

RESOLUTION NO.

2025-3

A RESOLUTION OF THE NAVARRO COUNTY COMMISSIONERS COURT, APPROVING THE TERMS AND CONDITIONS OF AN AGREEMENT BY AND BETWEEN NAVARRO COUNTY AND GUARDIAN INDUSTRIES, LLC FOR A COMMERCIAL/INDUSTRIAL TAX ABATEMENT, AND AUTHORIZING EXECUTION BY THE COUNTY JUDGE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Commissioner's Court has been presented a proposed tax abatement agreement between Navarro County and Guardian Industries, LLC providing for a property tax abatement for certain improvements, a copy of which is attached hereto and incorporated herein by reference (hereinafter called "AGREEMENT"); and

WHEREAS, upon full review and consideration of the AGREEMENT, and all matters attendant and related thereto, the Commissioner's Court is of the opinion that the terms and conditions thereof should be approved, and that the County Judge shall be authorized to execute it on behalf of the County of Navarro;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONER'S COURT OF THE COUNTY OF NAVARRO:

Section 1. The terms and conditions of the proposed AGREEMENT, having been reviewed by the County of Navarro Commissioner's Court and found to be acceptable and in the best interest of Navarro County and its citizens, are hereby in all things approved.

Section 2. The County Judge is hereby authorized to execute the AGREEMENT and all other documents in connection therewith on behalf of the County of Navarro, substantially according to the terms and conditions set forth in the AGREEMENT.


Section 3. That this approval and execution of the AGREEMENT on behalf of the County of Navarro is not conditional upon approval and execution of any other tax abatement agreement by any other taxing entity.

Section 4. This Resolution shall become effective from and after its passage.

PASSED and APPROVED on this the 22nd day of December, 2025.


H.M. Davenport, Jr. County Judge

ATTEST


Sherry Dowd, County Clerk



STATE OF TEXAS §

COUNTY OF NAVARRO §

TAX ABATEMENT AGREEMENT

This Tax Abatement Agreement (the "Agreement") is entered into by and between the County of Navarro, acting herein by and through its County Judge and hereinafter referred to as "COUNTY", and Guardian Industries, LLC, acting by and through the authorized representatives, hereinafter referred to as "OWNER".

WITNESSETH:

WHEREAS, on the 8th day of December, 2025, the City Council of Corsicana passed an Ordinance (the "ORDINANCE") establishing Enterprise Zone/Reinvestment Zone 25-02 (the "REINVESTMENT ZONE") in the city for commercial/industrial tax abatement as authorized by Chapter 312, Texas Tax Code; and

WHEREAS, the COUNTY has previously adopted a Tax Abatement Policy (the "Tax Abatement POLICY"); and

WHEREAS, the Tax Abatement Policy constitutes appropriate guidelines and criteria governing tax abatement agreements to be entered into by COUNTY as required by Chapter 312, Texas Tax Code; and

WHEREAS, COUNTY has adopted a Resolution on July 28, 2025 stating that it elects to be eligible to participate in tax abatement; and

WHEREAS, COUNTY has sent written notice that COUNTY intends to enter into this AGREEMENT, including a copy of this AGREEMENT, to the presiding officer of the governing body of each other taxing unit in which property to be subject to this AGREEMENT is located, as required by Section 312.2041 of the Texas Tax Code; and

WHEREAS, in order to maintain and/or enhance the commercial economic and employment base of the Corsicana area to the long term interest and benefit of the COUNTY, it is in the best interest of the taxpayers for the COUNTY to enter into this Agreement in accordance with the Ordinance, the Tax Abatement Policy, and the Texas Tax Code; and

WHEREAS, OWNER owns the real property described by metes and bounds and by map on Exhibit "A", and Exhibit "B" attached hereto and incorporated herein by reference (the "Property" and intends to make certain Improvements (as defined below) to the Property; and

WHEREAS, the contemplated use of the Property, the contemplated Improvements to the Property in the amount as set forth in this Agreement, and the other terms hereof are consistent with encouraging development of the Reinvestment Zone in accordance with the purposes for its creation and are in compliance with the Tax Abatement Policy.

