

April 4, 2017

Mr. Will Counihan  
Regional Fiscal Analysis  
Local Government Assistance and  
Economic Development Division  
Texas Comptroller of Public Accounts  
111 E. 17<sup>th</sup> Street  
Austin, Texas 78774

**VIA FEDERAL EXPRESS**

Re: Skidmore-Tynan Independent School District (“District”) / Tax Limitation Agreement: Pacific Wind Development, LLC (“Applicant”)  
Application No. 1177  
Amended Application dated March 29, 2017

Dear Mr. Counihan:

Pursuant to Desiree Caufield’s email dated March 29, 2017, attached are amended Application pages as follows:

1. Pages:
  - Application page 5, Section 9: changing the beginning of the Qualifying Time Period to January 1, 2018.
  - Tab 6, Paragraph 3: increased number of turbines located in Skidmore-Tynan ISD.
  - Tab 11 – Qualified Property Map: modified map to show Skidmore-Tynan ISD boundary.
  - Tab 12 – Letter: increased the number of Qualifying Jobs in Mathis ISD to three (3).
  - Tab 17 – Revised signature and confirmation page dated March 29, 2017.
2. One (1) electronically digitized copy of the amended Application pages.

The Application was received on February 9, 2017. The Board of Trustees of the District elected to consider the Application on February 13, 2017. The District determined the Application was complete on February 16, 2017. The amended Application pages were received on March 31, 2017.

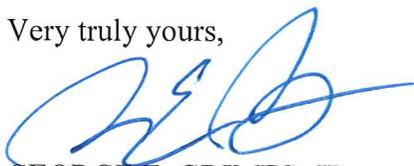
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The District requests that the Comptroller provide an economic impact evaluation.

By copy of this letter, we are notifying the Applicant that the District has submitted the amended Application pages to the Comptroller.

Please call if you have any questions.

Very truly yours,



GEORGE E. GRIMES, JR.

GEG/paw  
Enclosures

cc: Jason DuTerroil  
*(Certified Mail No. 7016 0600 0001 0200 9103; Return Receipt Requested; w/enclosures)*

Bucky Brannen  
*(Certified Mail No. 7016 0600 0001 0200 9097; Return Receipt Requested; w/enclosures)*

Randy Hoyer, Superintendent of Schools  
*(Via U.S. Postal Service; w/enclosures)*

# Application for Appraised Value Limitation on Qualified Property

## SECTION 9: Projected Timeline

1. Application approval by school board ..... July 2017
2. Commencement of construction ..... 3Q 2018
3. Beginning of qualifying time period ..... January 1, 2018
4. First year of limitation ..... 2020
5. Begin hiring new employees ..... 1Q 2019
6. Commencement of commercial operations ..... 4Q 2019
7. Do you propose to construct a new building or to erect or affix a new improvement after your application review start date (date your application is finally determined to be complete)? .....  Yes  No  
**Note:** Improvements made before that time may not be considered qualified property.
8. When do you anticipate the new buildings or improvements will be placed in service? ..... 4Q 2019

## SECTION 10: The Property

1. Identify county or counties in which the proposed project will be located San Patricio County; Bee County
2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property San Patricio CAD; Bee CAD
3. Will this CAD be acting on behalf of another CAD to appraise this property? .....  Yes  No
4. List all taxing entities that have jurisdiction for the property, the portion of project within each entity and tax rates for each entity:  
 County: San Pat, 51%, .49192; Bee, 49%, .51792 City: n/a  
(Name, tax rate and percent of project) (Name, tax rate and percent of project)  
 Hospital District: n/a Water District: Bee Water Cons. Dist., 49%, 0.005  
(Name, tax rate and percent of project) (Name, tax rate and percent of project)  
 Other (describe): Coastal Bend College, 49%, .18524 Other (describe): San. Pat Drainage; 51%, .05789  
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
5. Is the project located entirely within the ISD listed in Section 1? .....  Yes  No  
 5a. If no, attach in **Tab 6** additional information on the project scope and size to assist in the economic analysis.
6. Did you receive a determination from the Texas Economic Development and Tourism Office that this proposed project and at least one other project seeking a limitation agreement constitute a single unified project (SUP), as allowed in §313.024(d-2)? .....  Yes  No  
 6a. If yes, attach in **Tab 6** supporting documentation from the Office of the Governor.

## SECTION 11: Investment

**NOTE:** The minimum amount of qualified investment required to qualify for an appraised value limitation and the minimum amount of appraised value limitation vary depending on whether the school district is classified as Subchapter B or Subchapter C, and the taxable value of the property within the school district. For assistance in determining estimates of these minimums, access the Comptroller's website at [www.texasahead.org/tax\\_programs/chapter313/](http://www.texasahead.org/tax_programs/chapter313/).

