether real or personal, owned or leased) damage (collectively the "Claims") arising from or resulting from the acts or omissions of MCHD personnel and agents in performance of this Agreement. Nothing in this section requires that funds be assessed or collected or that a sinking fund be created.

9. INSURANCE

9.1 Insurance Requirements. MCHD agrees to maintain in full force and effect throughout the Term (including, but not limited to any and all Renewal Terms) of this Agreement insurance coverage in amounts sufficient to cover MCHD's liability under worker's compensation laws, as well as general comprehensive liability insurance for personal injury or death, and property damage with a minimum limit in the amount of One Million and No/100 Dollars (\$1,000,000.00) for each occurrence. Such insurance must contain provisions stating that such policies shall not be materially changed or cancelled without thirty (30) days prior written notice having first been furnished to ESD. No later than the Effective Date, MCHD shall provide to ESD certificates evidencing such insurance coverage.

10. MISCELLANEOUS

10.1 Interpretation of Agreement. Although drawn by one Party, this Agreement shall, in the event of any dispute over its meaning or application, be interpreted fairly and reasonably, and neither more strongly for or against any other Party.

10.2 Governing law. This Agreement shall be governed by the laws of Texas, without regard to the principles of conflict of laws.

10.3 Venue. Any litigation in any way relating to this Agreement shall be brought in State Court in Montgomery County, Texas.

10.4 Assignability and Non-Assignability. Except as is expressly provided herein, no Party shall assign, sublet or transfer its interest in this Agreement without the consent of the other Parties. A Party shall not unreasonably withhold consent of such assignment to the extent the purposes of the Agreement may still be met without detriment to the original Parties.

10.5 Severability. In the event that one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability of the agreement shall be construed as if such invalid, illegal or unenforceable provision has never been contained herein, but shall not affect the remaining provisions of this agreement, which shall remain in force and effect.

10.6 Notices. Any notice or request required by this Agreement must be in writing, and may be given or be served by depositing the same in the United States Postal Service, postal prepaid, and certified and addressed to the Party to be notified, with return receipt requested, or by delivering the same in person to such Party, or by telecopy or telefacsimile, when appropriate, addressed to the Party to be notified. Notice deposited in the mail in the manner herein above described shall be effective from and after such deposit if it received by its intended recipient within ten (10) business days of the mailing. Notice given in any other manner shall be effective only if and when received by the Party to be notified. For purposes of notice, the addresses of the Parties shall, until changed as herein provided, be as follows:

Montgomery County Hospital District:
Attn: Randy Johnson, Chief Executive Officer, or his successor
P.O. Box 478
Conroe, Texas 77304

Montgomery County ESD No. 2
Attn: Fire Chief Brian Edwards or his successor
20590 Eva
Montgomery, Texas 77356

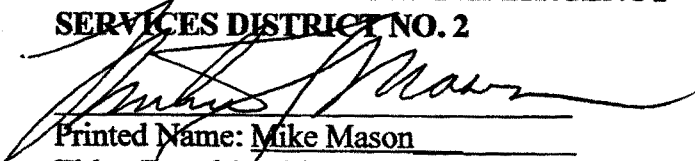
10.7 Amendment. This Agreement may be amended at any time by a written amendment signed and dated by all the Parties.

10.8 Multiple Counterparts. The Parties may have executed this instrument in multiple original counterparts by fax or other electronic means, each of which shall have the full force and effect of an original but constituting only one instrument.

10.9 Nonappropriation. If MCHD's Board of Directors fails to appropriate sufficient funds for any payments due in any fiscal year, or if MCHD's Board of Directors fails to appropriate funds sufficient to operate and maintain the Leased Facilities as required by this Agreement, an Event of Nonappropriation shall be deemed to have occurred and MCHD shall give written notice of same to ESD within thirty (30) days. Either party shall have the right to terminate this Agreement at any time after such notice has been given; however in such event, upon termination MCHD shall be entitled to a Termination Payment calculated in the manner set forth in section 6.1 above, less an amount equal to the monthly overhead and maintenance costs (including utilities) attributable to the Leased Facilities (such average derived from the twelve (12) month period prior to termination) multiplied by the number of months remaining in the Lease Term at the time of termination.