NOW THEREFORE, in consideration of the mutual benefits and promises contained herein and for good and other valuable consideration, the adequacy and receipt of which is hereby acknowledged, the parties hereto do mutually agree as follows:

I. DEFINITIONS

Whenever used in this Agreement, the following terms shall have the meanings ascribed to them:

1.1 "Estimated Tax Value" means the estimated depreciated Tax Net Book Values applicable to the real property improvements and the Tangible Personal Property improvements comprising the Investment described in Paragraph 2.2 below, as scheduled on Exhibit "D" attached hereto and incorporated herein by reference. For reference purposes, the Estimated Tax Values scheduled on Exhibit "D" are determined using the Navarro Central Appraisal District's appraisal guidelines in effect as of the date of this Agreement.

1.2 "Event of Bankruptcy or Insolvency" means the dissolution or termination of a party's existence as a going business, insolvency, appointment of receiver for any part of a party's property and such appointment is not terminated within ninety (90) days after such appointment is initially made, any general assignment for the benefit of creditors, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against such party and such proceeding is not dismissed within ninety (90) days after the filing thereof.

1.3 "Force Majeure" means any contingency or cause beyond the reasonable control of OWNER including, without limitation, acts of God or the public enemy, war, riot, pandemic, civil commotion, insurrection, adverse weather, permitting delays, supply chain disruptions, governmental or de facto governmental action (unless caused by acts or omissions of OWNER), fires; explosions or floods, and strikes and labor disruptions.

1.4 "In Service Project Cost" means the initial project cost of the Improvements identified and defined in Paragraph 2.2 below, as of the date such Improvements are first placed into service by OWNER

1.5 "Tangible Personal Property" means tangible personal property classified as such under state law and hereafter located on the Property, but expressly excludes inventory and supplies, and any tangible personal property that was located in the Reinvestment Zone at any time before the date of this Agreement.

1.6 "Taxable Value" means the appraised value as certified by the Navarro County Appraisal District as of January 1 of a given year.

Other terms defined elsewhere in this Agreement shall have the meanings therein ascribed to those terms.

II. OWNER'S OBLIGATIONS

2.1 The property to be the subject of this Agreement shall be the Property described herein in Exhibits A and B.

2.2 For the purposes of fulfilling this Agreement, the OWNER shall make improvements to the Property and personal property acquisitions as described in Exhibit "C" attached hereto and incorporated herein by reference (collectively the "Improvements"), having a minimum total Estimated Tax Value as shown in schedule on Exhibit "D" in real property improvements and in Tangible Personal Property improvements to be added (hereinafter collectively referred to as the "Investment"). On or before January 1, 2027, OWNER shall substantially complete all Improvements and cause an increase in Taxable Value to the amount shown in the "Year 1" column of Exhibit "D". On or before January 1, 2027, OWNER shall maintain a minimum of 170 full-time equivalent jobs as described in Exhibit "F", at the Property and OWNER shall maintain such jobs at the Property throughout the Term of this Agreement. Notwithstanding the foregoing deadlines, OWNER shall have such additional time to satisfy the obligations contained in this Paragraph 2.2 as may reasonably be required in the event of Force Majeure if OWNER is diligently and faithfully pursuing satisfaction of the applicable obligation. The date of substantial completion of the Improvements shall be defined as the date a Certificate of Occupancy is issued by the CITY.

2.3 As good and valuable consideration for this Agreement, OWNER agrees and covenants that it will diligently and faithfully pursue the completion of the Improvements in a good and workmanlike manner. OWNER further covenants and agrees that all construction of the Improvements and use of the Property will be in accordance with all applicable State and local laws, codes, and regulations (or valid waiver thereof). In further consideration, OWNER agrees and covenants that OWNER will continuously operate, maintain and occupy the Property as a manufacturing facility from the date of Certificate of Occupancy is issued until expiration of the Term of this Agreement.

