

# O'HANLON, DEMERATH & CASTILLO

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September 13, 2017

Local Government Assistance & Economic Analysis  
Texas Comptroller of Public Accounts  
P.O. Box 13528  
Austin, Texas 78711-3528

RE: Amended Application to the Glasscock County Independent School District from  
Bearkat Wind Energy II LLC

To the Local Government Assistance & Economic Analysis Division:

Glasscock County Independent School District and Bearkat Wind Energy II LLC, have submitted the following amended application for your review. They have updated the following items in the application:

- Section 14 and Tab 13 Wage and Employment Information has been updated
- Tabs 7 and 8 have been updated and show only one facility to be utilized.
- Tab 11B – Maps show the maintenance building and its location.
- Tab 11C – Maps show the maintenance building and its location.
- Schedule C, Column E has been revised.

Confidential Map of Qualified Investment and Qualified Property are being submitted separately.

Sincerely,



Kevin O'Hanlon  
School District Consultant

Cc: Glasscock County Appraisal District  
Bearkat Wind Energy II LLC

**Attachment 1**  
**Application**

Pages 1 - 8 of the application

Texas Comptroller of Public Accounts

SECTION 14: Wage and Employment Information

1. What is the estimated number of permanent jobs (more than 1,600 hours a year), with the applicant or a contractor of the applicant, on the proposed qualified property during the last complete quarter before the application review start date (date your application is finally determined to be complete)? ..... 0
2. What is the last complete calendar quarter before application review start date:  
 First Quarter     Second Quarter     Third Quarter     Fourth Quarter of 2017  
(year)
3. What were the number of permanent jobs (more than 1,600 hours a year) this applicant had in Texas during the most recent quarter reported to the Texas Workforce Commission (TWC)? ..... 0  
**Note:** For job definitions see TAC §9.1051 and Tax Code §313.021(3).
4. What is the number of new qualifying jobs you are committing to create? ..... 3
5. What is the number of new non-qualifying jobs you are estimating you will create? ..... 0
6. Do you intend to request that the governing body waive the minimum new qualifying job creation requirement, as provided under Tax Code §313.025(f-1)? .....  Yes     No  
 6a. If yes, attach evidence in **Tab 12** documenting that the new qualifying job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards.
7. Attach in **Tab 13** the four most recent quarters of data for each wage calculation below, including documentation from the TWC website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information from the four quarterly periods for which data were available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22).  
 a. Average weekly wage for all jobs (all industries) in the county is ..... 835.25  
 b. 110% of the average weekly wage for manufacturing jobs in the county is ..... 0  
 c. 110% of the average weekly wage for manufacturing jobs in the region is ..... 1,144.00
8. Which Tax Code section are you using to estimate the qualifying job wage standard required for this project? .....  §313.021(5)(A) or  §313.021(5)(B)
9. What is the minimum required annual wage for each qualifying job based on the qualified property? ..... 59,488.00
10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? ..... 59,500.00
11. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? .....  Yes     No
12. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? .....  Yes     No  
 12a. If yes, attach in **Tab 12** supporting documentation from the TWC, pursuant to §313.021(3)(F).
13. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? .....  Yes     No  
 13a. If yes, attach in **Tab 6** supporting documentation including a list of qualifying jobs in the other school district(s).

SECTION 15: Economic Impact

1. Complete and attach Schedules A1, A2, B, C, and D in **Tab 14**. Note: Excel spreadsheet versions of schedules are available for download and printing at URL listed below.
2. Attach an Economic Impact Analysis, if supplied by other than the Comptroller's Office, in **Tab 15**. (*not required*)
3. If there are any other payments made in the state or economic information that you believe should be included in the economic analysis, attach a separate schedule showing the amount for each year affected, including an explanation, in **Tab 15**.

## Attachment 7

### Description of Qualified Investment

- A. A specific and detailed description for 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 (Tab7)**

Bearkat Wind Energy II LLC plans to construct an estimated 162.15 MW wind farm in Glasscock County located entirely within Glasscock County ISD. All of the Qualified Investment for this Project will be located entirely within Glasscock County ISD.

The intended qualified investment includes:

- Wind Turbines
- Foundations
- Collection Systems
- Transmission Lines
- Interconnection Infrastructure
- Additional Meteorological Towers
- Roads
- Operations and Maintenance Facilities (Anticipated to utilize one facility)
- Necessary Control Systems

For the purposes of this application, the Project anticipates using 2.5 to 3.5 MW turbines and associated equipment. Although final turbine selection and location of the infrastructure may change, all equipment outlined above is expected to be located within the Glasscock County ISD. Current plans are to install between 40 and 60 turbines in one phase.