EXECUTED to be effective as of the 8 day of August, 2018 ("Effective Date").

**MONTGOMERY COUNTY EMERGENCY
SERVICES DISTRICT NO. 2**


Printed Name: Mike Mason

Title: Board President

Date: 8/8/18

**MONTGOMERY COUNTY HOSPITAL
DISTRICT**

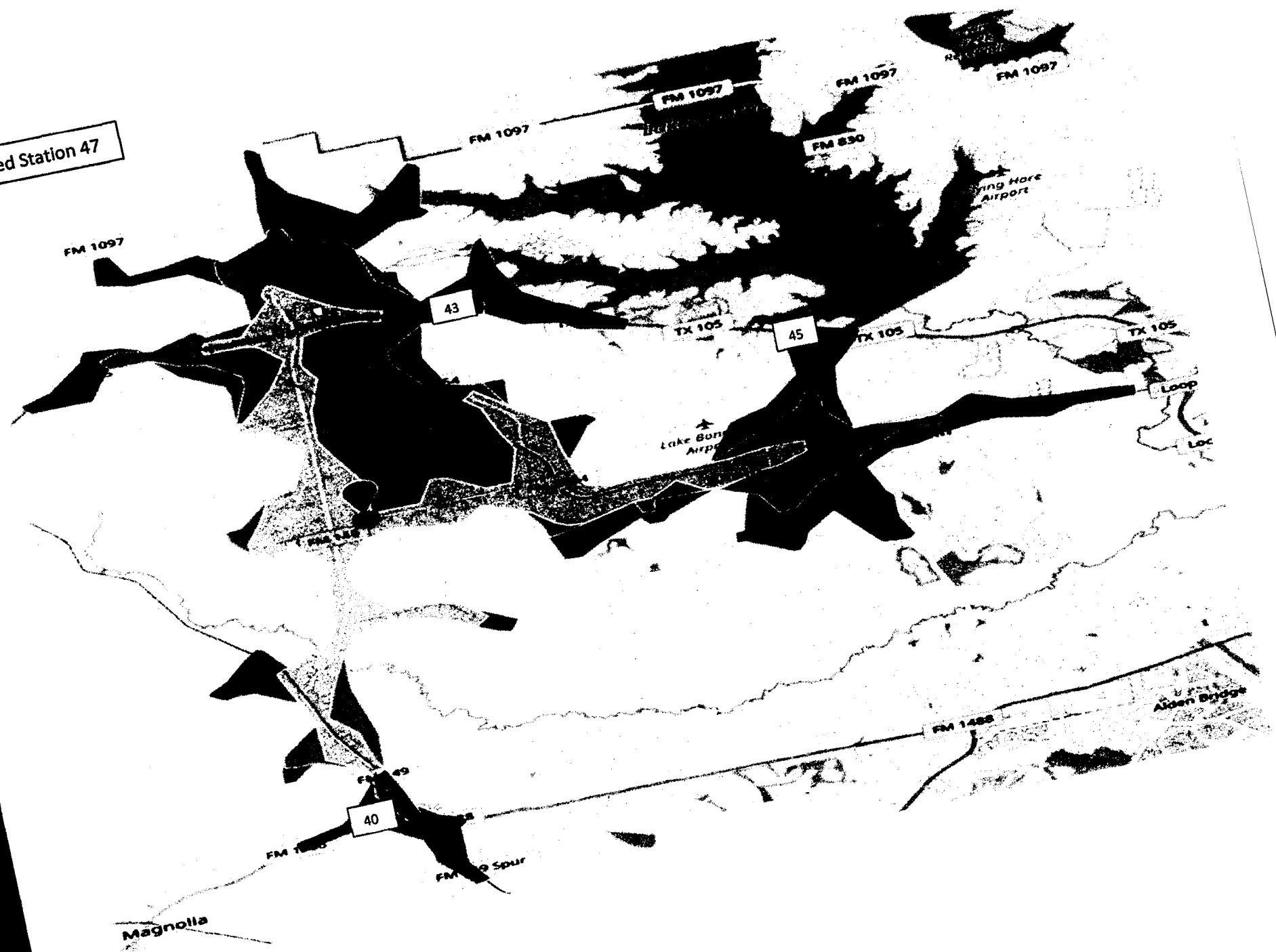

Printed Name: Randy Johnson

Title: CEO

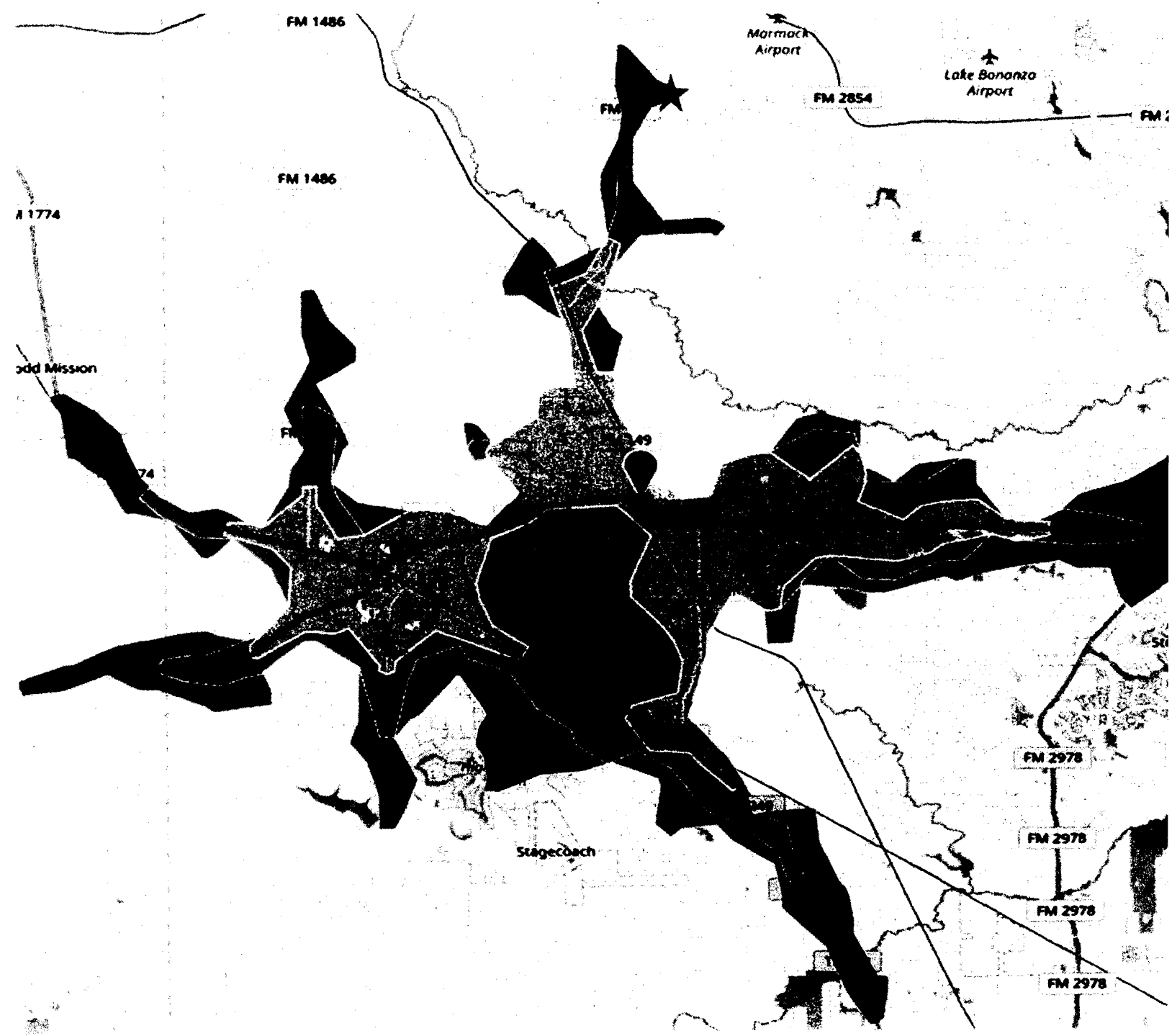
Date: August 7, 2018

Owned Station	Utilities + Lawn	Utilities + Hazardous Waste Disposal	Lawn Average	Year Purchased	Initial Purchase Cost	Type of Build
Regional 10	\$1,882.00	\$1,621.00	\$ 261.00	2010	\$1,357,907.00	Ground-up
Regional 20	\$1,979.00	\$1,756.00	\$ 223.00	2011	\$1,368,303.00	Repurposed Fire Station
Regional 30	\$2,040.00	\$1,832.00	\$ 208.00	2010	\$1,319,351.00	Ground-up
Regional 40	\$1,905.00	\$1,651.00	\$ 254.00	2014	\$1,399,599.00	Ground-up
14	\$1,045.00	\$ 830.00	\$ 215.00	2012	\$ 329,730.00	Remodeled home
31	\$1,686.00	\$1,478.00	\$ 208.00	2010	\$1,376,875.00	Ground-up
32	\$1,291.00	\$1,013.00	\$ 278.00	2009	\$1,278,093.00	Ground-up
41	\$1,876.00	\$1,492.00	\$ 384.00	2016	\$793,423.00	Remodeled home
43	\$1,692.00	\$1,316.00	\$ 376.00	2014	\$1,028,960.00	Ground-up