2.4 OWNER further agrees that the COUNTY, its agents and employees shall have reasonable right of access to the Property, upon not less than ten (10) days' prior written notice to OWNER, to inspect the Improvements in order to ensure that the construction of the Improvements is in accordance with this Agreement and all applicable State and local laws and regulations (or valid waiver thereof). After completion of the Improvements, the COUNTY shall have the continuing right to inspect the Property, upon not less than ten (10) days' prior written notice to OWNER, to ensure that it is thereafter maintained, operated and occupied in accordance with this Agreement throughout the Term of this Agreement. In addition, the OWNER agrees that appraisal district representatives shall have reasonable right of access to the Property, upon not less than ten (10) days' prior written notice to OWNER, for the purpose of ad valorem property tax appraisal for all real property and improvements to real property, tangible personal property, inventory and equipment.

2.5 OWNER agrees that it will register all permanent jobs with the Texas Workforce Commission and that all contractors shall be encouraged to seek qualified workers through the Texas Workforce Commission.

III. ABATEMENT OF TAXES

3.1 Subject to the terms and conditions of this Agreement, and subject to the rights of holders of any outstanding bonds of the COUNTY, a portion of ad valorem real property taxes from the Property, and a portion of taxes for Tangible Personal Property in place at the Property on January 1st of each year, that are otherwise owed to the COUNTY, shall be abated. Said ad valorem real property tax abatement/freeze shall

be for a ten (10) year term and shall apply to the taxes assessed upon the increased value of the eligible Property, after installation of the real property improvements contemplated by Paragraph 2.2, over the value of the Property in the year in which this Agreement is executed; and said Tangible Personal Property tax abatement shall be for a ten (10) year term and shall apply to the taxes assessed upon the increased value of the eligible Tangible Personal Property Improvements contemplated in Paragraph 2.2, over the value of in place Tangible Personal Property in the year in which this Agreement is executed; all subject to, and in accordance with, the terms of this Agreement, the Tax Abatement Policy, Chapter 312, Texas Tax Code, and all applicable state and local regulations (or valid waiver thereof). The percentage (%) level of tax abatement for both Real Property Improvements and Tangible Personal Property during the foregoing ten (10) year terms shall be as described below in "Table 3.1, Tax Abatement Schedule."

Table 3.1 Tax Abatement Schedule For Real Property Improvements and Tangible Personal Property Added	
Year of Abatement	Level (%) of Tax Abatement
1	50
2	50
3	50
4	50
5	50
6	50
7	50
8	50
9	50
10	50

The tax abatement for Tangible Personal Property will apply only to the Tangible Personal Property added to the Property after this Agreement is executed. Notwithstanding the foregoing, the OWNER shall have the right to protest and/or contest any assessment of the Property. No reduction in abatement or default shall occur under this Agreement until any protest or contest is finally resolved and the resulting assessed value is determined.

3.2 Said abatement(s) shall extend for a period of ten (10) years, as applicable, to the real property and the Tangible Personal Property tax abatement, with each such tax abatement beginning with the tax year on January 1, 2027, and shall remain in effect during the Term of this Agreement as long as the OWNER (a) incurs and maintains the minimum Taxable Value at the Estimated Tax Value as shown on Exhibit "D" for the Investment as contemplated under Paragraph 2.2 each year during the Term of this Agreement; (b) maintains a minimum of 170 full-time equivalent jobs, as shown in Exhibit "F" at the Property; and (c) otherwise satisfies all of the terms, conditions, and obligations of this Agreement.

3.3 It is understood and agreed among the parties that the Property shall be appraised at market value for the purposes of the applicable real and personal property tax assessments effective as of January 1, 2027 and continued at market value until the expiration of the Term of this Agreement.

IV.
TERM OF THE AGREEMENT

4.1 The term of this Agreement (the "Term") shall begin on the date of this Agreement and end upon completion of the final abatement year.

4.2 Prior to October 1st of each year during the Term of this Agreement, OWNER shall certify to the governing body of the COUNTY and each taxing unit that OWNER is in compliance with all of the terms and conditions of this Agreement.

