



**GLENN HEGAR** TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

P.O. Box 13528 • Austin, TX 78711-3528

February 13, 2018

Steve McLaren  
Superintendent  
Klondike Independent School District  
2911 County Road H  
Lamesa, Texas 79331

Re: Certificate for Limitation on Appraised Value of Property for School District Maintenance and Operations taxes by and between Klondike Independent School District and Core Solar SPV IX, LLC, Application 1219

Dear Superintendent McLaren:

On November 15, 2017, the Comptroller issued written notice that Core Solar SPV IX, LLC (applicant) submitted a completed application (Application 1219) for a limitation on appraised value under the provisions of Tax Code Chapter 313.<sup>1</sup> This application was originally submitted on August 31, 2017, to the Klondike Independent School District (school district) by the applicant.

This presents the results of the Comptroller's review of the application and determinations required:

- 1) under Section 313.025(h) to determine if the property meets the requirements of Section 313.024 for eligibility for a limitation on appraised value under Chapter 313, Subchapter C; and
- 2) under Section 313.025(d), to issue a certificate for a limitation on appraised value of the property and provide the certificate to the governing body of the school district or provide the governing body a written explanation of the Comptroller's decision not to issue a certificate, using the criteria set out in Section 313.026.

**Determination required by 313.025(h)**

Sec. 313.024(a)	Applicant is subject to tax imposed by Chapter 171.
Sec. 313.024(b)	Applicant is proposing to use the property for an eligible project.
Sec. 313.024(d)	Applicant has requested a waiver to create the required number of new qualifying jobs and pay all jobs created that are not qualifying jobs a wage that exceeds the county average weekly wage for all jobs in the county where the jobs are located.
Sec. 313.024(d-2)	Not applicable to Application 1219.

Based on the information provided by the applicant, the Comptroller has determined that the property meets the requirements of Section 313.024 for eligibility for a limitation on appraised value under Chapter 313, Subchapter C.

<sup>1</sup> All Statutory references are to the Texas Tax Code, unless otherwise noted.

**Certificate decision required by 313.025(d)**

Determination required by 313.026(c)(1)

The Comptroller has determined that the project proposed by the applicant is reasonably likely to generate tax revenue in an amount sufficient to offset the school district's maintenance and operations *ad valorem tax* revenue lost as a result of the agreement before the 25th anniversary of the beginning of the limitation period, see Attachment B.

Determination required by 313.026(c)(2)

The Comptroller has determined that the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in this state, see Attachment C.

Based on these determinations, the Comptroller issues a certificate for a limitation on appraised value. This certificate is contingent on the school district's receipt and acceptance of the Texas Education Agency's determination per 313.025(b-1).

The Comptroller's review of the application assumes the accuracy and completeness of the statements in the application. If the application is approved by the school district, the applicant shall perform according to the provisions of the Texas Economic Development Act Agreement (Form 50-826) executed with the school district. The school district shall comply with and enforce the stipulations, provisions, terms, and conditions of the agreement, applicable Texas Administrative Code and Chapter 313, per TAC 9.1054(i)(3).

This certificate is no longer valid if the application is modified, the information presented in the application changes, or the limitation agreement does not conform to the application. Additionally, this certificate is contingent on the school district approving and executing the agreement by December 31, 2018.

Note that any building or improvement existing as of the application review start date of November 15, 2017, or any tangible personal property placed in service prior to that date may not become "Qualified Property" as defined by 313.021(2) and the Texas Administrative Code.

Should you have any questions, please contact Will Counihan, Director, Data Analysis & Transparency, by email at [will.counihan@cpa.texas.gov](mailto:will.counihan@cpa.texas.gov) or by phone toll-free at 1-800-531-5441, ext. 6-0758, or at 512-936-0758.

Sincerely



Mike Reissig  
Deputy Comptroller

Enclosure

cc: Will Counihan

## Attachment A – Economic Impact Analysis

The following tables summarize the Comptroller’s economic impact analysis of Core Solar SPV IX, LLC (project) applying to Klondike Independent School District (district), as required by Tax Code, 313.026 and Texas Administrative Code 9.1055(d)(2).