45	\$1,345.00	\$1,155.00	\$ 190.00	2012	\$264,335.00	Modular home + garage
Leased Station	Total Monthly	Monthly lease payment	Internet/Cable Hazardous Disposal	Build out Contribution		Lease holder
12	\$1,095.00	\$ 950.00	\$145.00	n/a		ESD #12-N. Montgomer
13	\$1,195.00	\$1,025.00	\$170.00	n/a		ESD #12-N. Montgomer
21	\$1,162.00	\$ 800.00	\$362.00	\$460,021.88 remodel		ESD #8 - S. Montgomer
22	\$1,145.00	\$ 800.00	\$345.00	Proposed remodel FY 19-20		ESD #8 - S. Montgomer
23	\$1,246.00	\$1,000.00	\$246.00	\$983,410.00 remodel		The Woodlands Townshi
24	\$1,350.00	\$1,000.00	\$350.00	n/a		The Woodlands Townshi
25	\$1,678.00	\$1,000.00	\$678.00	n/a		The Woodlands Townshi
26	\$1,000.00	\$1,000.00	unknown	Opens mid-August		City of Shenandoa
33	\$ 977.00	\$ 850.00	\$122.00	n/a		ESD #9 - Caney Cree
34	\$1,305.00	\$ 900.00	\$305.00	\$225,000.00 remodel		ESD #6 - Porte
42	\$1,140.00	\$ 950.00	\$190.00	n/a		ESD #10 - Magnoli
Squad 44	\$1,506.00	\$1,201.00	\$305.00	n/a		Robert Jame
46	\$ 640.00	\$600.00	\$ 40.00	n/a		ESD #3 -Lake Conro
90	\$3,831.00	\$3,500.00	\$231.00	n/a		HCA-Conroe Region