V.
DEFAULT AND RECAPTURE OF ABATED TAX

5.1 In the event that (a) OWNER fails to incur and maintain throughout the Term of this Agreement minimum Taxable Value for the Improvements comprising the Investment at least equal to the Estimated Tax Value as scheduled on Exhibit "D"; as contemplated under Paragraph 2.2 and for which an abatement has been granted, or the Improvements otherwise are not completed in accordance with this Agreement; (b) OWNER fails to maintain throughout the Term of this Agreement a minimum of 170 full-time equivalent jobs, as shown in Exhibit "F" at the property; (c) OWNER allows its ad valorem taxes owed the COUNTY to become delinquent and fails to timely and properly follow the legal procedures for protest and/or contest of any such ad valorem taxes; (d) OWNER has an Event of Bankruptcy or Insolvency (as defined in Paragraph 1.2); or (e) OWNER otherwise fails to comply with any of the terms, conditions, or obligations of this Agreement, the OWNER shall be in default of this Agreement.

5.2 In the event of default, COUNTY shall give the OWNER written notice of such default. If the OWNER has not cured such default within sixty (60) days after said written notice, this Agreement may be terminated by the COUNTY. If COUNTY provides written notice to OWNER of a default under Section 5.1 and OWNER is unable or elects not to cure such default within the sixty (60)-day cure period, OWNER shall have the right, but not the obligation, to make a minimum payment equal to: (Estimated Taxable Value in Exhibit D – Actual Taxable Value) × Current County Ad Valorem Rate × Level of Tax Abated for the respective abatement year. If OWNER elects to make the foregoing payment, OWNER will no longer be deemed to be in such default under the Agreement for the remainder of the year during which such default occurred. If the COUNTY terminates this Agreement in the event of default, OWNER shall repay to the COUNTY all taxes which otherwise would have been paid to the COUNTY without the benefit of abatement during the Term of this Agreement, together with interest at the statutory rate for delinquent taxes as determined by Section 33.01 of the Texas Tax Code (but without the addition of penalty) and COUNTY's reasonable attorney's fees and collection costs incurred in enforcing its rights hereunder. Such amounts shall be due, owing, and payable to the COUNTY within sixty (60) days after the expiration of the above mentioned 60-day cure period. The parties acknowledge that COUNTY will suffer damages in the event of OWNER's default under this Agreement. The parties acknowledge that actual damages in the event of default and termination would be speculative and difficult to determine. OWNER's obligation to pay any amounts hereunder shall survive termination of this Agreement.

5.3 It is expressly acknowledged and agreed between the parties that the COUNTY shall have the right

to place a tax lien against the Property pursuant to Section 32.01 of the Texas Tax Code in the event of a default by OWNER under this Agreement. Such lien shall secure the payment of all taxes abated and subject to recapture under this Agreement, together with all other amounts payable hereunder. Any such lien may be fully enforced pursuant to the provisions of the Texas Tax Code. Also, to collect any amounts payable hereunder, the COUNTY shall have all other remedies provided generally in the Tax Code for the collection of delinquent property tax.

VI. GENERAL PROVISIONS

6.1 The COUNTY represents and warrants that the Property does not include any property that is owned by a member of the Commissioner's Court approving, or having responsibility for the approval of this Agreement.

6.2 The terms and conditions of the Agreement are binding upon the successors and permitted assigns of all parties hereto. This Agreement may not be assigned by OWNER without the prior written consent of the COUNTY, such consent to be at the sole discretion of the COUNTY; provided, however, that upon written notice to the COUNTY, OWNER may assign its rights under this Agreement to an affiliate of OWNER. In the event of any assignment or transfer of the Property by OWNER (whether by sale, merger, restructuring, or otherwise), or upon any succession-in-interest to OWNER, including through acquisition of the Property, the successor-in-interest to OWNER shall be bound by this Agreement and shall assume all obligations hereunder.

6.3 It is understood and agreed between the parties that the OWNER, in performing its obligations hereunder, is acting independently, and the COUNTY assumes no responsibility or liability in connection therewith to third parties and OWNER agrees to indemnify and hold harmless the COUNTY therefrom. It is further understood and agreed among the parties that the COUNTY, in performing its obligations hereunder, is acting independently, and the OWNER assumes no responsibility or liability in connection therewith to third parties and the COUNTY agrees to indemnify and hold harmless the OWNER therefrom.