**Table 1** is a summary of investment, employment and tax impact of Core Solar SPV IX, LLC.

Applicant	Core Solar SPV IX, LLC
Tax Code, 313.024 Eligibility Category	Renewable Electric Energy Generation
School District	Klondike ISD
2016-2017 Average Daily Attendance	234
County	Dawson
Proposed Total Investment in District	\$180,000,000
Proposed Qualified Investment	\$180,000,000
Limitation Amount	\$20,000,000
Qualifying Time Period (Full Years)	2019-2020
Number of new qualifying jobs committed to by applicant	2*
Number of new non-qualifying jobs estimated by applicant	0
Average weekly wage of qualifying jobs committed to by applicant	\$975
Minimum weekly wage required for each qualifying job by Tax Code, 313.021(5)	\$975
Minimum annual wage committed to by applicant for qualified jobs	\$50,679
Minimum weekly wage required for non-qualifying jobs	\$707.75
Minimum annual wage required for non-qualifying jobs	\$36,804
Investment per Qualifying Job	\$90,000,000
Estimated M&O levy without any limit (15 years)	\$12,507,592
Estimated M&O levy with Limitation (15 years)	\$4,513,600
Estimated gross M&O tax benefit (15 years)	\$7,993,992

\* Applicant is requesting district to waive requirement to create minimum number of qualifying jobs pursuant to Tax Code, 313.025 (f-1).

**Table 2** is the estimated statewide economic impact of Core Solar SPV IX, LLC (modeled).

Year	Employment			Personal Income		
	Direct	Indirect + Induced	Total	Direct	Indirect + Induced	Total
2018	170	221	391	\$9,350,000	\$17,965,000	\$27,315,000
2019	300	408	708,416	\$16,500,000	\$35,866,000	\$52,366,000
2020	2	74	76	\$101,358	\$9,718,642	\$9,820,000
2021	2	28	30	\$101,358	\$5,931,642	\$6,033,000
2022	2	(4)	-2	\$101,358	\$2,950,642	\$3,052,000
2023	2	(21)	-19	\$101,358	\$980,642	\$1,082,000
2024	2	(26)	-24	\$101,358	-\$169,358	-\$68,000
2025	2	(25)	-23	\$101,358	-\$638,358	-\$537,000
2026	2	(21)	-19	\$101,358	-\$674,358	-\$573,000
2027	2	(14)	-12	\$101,358	-\$443,358	-\$342,000
2028	2	(8)	-6	\$101,358	-\$73,358	\$28,000
2029	2	(3)	-1	\$101,358	\$341,642	\$443,000
2030	2	2	4	\$101,358	\$702,642	\$804,000
2031	2	5	7	\$101,358	\$1,040,642	\$1,142,000
2032	2	7	9	\$101,358	\$1,317,642	\$1,419,000
2033	2	8	10	\$101,358	\$1,527,642	\$1,629,000