Proposed Station 47



Station 40
St. 47 = ★



Station 43
St. 47 = ★

M 1486

FM 1486

FM 1486

106

1097

FM 149

FM 1097

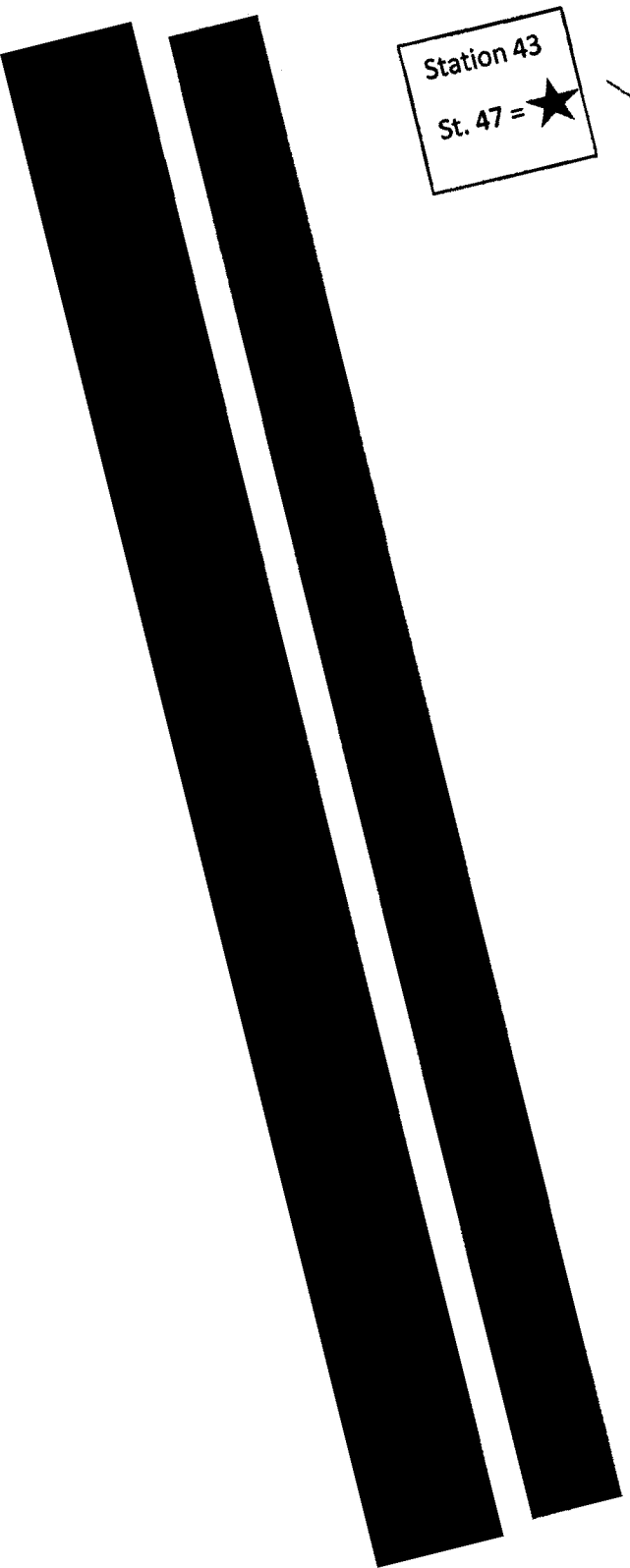