6.4 Notices required to be given to any party to this Agreement shall be given personally or by certified mail, return receipt requested, postage prepaid, addressed to the party at its address set forth below, and given by mail, shall be deemed delivered as of the date personally delivered or three days after deposit in the United States mail:

For COUNTY by notice to:

City of Corsicana
Attention: City Manager
Corsicana Government Center
200 North 12th Street
Corsicana, Texas 75110

For OWNER by notice to:

Guardian Industries, LLC

3801 S. US HWY 287
Corsicana, TX 75109

With a copy to:
Guardian Industries, LLC
Attn: General Counsel
2300 Harmon Road
Auburn Hills, Michigan 48326

Guardian Industries, LLC
Attn: Tax Department
PO Box 2900
Wichita, KS 67201-2900

Any party may change the address to which notices are to be sent by giving the other party written notice in the manner provided in this Section.

6.5 This Agreement constitutes the entire and final expression of the agreement of the parties hereto with respect to the subject matter hereof. This Agreement can be modified or amended only by a written agreement executed by both parties.

6.6 If either party commences an action against the other party arising out of or in connection with this Agreement, the prevailing party shall be entitled to recover from the other party reasonable attorneys' fees and costs of suit.

6.7 This Agreement shall be governed by the laws of the State of Texas, without regard to its choice of law rules. This Agreement is performable in Navarro County, Texas. Exclusive venue for any litigation related to, or arising out of, this Agreement shall lie in Navarro County, Texas.

6.8 In this Agreement, time is of the essence.

6.9 This Agreement may be executed simultaneously in two or more counterparts (including by electronic or facsimile signatures), each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

6.10 This Agreement was authorized by resolution of the Navarro County Commissioner's Court at its regularly scheduled meeting on the 22nd day of December, 2025, authorizing the County Judge to execute the Agreement on behalf of the County.

6.11 This AGREEMENT was entered into by Guardian Industries, LLC, pursuant to authority granted by its board of managers on the ____th day of _____, 2025.

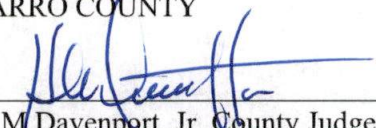
6.12 This AGREEMENT shall constitute a valid and binding agreement between the COUNTY and OWNER when executed in accordance herewith, regardless of whether any other taxing unit executes a similar agreement for tax abatement.

Witness our hands this 22nd day of December, 2025.

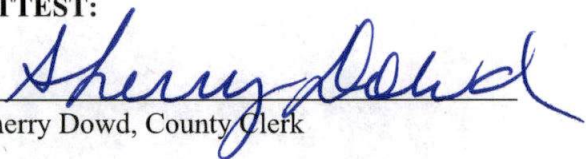


APPROVED:

NAVARRO COUNTY

By: 
H.M. Davenport, Jr. County Judge

ATTEST:


Sherry Dowd, County Clerk

Guardian Industries, LLC

By: _____

Name: _____

Title: _____

EXHIBITS ATTACHED:

- A Survey and Description of Property
- B Overhead Map of Property
- C Application for Tax Abatement
- D Estimated Tax Value Schedule
- E Environmental Impact Letter to City
- F Schedule of Employment

Exhibit A

BOBBY E. BRUCE REGISTERED PROFESSIONAL LAND SURVEYOR

P.O. Box 541

Corsicana, Texas 75151

803-872-0113

125.653 ACRES
CORSICANA, NAVARRO COUNTY, TEXAS

RANSOM HEATON SURVEY
ABSTRACT NO. 340

All that certain lot, tract, or parcel of land, being 125.653 acres situated in the Ransom Heaton Survey, Abstract No. 340, in the City of Corsicana, Navarro County, Texas, and being part of a called 144.394 acres tract described in deed from Raymond Hayes to Guardian Industries Corporation, dated August 11, 1978, and recorded in Volume 900 Page 377, in the Deed Records of Navarro County, Texas. Said 125.653 acres are more fully described as follows;

