

FILED FOR RECORD
KRYSTAL VALDEZ
ELLIS COUNTY CLERK

PUBLIC NOTICE OF COMMISSIONERS' COURT MEETING FOR
CONSIDERATION OF AN AMENDMENT TO THE TAX ABATEMENT
AGREEMENT FOR PROPERTY LOCATED IN
ELLIS COUNTY, TEXAS

The Commissioners' Court of Ellis County, Texas (the "County") will consider entering into an amendment (the "Amendment") to that certain Ellis County Tax Abatement Agreement between the County and SunOpta Grains and Foods, Inc. (the "Agreement"), related to property located in the Midlothian Commercial-Industrial Tax Abatement Reinvestment Zone Number 16, as follows:

1. The name of the property owner is TXI Operations LP and the applicant to be added to the Agreement by the Amendment is Cornerstone Development Partners, LLC which entity will be the owner of certain real property to be used/leased by SunOpta Grains and Foods, Inc..
2. The name of the reinvestment zone is Midlothian Commercial-Industrial Tax Abatement Reinvestment Zone Number 16 and the location is the southeast corner of Power Way and Brookhollow Drive in the RailPort Business Park, City of Midlothian, Ellis County, Texas, being approximately 30 acres, generally located at the southwest corner of Power Way and Brookhollow Drive.
3. The improvements included in the Agreement generally consist of approximately 400,000 square foot building to be used primarily for manufacturing and this will not be changed by the Amendment.
4. The estimate costs of the improvements are \$200,000,000.

Pursuant to the Texas Open Meetings Act (the "Act"), the County will consider approval of the Amendment at 2:00 p.m. on July 27th, 2021 in the Second Floor commissioner's Courtroom at 101 West Main Street, Waxahachie, Texas.

This notice shall remain continuously posted for at least 30 days prior to the meeting and shall be posted in the same manner as required by the Act for a Commissioners' Court meeting.