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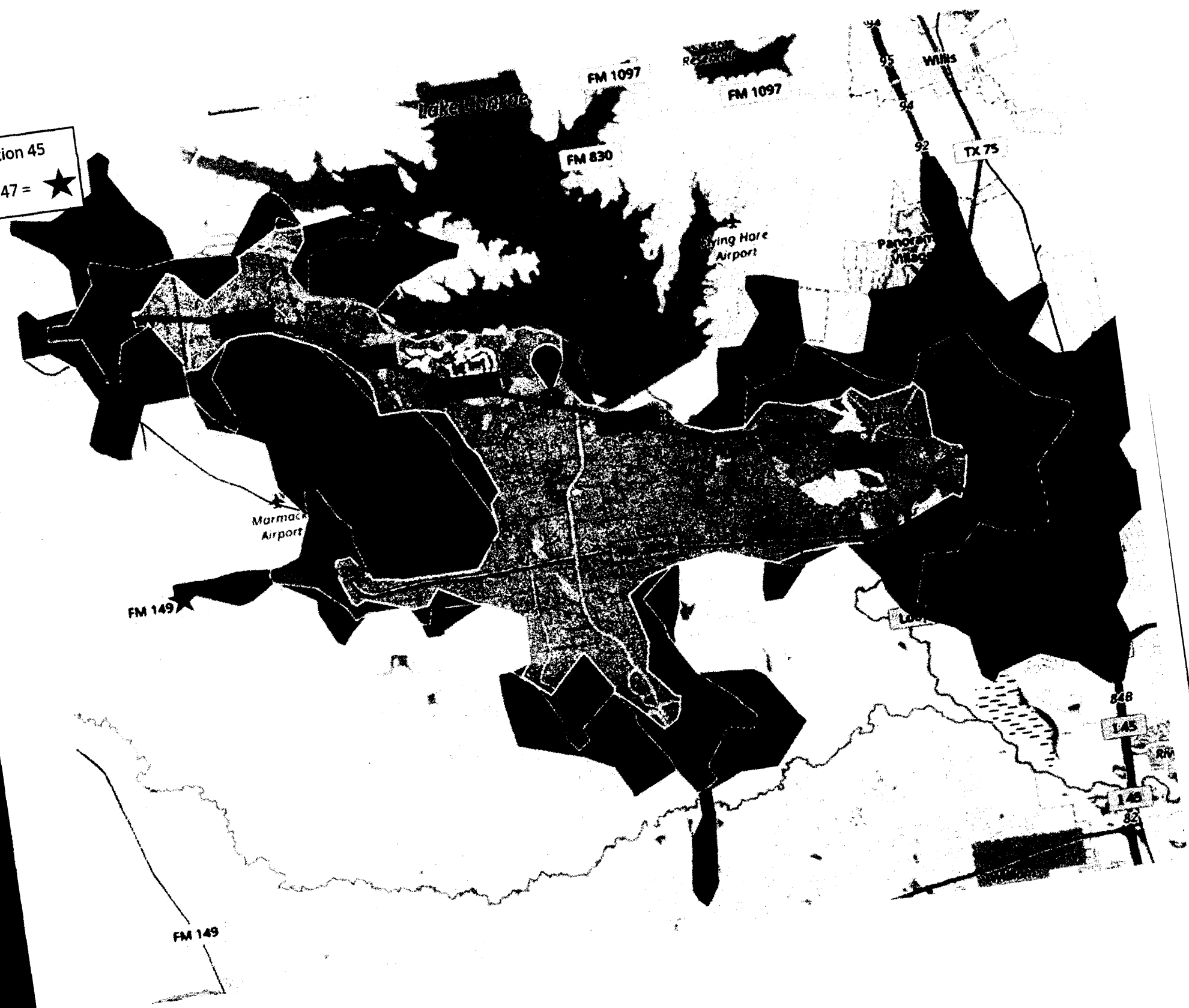
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Station 45
St. 47 = ★