Source: CPA REMI, Core Solar SPV IX, LLC

**Table 3** examines the estimated direct impact on ad valorem taxes to the region if all taxes are assessed.

Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O		Klondike ISD I&S Tax Levy	Klondike ISD M&O Tax Levy	Klondike ISD M&O and I&S Tax Levies	Dawson County Tax Levy	Estimated Total Property Taxes
			Tax Rate*	0.1637	1.0400		0.8400	
2019	\$ 90,000,000	\$90,000,000		\$147,360	\$936,000	\$1,083,360	\$756,000	\$1,839,360
2020	\$ 180,000,000	\$180,000,000		\$294,719	\$1,872,000	\$2,166,719	\$1,512,000	\$3,678,719
2021	\$ 153,241,200	\$153,241,200		\$250,906	\$1,593,708	\$1,844,615	\$1,287,226	\$3,131,841
2022	\$ 130,460,363	\$130,460,363		\$213,607	\$1,356,788	\$1,570,394	\$1,095,867	\$2,666,261
2023	\$ 111,066,126	\$111,066,126		\$181,852	\$1,155,088	\$1,336,940	\$932,955	\$2,269,895
2024	\$ 94,555,035	\$94,555,035		\$154,818	\$983,372	\$1,138,190	\$794,262	\$1,932,452
2025	\$ 80,498,484	\$80,498,484		\$131,803	\$837,184	\$968,987	\$676,187	\$1,645,174
2026	\$ 68,531,579	\$68,531,579		\$112,209	\$712,728	\$824,937	\$575,665	\$1,400,602
2027	\$ 58,343,675	\$58,343,675		\$95,528	\$606,774	\$702,302	\$490,087	\$1,192,389
2028	\$ 49,670,304	\$49,670,304		\$81,327	\$516,571	\$597,898	\$417,231	\$1,015,128
2029	\$ 42,286,317	\$42,286,317		\$69,237	\$439,778	\$509,014	\$355,205	\$864,219
2030	\$ 36,000,000	\$36,000,000		\$58,944	\$374,400	\$433,344	\$302,400	\$735,744
2031	\$ 36,000,000	\$36,000,000		\$58,944	\$374,400	\$433,344	\$302,400	\$735,744
2032	\$ 36,000,000	\$36,000,000		\$58,944	\$374,400	\$433,344	\$302,400	\$735,744
2033	\$ 36,000,000	\$36,000,000		\$58,944	\$374,400	\$433,344	\$302,400	\$735,744
			<b>Total</b>	<b>\$1,969,140</b>	<b>\$12,507,592</b>	<b>\$14,476,732</b>	<b>\$10,102,286</b>	<b>\$24,579,018</b>

Source: CPA, Core Solar SPV IX, LLC

\*Tax Rate per \$100 Valuation

**Table 4** examines the estimated direct impact on ad valorem taxes to the school district and Dawson County, with all property tax incentives sought being granted using estimated market value from the application. The project has applied for a value limitation under Chapter 313, Tax Code and tax abatement with the county.

The difference noted in the last line is the difference between the totals in Table 3 and Table 4.

Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O		Klondike ISD I&S Tax Levy	Klondike ISD M&O Tax Levy	Klondike ISD M&O and I&S Tax Levies	Dawson County Tax Levy	Estimated Total Property Taxes
			Tax Rate*	0.1637	1.0400		0.8400	
2019	\$ 90,000,000	\$90,000,000		\$147,360	\$936,000	\$1,083,360	\$756,000	\$1,839,360
2020	\$ 180,000,000	\$20,000,000		\$294,719	\$208,000	\$502,719	\$302,400	\$805,119
2021	\$ 153,241,200	\$20,000,000		\$250,906	\$208,000	\$458,906	\$257,445	\$716,352
2022	\$ 130,460,363	\$20,000,000		\$213,607	\$208,000	\$421,607	\$219,173	\$640,780
2023	\$ 111,066,126	\$20,000,000		\$181,852	\$208,000	\$389,852	\$186,591	\$576,443
2024	\$ 94,555,035	\$20,000,000		\$154,818	\$208,000	\$362,818	\$158,852	\$521,670
2025	\$ 80,498,484	\$20,000,000		\$131,803	\$208,000	\$339,803	\$135,237	\$475,040
2026	\$ 68,531,579	\$20,000,000		\$112,209	\$208,000	\$320,209	\$115,133	\$435,342
2027	\$ 58,343,675	\$20,000,000		\$95,528	\$208,000	\$303,528	\$98,017	\$401,545
2028	\$ 49,670,304	\$20,000,000		\$81,327	\$208,000	\$289,327	\$83,446	\$372,773
2029	\$ 42,286,317	\$20,000,000		\$69,237	\$208,000	\$277,237	\$71,041	\$348,278
2030	\$ 36,000,000	\$36,000,000		\$58,944	\$374,400	\$433,344	\$302,400	\$735,744
2031	\$ 36,000,000	\$36,000,000		\$58,944	\$374,400	\$433,344	\$302,400	\$735,744
2032	\$ 36,000,000	\$36,000,000		\$58,944	\$374,400	\$433,344	\$302,400	\$735,744
2033	\$ 36,000,000	\$36,000,000		\$58,944	\$374,400	\$433,344	\$302,400	\$735,744
			<b>Total</b>	<b>\$1,969,140</b>	<b>\$4,513,600</b>	<b>\$6,482,740</b>	<b>\$3,592,937</b>	<b>\$10,075,677</b>
			<b>Diff</b>	<b>\$0</b>	<b>\$7,993,992</b>	<b>\$7,993,992</b>	<b>\$6,509,349</b>	<b>\$14,503,341</b>

Assumes School Value Limitation and Tax Abatements with the County.