1. At the time of application, what is the estimated minimum qualified investment required for this school district? ..... 10,000,000.00
2. What is the amount of appraised value limitation for which you are applying? ..... 20,000,000.00  
**Note:** The property value limitation amount is based on property values available at the time of application and may change prior to the execution of any final agreement.
3. Does the qualified investment meet the requirements of Tax Code §313.021(1)? .....  Yes  No
4. Attach a description of the qualified investment [See §313.021(1).] The description must include:
  - a. a specific and detailed description of the qualified investment you propose to make on the property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (**Tab 7**);
  - b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your minimum qualified investment (**Tab 7**); and
  - c. a detailed map of the qualified investment showing location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period, with vicinity map (**Tab 11**).
5. Do you intend to make at least the minimum qualified investment required by Tax Code §313.023 (or §313.053 for Subchapter C school districts) for the relevant school district category during the qualifying time period? .....  Yes  No

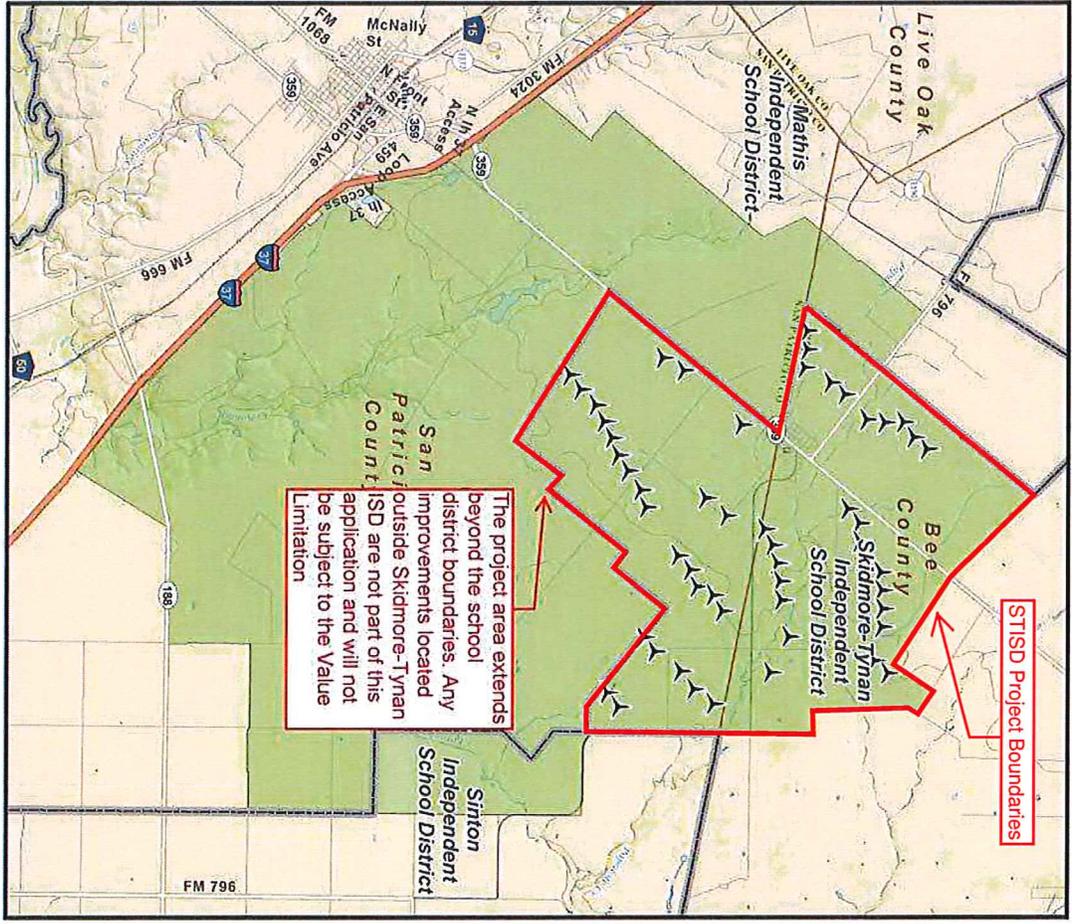
**Tab 6****Additional Information on Project Scope and Size to Assist in Economic Analysis**

The proposed project site consists of a total of 39,265.62 acres that would be used for the construction of a utility-scale renewable energy electricity generation facility. Of this total acreage, 12,178.48 acres are located within Skidmore-Tynan Independent School District's boundaries and 25,558.29 acres are located within Mathis Independent School District's boundaries. A relatively small portion consisting of 1,528.85 acres of the proposed project site is located in Sinton Independent School District's boundaries. Accordingly, from a strictly geographic standpoint, 31.02% of the project area would be located within Skidmore-Tynan ISD's boundaries, 65.09% of the project area would be located within Mathis ISD's boundaries, and 3.89% of the project area would be located within Sinton ISD's boundaries.