Top Taxpayers Report

MCAD

TaxYear: 2018 Taxing Units: ALL

Appraisal

Top Taxpayer Calculations Performed as of 07/20/2018

Mont Co Hospital: Total Taxable Value

	Taxpayer Name	Total Market	Total Assessed
1	ANADARKO REALTY CO	\$356,347,330	\$356,347,330
2	ENTERGY TEXAS INC	\$274,259,850	\$274,259,850
3	WAL-MART REAL ESTATE BUS TRST	\$276,839,435	\$271,298,516
4	THE WOODLANDS MALL ASSOCIATES	\$170,212,605	\$170,212,605
5	MCKESSON CORPORATION	\$198,479,730	\$155,798,317
6	KINGWOOD MEDICAL PLAZA, LTD	\$143,221,320	\$143,221,320
7	WOODLANDS LAND DEV LP	\$154,845,970	\$132,397,538
8	IMI MSW LLC	\$129,595,770	\$129,595,770
9	NABORS DRILLING TECHNOLOGIES	\$119,062,070	\$119,062,070
10	HL CHAMPION HOLDING COMPANY LLC	\$115,000,000	\$115,000,000
11	ENTERGY TEXAS INC	\$116,739,270	\$108,988,067
12	BALL METAL CONTAINER CORP	\$93,191,390	\$92,227,300
13	NATIONAL OILWELL VARCO DHT LP	\$110,308,370	\$84,265,332
14	WESTERN RIM INVESTORS 2012-6	\$80,733,850	\$80,733,850
15	KRG PORTOFINO LLC	\$79,742,540	\$79,742,540
16	CLPF WATERWAY PLAZA LLC	\$78,700,000	\$78,700,000
17	NATIONAL OILWELL VARCO LP/BRANDT	\$78,450,170	\$78,450,170
18	24 WATERWAY, LLC	\$72,693,000	\$72,693,000
19	HL MULTI-FAMILY HOLDINGS LLC	\$71,000,000	\$71,000,000
20	HUNTSMAN PETROCHEMICAL CORP	\$102,670,720	\$70,729,670

Mont Co Hospital: Commercial - Real & Personal (F1 & L1)