Beginning at a point for the north corner of this tract and the called 144.394 acres tract and in the southwest line of the Burlington Rock Island Railroad property;

Thence south 48 degrees 46 minutes east along the railroad property a distance of 541.2 feet to a point for corner, and being 100 feet from the center of the track;

Thence north 41 degrees 14 minutes east along the railroad property a distance of 50 feet to a point for corner, and being 50 feet from the center of the track;

Thence south 48 degrees 46 minutes east along the railroad property a distance of 788.9 feet to a point for corner, and being 50 feet from the center of the track;

Thence south 41 degrees 14 minutes west along the railroad property a distance of 50 feet to a point for corner, and being 100 feet from the center of the track;

Thence south 48 degrees 46 minutes east along the railroad property a distance of 1619.4 feet to a point for corner, and being 100 feet from the center of the track, and being in the intersection of the southwest line of the railroad property and the northwest line of Lake Halbert Road, a public road;

Thence south 58 degrees 14 minutes west along the northwest line of Lake Halbert Road a distance of 2,573.7 feet to a point for corner in the northeast line of U. S. Highway 287;

Thence north 43 degrees 48 minutes west along the northeast line of U. S. Highway 287 a distance of 1327 feet to a point for corner, and being the south corner of the First Tract, called 5.00 acres tract, (save and except), in Volume 900 Page 377;

Thence north 46 degrees 12 seconds east a distance of 792 feet to a point for the east corner of the called 5.000 acres tract;

Thence north 43 degrees 48 minutes west along the northeast lines of the called 5.000 acres tract, and the Second Tract, called 5.000 acres, (save and except), in Volume 900 Page 377, and an 8.7411 acres tract conveyed out of the called 144.394 acres tract, a distance of 1,039.93 feet to a point for the north corner of the 8.7411 acres tract, and in the northwest line of the called 144.394 acres tract;

Thence north 45 degrees 00 seconds east a distance of
1,446.98 feet to the place of beginning and containing
125.653 acres of land.

This is to certify that the foregoing field notes were
prepared from deed records only.