Source: CPA, Core Solar SPV IX, LLC

\*Tax Rate per \$100 Valuation

**Disclaimer:** This examination is based on information from the application submitted to the school district and forwarded to the comptroller. It is intended to meet the statutory requirement of Chapter 313 of the Tax Code and is not intended for any other purpose.

## Attachment B – Tax Revenue before 25<sup>th</sup> Anniversary of Limitation Start

This represents the Comptroller’s determination that Core Solar SPV IX, LLC (project) is reasonably likely to generate, before the 25th anniversary of the beginning of the limitation period, tax revenue in an amount sufficient to offset the school district maintenance and operations ad valorem tax revenue lost as a result of the agreement. This evaluation is based on an analysis of the estimated M&O portion of the school district property tax levy directly related to this project, using estimated taxable values provided in the application.

	Tax Year	Estimated ISD M&O Tax Levy Generated (Annual)	Estimated ISD M&O Tax Levy Generated (Cumulative)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Annual)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Cumulative)
<b>Limitation Pre-Years</b>	2017	\$0	\$0	\$0	\$0
	2018	\$0	\$0	\$0	\$0
	2019	\$936,000	\$936,000	\$0	\$0
<b>Limitation Period (10 Years)</b>	2020	\$208,000	\$1,144,000	\$1,664,000	\$1,664,000
	2021	\$208,000	\$1,352,000	\$1,385,708	\$3,049,708
	2022	\$208,000	\$1,560,000	\$1,148,788	\$4,198,496
	2023	\$208,000	\$1,768,000	\$947,088	\$5,145,584
	2024	\$208,000	\$1,976,000	\$775,372	\$5,920,956
	2025	\$208,000	\$2,184,000	\$629,184	\$6,550,141
	2026	\$208,000	\$2,392,000	\$504,728	\$7,054,869
	2027	\$208,000	\$2,600,000	\$398,774	\$7,453,643
	2028	\$208,000	\$2,808,000	\$308,571	\$7,762,214
	2029	\$208,000	\$3,016,000	\$231,778	\$7,993,992
<b>Maintain Viable Presence (5 Years)</b>	2030	\$374,400	\$3,390,400	\$0	\$7,993,992
	2031	\$374,400	\$3,764,800	\$0	\$7,993,992
	2032	\$374,400	\$4,139,200	\$0	\$7,993,992
	2033	\$374,400	\$4,513,600	\$0	\$7,993,992
	2034	\$374,400	\$4,888,000	\$0	\$7,993,992
<b>Additional Years as Required by 313.026(c)(1) (10 Years)</b>	2035	\$374,400	\$5,262,400	\$0	\$7,993,992
	2036	\$374,400	\$5,636,800	\$0	\$7,993,992
	2037	\$374,400	\$6,011,200	\$0	\$7,993,992
	2038	\$374,400	\$6,385,600	\$0	\$7,993,992
	2039	\$374,400	\$6,760,000	\$0	\$7,993,992
	2040	\$374,400	\$7,134,400	\$0	\$7,993,992
	2041	\$374,400	\$7,508,800	\$0	\$7,993,992
	2042	\$374,400	\$7,883,200	\$0	\$7,993,992
	2043	\$374,400	\$8,257,600	\$0	\$7,993,992
	2044	\$374,400	\$8,632,000	\$0	\$7,993,992

**\$8,632,000**

is greater than

**\$7,993,992**

<b>Analysis Summary</b>	
Is the project reasonably likely to generate tax revenue in an amount sufficient to offset the M&O levy loss as a result of the limitation agreement?	Yes

NOTE: The analysis above only takes into account this project's estimated impact on the M&O portion of the school district property tax levy directly related to this project.

Source: CPA, Core Solar SPV IX, LLC

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## Attachment C – Limitation as a Determining Factor

Tax Code 313.026 states that the Comptroller may not issue a certificate for a limitation on appraised value under this chapter for property described in an application unless the comptroller determines that “the limitation on appraised value is a determining factor in the applicant’s decision to invest capital and construct the project in this state.” This represents the basis for the Comptroller’s determination.