	Taxpayer Name	Total Assessed
1	ANADARKO REALTY CO	\$351,801,950
2	WAL-MART REAL ESTATE BUS TRST	\$275,023,595
3	THE WOODLANDS MALL ASSOCIATES	\$170,212,605
4	KINGWOOD MEDICAL PLAZA, LTD	\$143,221,320
5	IMI MSW LLC	\$129,595,770
6	HL CHAMPION HOLDING COMPANY LLC	\$115,000,000
7	CVS PHARMACY INC	\$80,760,013
8	KRG PORTOFINO LLC	\$79,742,540
9	CLPF WATERWAY PLAZA LLC	\$78,700,000
10	24 WATERWAY, LLC	\$72,693,000
11	DEERE CREDIT INC	\$66,591,885
12	CSHV WOODLANDS LP	\$65,745,990
13	CONROE HOSPITAL CORPORATION	\$62,546,660
14	JD WARMACK WOODLANDS LIMITED PARTNERSHIP	\$61,879,330
15	INLAND AMERICAN LODGING WOODLANDS LTD PARTNERSHIP	\$59,000,000
16	THREE HUGHES LANDING LLC	\$58,999,170
17	HCP VENTURES V LLC	\$55,105,000
18	BIT HOLDINGS FORTY-SIX INC	\$55,100,000
19	HEB GROCERY CO LP	\$54,049,115
20	CHICAGO BRIDGE & IRON CO	\$52,726,980

Top Taxpayers Report

MCAD

TaxYear: 2018 Taxing Units: ALL

Appraisal

Top Taxpayer Calculations Performed as of 07/20/2018

Mont Co Hospital: Industrial - Real & Personal (F2 & L2)

	Taxpayer Name	Total Assessed
1	MCKESSON CORPORATION	\$198,479,730
2	NABORS DRILLING TECHNOLOGIES	\$119,062,070
3	NATIONAL OILWELL VARCO DHT LP	\$110,308,370
4	HUNTSMAN PETROCHEMICAL CORP	\$102,670,720
5	ENTERGY TEXAS INC	\$102,094,330
6	BALL METAL CONTAINER CORP	\$92,967,680
7	DRILL BITS-BAKER HUGHES	\$77,478,030
8	NATIONAL OILWELL VARCO LP/BRANDT	\$60,639,750
9	NATIONAL OILWELL VARCO LP	\$40,982,040
10	PROFESSIONAL DIRECTIONAL LTD	\$40,532,560
11	CROWN CORK & SEAL CO	\$39,685,110
12	HALLIBURTON CO	\$37,860,040
13	REED HYCALOG LP	\$35,174,520
14	MEDIVATORS INC	\$29,533,840
15	NATIONAL OILWELL VARCO/TX OIL TOOLS	\$27,229,580
16	MAVERICK TUBE CORPORATION	\$23,743,990
17	NATIONAL OILWELL VARCO LP	\$23,730,950
18	MS DIRECTIONAL LLC	\$22,912,840
19	CHEVRON PHILLIPS CHEMICAL CO	\$20,078,350
20	MILK PRODUCTS LP DBA BORDEN	\$18,753,460

Mont Co Hospital: Commercial - Real (F1)

	Taxpayer Name	Total Assessed
1	ANADARKO REALTY CO	\$351,801,950
2	WAL-MART REAL ESTATE BUS TRST	\$170,492,780
3	THE WOODLANDS MALL ASSOCIATES	\$168,627,770
4	IMI MSW LLC	\$129,595,770
5	KINGWOOD MEDICAL PLAZA, LTD	\$119,581,010
6	HL CHAMPION HOLDING COMPANY LLC	\$115,000,000
7	KRG PORTOFINO LLC	\$79,742,540
8	CLPF WATERWAY PLAZA LLC	\$78,700,000
9	24 WATERWAY, LLC	\$72,693,000
10	CSHV WOODLANDS LP	\$65,745,990
11	CONROE HOSPITAL CORPORATION	\$62,546,660
12	JD WARMACK WOODLANDS LIMITED PARTNERSHIP	\$61,879,330
13	INLAND AMERICAN LODGING WOODLANDS LTD PARTNERSHIP	\$59,000,000
14	THREE HUGHES LANDING LLC	\$58,999,170
15	HCP VENTURES V LLC	\$55,105,000
16	BIT HOLDINGS FORTY-SIX INC	\$55,100,000
17	CHICAGO BRIDGE & IRON CO	\$52,726,980
18	TEXAS CHILDRENS HOSPITAL MOB	\$51,687,640
19	WRCC HOLDINGS LLC	\$48,830,730
20	HEB GROCERY CO LP	\$48,714,380