Bobby E. Bryce

06-28-06

Bobby E. Bryce
Registered Professional Land Surveyor No. 4890

Exhibit B

Guardian Industries, LLC

Navarro County - Parcel Map

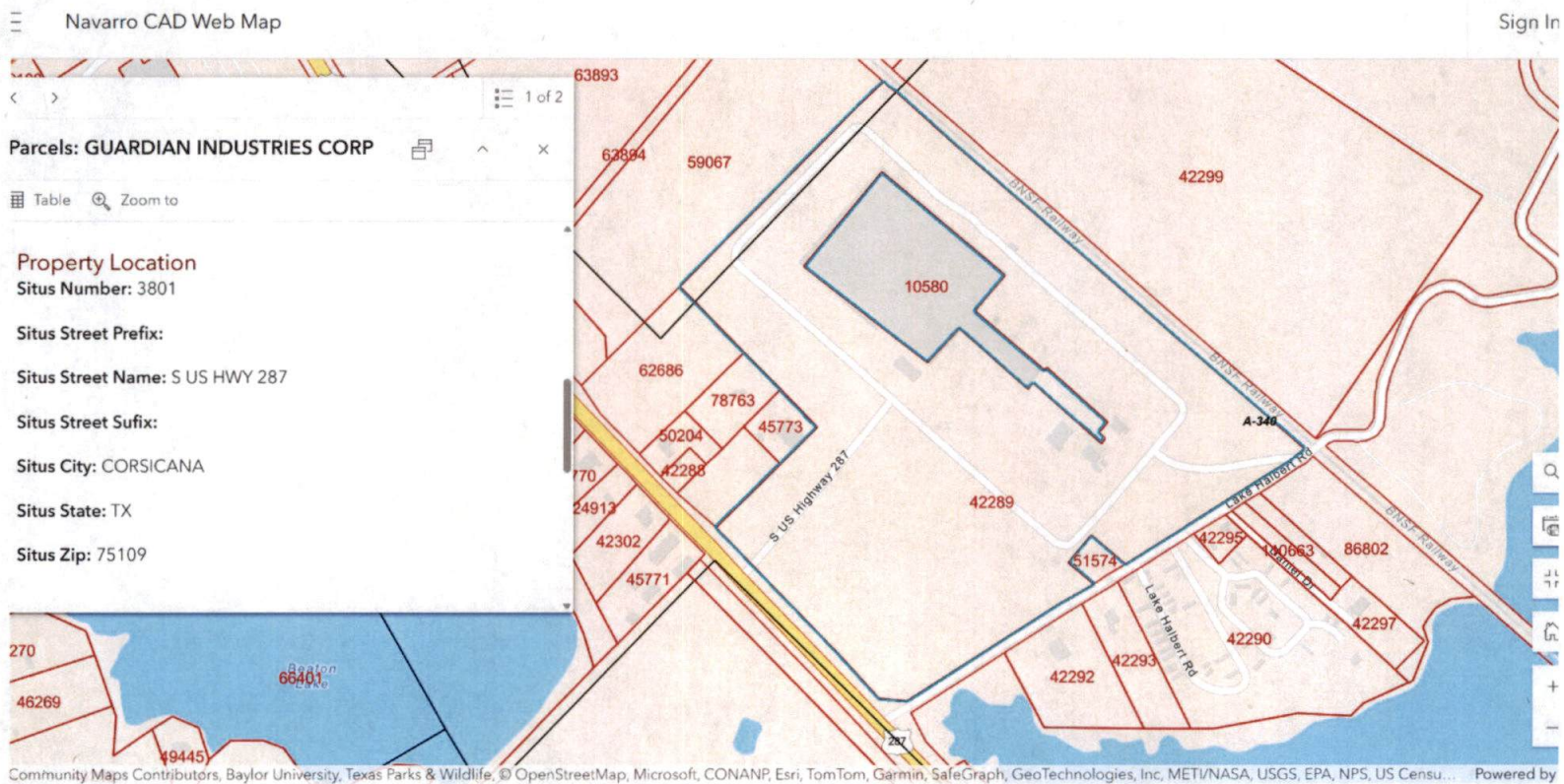


Exhibit C

APPLICATION FOR TAX ABATEMENT

Instructions: Please print or type. Submit the completed and signed original copy of the Application for Tax Abatement with attachments to: The City of Corsicana Economic Development Department, 200 North 12th Street, Corsicana, Texas 75110

1. Date 10/10/2025

2. Name of Firm, Partnership or Corporation and mailing address

Please print or type: Guardian Industries, LLC
3801 S US HWY 287
Corsicana, TX 75109

2a. Have you received a previous tax abatement from the City of Corsicana?
YES (YES/ NO)

2b. If yes, when?

2013

3. Number of new full time employees to be added _____
(*A minimum of 15 new, full-time [e.g. 40 hours/week] jobs are required.)

0

4. Number of acres of property to be developed _____

125.653

4a. Plat of property and Development or Site Plan attached? _____
(Official Property Survey with metes and bounds required)

Yes (YES/ NO)

5. Estimated value of existing real property to be developed _____

\$ 17,000,000

6. Estimated value of real property improvements _____
(A minimum \$500,000.00 investment required, unless otherwise approved by City Council)

\$ 1,000,000

7. Estimated value of existing inventory _____

\$ 14,000,000

8. Estimated value of inventory to be added _____

\$ 0

9. Estimated value of existing personal property _____

\$ 54,000,000

10. Estimated value of taxable personal property improvements _____

\$ 49,000,000

11. Total estimated value of new taxable investment to be made (Total of Items # 6, 8 & 10)

\$ 50,000,000

12. Description of real property improvements to be made:

Cold Tank Chimney improvements.

12. Description of Public Services available for project development and new facilities and / or services required.

Water:	Existing service expected to meet project requirements; anticipate increase water consumption for a few days at the start of the project.
Wastewater:	Existing service expected to meet project requirements; anticipate increase wastewater discharge at the start of the project.
Railways:	Existing service expected to meet project requirements.
Natural Gas:	Existing service expected to meet project requirements.
Electricity:	Existing service expected to meet project requirements.