### Methodology

Texas Administrative Code 9.1055(d) states the Comptroller shall review any information available to the Comptroller including:

- the application, including the responses to the questions in Section 8 (Limitation as a Determining Factor);
- public documents or statements by the applicant concerning business operations or site location issues or in which the applicant is a subject;
- statements by officials of the applicant, public documents or statements by governmental or industry officials concerning business operations or site location issues;
- existing investment and operations at or near the site or in the state that may impact the proposed project;
- announced real estate transactions, utility records, permit requests, industry publications or other sources that may provide information helpful in making the determination; and
- market information, raw materials or other production inputs, availability, existing facility locations, committed incentives, infrastructure issues, utility issues, location of buyers, nature of market, supply chains, other known sites under consideration.

### Determination

The Comptroller has determined that the limitation on appraised value is a determining factor in the Core Solar SPV IX, LLC’s decision to invest capital and construct the project in this state. This is based on information available, including information provided by the applicant. Specifically, the comptroller notes the following:

- Per Core Solar SPV IX, LLC in Tab 5 of their Application for a Limitation on Appraised Value:
  - A. “Core Solar SPV IX, LLC has begun typical due course early stage due diligence to explore feasibility of constructing solar facilities at this site. As such, certain contracts have been executed, including lease and easement agreements with landowners, contracts with environmental contractors to explore environmental impacts of the proposed project and an Interconnection Study Agreement with the transmission provider. None of these contracts obligate Core Solar SPV IX, LLC to construct the project.”
  - B. “Core Solar, LLC the parent of Core Solar SPV IX, LLC, maintains a large portfolio of solar developments across the country, all with similar resources and competitive regulatory environments. While the project entity, Core Solar SPV IX, LLC, is specific to this location in Texas the economic return for the project is constantly compared to returns from other locations within and outside of Texas. Core Solar has limited capital, human, and solar resources, and must pick the best projects to advance as a company each year. The economic return is a primary input for this decision.”
  - C. “Without the available tax incentives, the economics of the project become far less attractive and the likelihood of completing the project and selling the electricity at competitive prices become unlikely. If the Core Solar SPV IX, LLC project is not able to obtain a value limitation agreement, the project would most likely be terminated and resources would be allocated to projects with more favorable economics.”
- A February 13, 2016 *PressReporter.com* article states that, “Core Solar SPV IX, LLC – developers of the solar farm – could not secure agreements with some of the property owners they originally had been in contact with, County Judge Foy O’Brien said on Friday, so some different property owners have agreed to participate.”

- A July 29, 2017 *KWES News West 9* article states that, "The solar farm will cover 1,200 acres and produce 150 megawatts, making it one of the largest scale farms in the market right now. In August, the solar company will formally propose the project to commissioners court."
- According to special called meeting of the Klondike ISD dated August 31, 2017, "Deliberation & action to accept for consideration an Application for an Agreement for Limitation on Appraised Value of Property under the Texas Economic Development Act, Texas Tax Code, Chapter 313."
- According to Dawson County Commissioners' court Regular Meeting dated August 15, 2017, "Consider and take action on a resolution to correct previous resolution for Core solar SPV IX, LLC, Update from Randy Sowell."
- Supplemental information provided by the applicant indicated the following:
  - A. "We refer to the project as "Dawson 2" in discussions with the County, others. No other names are used, except in the interconnect process. ERCOT would not accept "Dawson" as they have a project with a similar name, so we used "Blackwater Draw Solar solely with ERCOT."
  - B. "Yes, the application has been filed. The project GINR number is 19INR0115."

**Supporting Information**

- a) Section 8 of the Application for a Limitation on Appraised Value
- b) Attachments provided in Tab 5 of the Application for a Limitation on Appraised Value
- c) Additional information provided by the Applicant or located by the Comptroller

**Disclaimer:** This examination is based on information from the application submitted to the school district and forwarded to the comptroller. It is intended to meet the statutory requirement of Chapter 313 of the Tax Code and is not intended for any other purpose.