Because the density of potential turbine locations and other potential project improvements is different in each of the school districts, the proposed investment in each of the school district's boundaries would be \$108,500,000 (43.4%) in Skidmore-Tynan ISD's boundaries and \$141,500,000 (56.6%) in Mathis ISD's boundaries. Applicant does not intend to pursue a Chapter 313 value limitation agreement with Sinton ISD because only a small portion of the potential project would be within Sinton ISD's boundaries.

Applicant anticipates it would construct approximately 81 – 117 turbines for the entire project. Of these total turbines, approximately 40 – 53 turbines would be located in Skidmore-Tynan Independent School District, and approximately 41 – 64 turbines would be located in Mathis Independent School District.

Although Applicant has preliminarily analyzed the proposed project location and considered the factors that affect turbine placement, the exact number and placement of these turbines depend on wind and environmental factors still being considered, as well as other business decisions yet to be made.



**Legend**

- Preliminary Turbine Location
- School District Boundary
- Site Boundary

**Karankawa Wind Farm**  
Bee & San Patricio Counties, TX

0 0.5 1 1.5 2  
Miles

**AVANGRID**  
RENEWABLES

Modified Date: 1/27/2017

Path: \\pww\prod\gis\_data\Projects\Karankawa\MapDocuments\Report\_Figures\SchoolDistrict\Karankawa\_CoverageMap.mxd

March 29, 2017

Dr. Randy Hoyer  
Superintendent  
Skidmore-Tynan Independent School District  
224 W. Main St.  
Skidmore, TX 78389

Dear Dr. Hoyer:

Pacific Wind Development, LLC ("PWD") requests that the Skidmore-Tynan Independent School District's Board of Trustees waive the job requirement as allowed by Tex. Tax Code § 313.025(f-1). Under this provision, a school district's governing body may waive the job creation requirement in Tex. Tax Code §§ 313.021(2)(A)(iv)(b) or 313.051(b) and approve an application if it makes a finding that the jobs-creation requirement exceeds the industry standard for the number of employees reasonably necessary for the operation of the facility.

While wind energy generation projects create a large number of jobs during the construction phase, the long-term operational phase requires a relatively small number of highly-skilled jobs. These jobs are filled by technicians who conduct scheduled and unscheduled maintenance and repair work on wind turbines, electrical collection systems, processing substations, and other infrastructure associated with utility scale wind electricity generation. These facilities often include additional jobs such as project managers who may work offsite.

The industry standard number of full-time jobs during the operational phase is approximately 1 job for every 15 to 20 wind turbines serviced. Based on this standard, PWD will employ approximately 5 technicians to service the entire 200 MW project, including 2 technicians for the portion of the project in Skidmore-Tynan ISD, and 3 technicians for the portion of the project in Mathis ISD.

Accordingly, Pacific Wind Development, LLC requests that the Skidmore-Tynan Independent School District's Board of Trustees find that the job creation requirement exceeds the industry standard and waive the requirement for the proposed project.

Sincerely,



Jesse Gronner  
Vice President, Avangrid Renewables, LLC



# Application for Appraised Value Limitation on Qualified Property

## SECTION 16: Authorized Signatures and Applicant Certification

After the application and schedules are complete, an authorized representative from the school district and the business should review the application documents and complete this authorization page. Attach the completed authorization page in Tab 17. NOTE: If you amend your application, you will need to obtain new signatures and resubmit this page, Section 16, with the amendment request.

### 1. Authorized School District Representative Signature

I am the authorized representative for the school district to which this application is being submitted. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code.

**print here** → Dr. Randy Hoyer Superintendent, Skidmore-Tynan ISD  
Print Name (Authorized School District Representative) Title

**sign here** →  3-29-17  
Signature (Authorized School District Representative) Date

### 2. Authorized Company Representative (Applicant) Signature and Notarization

I am the authorized representative for the business entity for the purpose of filing this application. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code. The information contained in this application and schedules is true and correct to the best of my knowledge and belief.

I hereby certify and affirm that the business entity I represent is in good standing under the laws of the state in which the business entity was organized and that no delinquent taxes are owed to the State of Texas.

**print here** → Mr. Jesse Gronner Vice President / Director, Control  
Print Name (Authorized Company Representative (Applicant)) Title

**sign here** →  03/27/2017 3/27/2017  
Signature (Authorized Company Representative (Applicant)) Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

27<sup>th</sup> day of March, 2017  
  
 Notary Public in and for the State of Texas  
 My Commission expires: 01/19/2017

If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.