13. One Year Development Schedule for all improvements.

1st Quarter:	Furnace shut down and site preparation for construction. Initial construction and installation of new additions.
2nd Quarter:	Final installation and resuming production, Furnace and Tin Bath heat-ups.
3rd Quarter:	Initiate start-up processes and increase production to normal capacity.
4th Quarter:	Normal Business resumes.

* Qualification for pro-rating new employees is determined on a case-by-case basis.

The City of Corsicana Economic Development Department
200 North 12th Street, Corsicana, Texas 75110

APPLICATION FOR TAX ABATEMENT (Page 2)

14. Expected impact on the Corsicana Independent School District.

No anticipated impact.

15. Expected benefit to the local economy.

The project is expected to deliver substantial benefits to the Corsicana local economy by directly supporting workforce development through targeted up-skilling and cross training of employees at the plant. In addition to direct employment, the project will create indirect job opportunities, engaging an estimated 250 contractors through internal and external support teams throughout its duration. These indirect jobs will stimulate economic activity across multiple local sectors, including increased demand for lodging services, local laundry services, and increased foot traffic to retailers and restaurants. Guardian expects to provide regular meals per day to the on-site personnel, sourced from local restaurants and catering services. The direct and indirect impacts of the project will generate positive economic contributions for the broader Corsicana community.

16. Estimated annual payroll of new employees.

No net new jobs anticipated by the project. Rather, retained employees will be given the opportunity to up-skill and continue to earn, on average, \$5,000 over the average annual wage of the county.

17. Description of product to be manufactured or distributed.

Clear float architectural glass for residential & commercial market.

18. Expected productive life of all real property improvements.

15 to 20 years

19. Identification and quantity of all Pollutants and Emissions:

TYPE	QUANTITY
AIR:	
NOISE:	
SOLID WASTE:	
WASTEWATER:	

20. Certification of no materially adverse environmental impact as a result of the improvements and operations

See Attachment

21. Project in compliance with relevant zoning requirements.

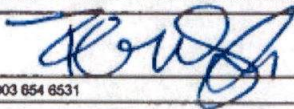
Yes

22. Reasonable proof of financial ability.

23. References from past communities, if applicable.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief.

sign
here >



Phone: +1 903 654 6531

Date: 10/10/2025

Submitted By	(Please Print)
Name:	Paul Warsing
Title:	Plant Manager
Date:	10-10-2025

Received by the City of Corsicana	
Name:	
Title:	
Date:	

For assistance in completing this form call the City of Corsicana, Texas - 903.654.4806. An Equal Opportunity Employer

The City of Corsicana Economic Development Department
200 North 12th Street, Corsicana, Texas 75110

Exhibit D

Guardian Industries, LLC - Corsicana Facility Estimated Tax Value Schedule

Year of Abatement	Taxable Value Estimates	
1	\$	41,500,000
2	\$	39,800,000
3	\$	38,000,000
4	\$	36,000,000
5	\$	33,900,000
6	\$	31,700,000
7	\$	29,200,000
8	\$	26,500,000
9	\$	23,700,000
10	\$	20,600,000

Exhibit E



Jim Holgersson
City Manager
City of Corsicana, Texas
200 N. 12th Street
Corsicana, TX 75110

Dear Mr. Holgersson,

In accordance with the requirements of the Environmental Protection Agency (EPA), the Texas Commission on Environmental Quality (TCEQ), and the municipal codes for the City of Corsicana, Texas, Guardian Industries, LLC ("Guardian") affirms that the planned capital investment of approximately \$50 million at its Corsicana, Texas, location will comply with all applicable environmental standards and regulations.

Please contact me at pwarsing@guardian.com with any questions or for additional information regarding Guardian's environmental compliance measures.

Yours sincerely,

Paul Warsing
Plant Manager
Guardian Industries, LLC
+1 903 654 6531

Exhibit F

Guardian Industries, LLC - Corsicana Facility Schedule of Employment

Year of Abatement	Minimum Retention of FTEs
1	170
2	170
3	170
4	170
5	170
6	170
7	170
8	170
9	170
10	170