The Project anticipates utilizing a transmission line easement through a neighboring wind project. The overhead transmission line will still be located within Glasscock County and Glasscock County ISD taxable jurisdictions. Bearkat II intends to connect to the Bearkat Substation via a 345KV transmission Line. The substation is located outside of the Project area and reinvestment zone. The portion of the transmission line outside of the reinvestment zone and Project area is expressly excluded from this application.

The exact placement of turbines is subject to ongoing planning, wind studies, engineering, and discussions with landowners and turbine manufacturers. The final number and location of turbines and supporting facilities will be determined before final construction begins. Bearkat Wind Energy II LLC intends to connect to the bearcat Substation via a 345 KV transmission line. All of the infrastructure with the exception of a portion of transmission line will remain within the project boundary and within the Reinvestment Zone. The transmission line will occupy a small easement through the Project's sister site Bearkat Wind Energy I. The map in Attachment 11b shows the proposed project area with the anticipated improvement locations.

## Attachment 8

### Description of Qualified Property

Bearkat Wind Energy II LLC plans to construct an estimated 162.15 MW wind farm in Glasscock County located entirely within Glasscock County ISD. All of the Qualified Investment for this Project will be located entirely within Glasscock County ISD.

The intended Qualified Investment includes the following:

- Wind Turbines
- Foundations
- Collection Systems
- Transmission Lines
- Interconnection Infrastructure
- Additional Meteorological Towers
- Roads
- Operations and Maintenance Buildings (Anticipated to utilize one facility)
- Necessary Control Systems

The Project anticipates utilizing a transmission line easement through a neighboring wind project. The overhead transmission line will still be located within Glasscock County and the taxing jurisdiction of Glasscock County ISD. Bearkat II intends to connect to the Bearkat Substation via a 345KV transmission Line. The substation is located outside of the Project area and reinvestment zone. The portion of the transmission line outside of the reinvestment zone and Project area is expressly excluded from this application.

The exact placement of turbines is subject to ongoing planning, wind studies, engineering, and discussions with landowners and turbine manufacturers. The final number and location of turbines and supporting structures will be determined before construction begins. Bearkat Wind Energy II LLC intends to connect to the Bearkat Substation via a 345 KV transmission line. All of the infrastructure will remain within the project boundary and within the Reinvestment Zone. The map in Attachment 11c shows the proposed project area with the anticipated improvement locations.

### Attachment 13

**a. Average Weekly Wage for All Jobs (All Industries) in the County**

Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2017	1st Qtr	Glasscock County	Total All	0	0	10	Total, All Industries	\$852
2016	2nd Qtr	Glasscock County	Total All	0	0	10	Total, All Industries	\$926
2016	3rd Qtr	Glasscock County	Total All	0	0	10	Total, All Industries	\$742
2016	4th Qtr	Glasscock County	Total All	0	0	10	Total, All Industries	\$821
							Average:	\$835.25

Source Data: Texas Workforce Commission

### Quarterly Employment and Wages (QCEW)

Restart Back Print Download  
[Help with Download](#)

Page 1 of 1 (40 results/page)

Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2016	2nd Qtr	Glasscock County	Total All	00	0	10	Total, all industries	\$926
2016	3rd Qtr	Glasscock County	Total All	00	0	10	Total, all industries	\$742
2016	4th Qtr	Glasscock County	Total All	00	0	10	Total, all industries	\$821
2017	1st Qtr	Glasscock County	Total All	00	0	10	Total, all industries	\$852

**b. 110% of the Average Weekly Wage for Manufacturing Jobs in the Region**

*No Manufacturing Wage Data Available for Glasscock County*

c. **110% of the Average Weekly Wage for Manufacturing Jobs in the Region**

$$\$26.00 \text{ Per Hour} \times 40 \text{ Hours} \times 100\% = \$1,040$$

$$\$1,040 \text{ per Week} \times 52 = \$54,080$$

The annual salary for the Permian Basin Regional Planning Commission as published by the Texas Occupational Employment and Wages in July 2015:

$$\$54,080 \times 1.1 = \$59,488$$

**2016 Manufacturing Average Wages by Council of Government Region  
Wages for All Occupations**

COG	Wages	
	Hourly	Annual
Texas	\$25.41	\$52,850
<a href="#">1. Panhandle Regional Planning Commission</a>	\$22.52	\$46,834
<a href="#">2. South Plains Association of Governments</a>	\$18.27	\$38,009
<a href="#">3. NORTEX Regional Planning Commission</a>	\$24.14	\$50,203
<a href="#">4. North Central Texas Council of Governments</a>	\$26.06	\$54,215
<a href="#">5. Ark-Tex Council of Governments</a>	\$19.07	\$39,663
<a href="#">6. East Texas Council of Governments</a>	\$20.52	\$42,677
<a href="#">7. West Central Texas Council of Governments</a>	\$20.31	\$42,242
<a href="#">8. Rio Grande Council of Governments</a>	\$19.32	\$40,188
<a href="#">9. Permian Basin Regional Planning Commission</a>	\$26.00	\$54,079
<a href="#">10. Concho Valley Council of Governments</a>	\$18.78	\$39,066
<a href="#">11. Heart of Texas Council of Governments</a>	\$21.14	\$43,962
<a href="#">12. Capital Area Council of Governments</a>	\$30.06	\$62,522
<a href="#">13. Brazos Valley Council of Governments</a>	\$17.66	\$36,729
<a href="#">14. Deep East Texas Council of Governments</a>	\$18.06	\$37,566
<a href="#">15. South East Texas Regional Planning Commission</a>	\$33.42	\$69,508
<a href="#">16. Houston-Galveston Area Council</a>	\$27.52	\$57,246
<a href="#">17. Golden Crescent Regional Planning Commission</a>	\$26.38	\$54,879
<a href="#">18. Alamo Area Council of Governments</a>	\$21.67	\$45,072
<a href="#">19. South Texas Development Council</a>	\$15.02	\$31,235
<a href="#">20. Coastal Bend Council of Governments</a>	\$27.85	\$57,921
<a href="#">21. Lower Rio Grande Valley Development Council</a>	\$17.55	\$36,503
<a href="#">22. Texoma Council of Governments</a>	\$20.98	\$43,648
<a href="#">23. Central Texas Council of Governments</a>	\$18.65	\$38,783
<a href="#">24. Middle Rio Grande Development Council</a>	\$23.05	\$47,950

Source: Texas Occupational Employment and Wages

Data published: July 2017

Data published annually, next update will be July 31, 2018

Note: Data is not supported by the Bureau of Labor Statistics (BLS).

Wage data is produced from Texas OES data, and is not to be compared to BLS estimates.

Data intended for TAC 313 purposes only.

## **Attachment 14**

**Schedules A1, A2, B, C and D Completed and Signed Economic Impact (If Applicable)**

Schedule C: Employment Information

Applicant Name **Bearkat Wind Energy II, LLC Wind Energy, LLC**  
ISD Name **Glasscock ISD**

Form 50-296A  
Revised Feb. 2014

	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A Number of Construction FTE's or man-hours (specify)	Column B Average annual wage rates for construction workers	Column C Number of non-qualifying jobs applicant estimates it will create (cumulative)	Column D Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Column E Average annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2017-2018	2017	0	\$ -	N/A	0	N/A
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2018-2019	2018	150 FTE	\$ 52,364.00	N/A	0	N/A
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2019-2020	2019			0	3	\$ 59,500.00
	2	2020-2021	2020			0	3	\$ 59,500.00
	3	2021-2022	2021			0	3	\$ 59,500.00
	4	2022-2023	2022			0	3	\$ 59,500.00
	5	2023-2024	2023			0	3	\$ 59,500.00
	6	2024-2025	2024			0	3	\$ 59,500.00
	7	2025-2026	2025			0	3	\$ 59,500.00
	8	2026-2027	2026			0	3	\$ 59,500.00
	9	2027-2028	2027			0	3	\$ 59,500.00
10	2028-2029	2028			0	3	\$ 59,500.00	
Years Following Value Limitation Period	11 through 26	2029-2044	2029-2044			0	3	\$ 59,500.00

Notes: See TAC 9.1051 for definition of non-qualifying jobs.  
Only include jobs on the project site in this school district.

- C1. Are the cumulative number of qualifying jobs listed in Column D less than the number of qualifying jobs required by statute? (25 qualifying jobs in Subchapter B districts, 10 qualifying jobs in Subchapter C districts)  Yes  No  
If yes, answer the following two questions:
- C1a. Will the applicant request a job waiver, as provided under 313.025(f-1)?  Yes  No
- C1b. Will the applicant avail itself of the provision in 313.021(3)(F)?  Yes  No


## **Attachment 17**

**Signature and Certification page signed and dated by Authorized School District Representative and  
Authorized Company Representative (Applicant)**

Texas Comptroller of Public Accounts

Data Analysis and  
Transparency  
Form 50-296-A

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

Tom Weeaks

Print Name (Authorized School District Representative)

Superintendent

Title

sign here

*Tom Weeaks*

Signature (Authorized School District Representative)

9/12/2017

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

Henrik Tordrup

Print Name (Authorized Company Representative (Applicant))

Authorized Person

Title

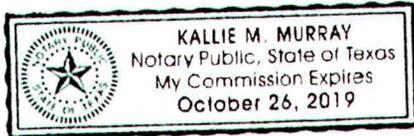
sign here

*Henrik Tordrup*

Signature (Authorized Company Representative (Applicant))

9/11/17

Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

11<sup>th</sup> day of September 2017  
*Kallie M. Murray*  
Notary Public in and for the State of Texas

My Commission expires: 10-26-2019

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.