# **Supporting Information**

Section 8 of the Application for  
a Limitation on Appraised Value

**SECTION 6: Eligibility Under Tax Code Chapter 313.024**

- 1. Are you an entity subject to the tax under Tax Code, Chapter 171?  Yes  No
- 2. The property will be used for one of the following activities:
  - (1) manufacturing  Yes  No
  - (2) research and development  Yes  No
  - (3) a clean coal project, as defined by Section 5.001, Water Code  Yes  No
  - (4) an advanced clean energy project, as defined by Section 382.003, Health and Safety Code  Yes  No
  - (5) renewable energy electric generation  Yes  No
  - (6) electric power generation using integrated gasification combined cycle technology  Yes  No
  - (7) nuclear electric power generation  Yes  No
  - (8) a computer center that is used as an integral part or as a necessary auxiliary part for the activity conducted by applicant in one or more activities described by Subdivisions (1) through (7)  Yes  No
  - (9) a Texas Priority Project, as defined by 313.024(e)(7) and TAC 9.1051  Yes  No
- 3. Are you requesting that any of the land be classified as qualified investment?  Yes  No
- 4. Will any of the proposed qualified investment be leased under a capitalized lease?  Yes  No
- 5. Will any of the proposed qualified investment be leased under an operating lease?  Yes  No
- 6. Are you including property that is owned by a person other than the applicant?  Yes  No
- 7. Will any property be pooled or proposed to be pooled with property owned by the applicant in determining the amount of your qualified investment?  Yes  No

**SECTION 7: Project Description**

- 1. In **Tab 4**, attach a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information.
- 2. Check the project characteristics that apply to the proposed project:
  - Land has no existing improvements  Land has existing improvements (complete Section 13)
  - Expansion of existing operation on the land (complete Section 13)  Relocation within Texas

**SECTION 8: Limitation as Determining Factor**

- 1. Does the applicant currently own the land on which the proposed project will occur?  Yes  No
- 2. Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project?  Yes  No
- 3. Does the applicant have current business activities at the location where the proposed project will occur?  Yes  No
- 4. Has the applicant made public statements in SEC filings or other documents regarding its intentions regarding the proposed project location?  Yes  No
- 5. Has the applicant received any local or state permits for activities on the proposed project site?  Yes  No
- 6. Has the applicant received commitments for state or local incentives for activities at the proposed project site?  Yes  No
- 7. Is the applicant evaluating other locations not in Texas for the proposed project?  Yes  No
- 8. Has the applicant provided capital investment or return on investment information for the proposed project in comparison with other alternative investment opportunities?  Yes  No
- 9. Has the applicant provided information related to the applicant's inputs, transportation and markets for the proposed project?  Yes  No
- 10. Are you submitting information to assist in the determination as to whether the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in Texas?  Yes  No

**Chapter 313.026(e) states "the applicant may submit information to the Comptroller that would provide a basis for an affirmative determination under Subsection (c)(2)." If you answered "yes" to any of the questions in Section 8, attach supporting information in Tab 5.**

# **Supporting Information**

Attachments provided in Tab 5  
of the Application for a  
Limitation on Appraised Value

Tab 5

**Documentation to assist in determining if limitation is a determining factor**

**Section 8, #2: Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project?**

Core Solar SPV IX, LLC has begun typical due course, early stage due diligence to explore feasibility of constructing solar facilities at this site. As such, certain contracts have been executed, including lease and easement agreements with landowners, contracts with environmental contractors to explore environmental impacts of the proposed project, and an Interconnection Study Agreement with the transmission provider. None of these contracts obligate Core Solar SPV IX, LLC to construct the project.

**Section 8, #7 & 10: Is the applicant evaluating other locations not in Texas for the proposed project?**

**Are you submitting information to assist in the determination as to whether the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in Texas?**

Core Solar, LLC, the parent of Core Solar SPV IX, LLC, maintains a large portfolio of solar developments across the country, all with similar resources and competitive regulatory environments. While the project entity, Core Solar SPV IX, LLC, is specific to this location in Texas, the economic return for the project is constantly compared to returns from other locations within and outside of Texas. Core Solar has limited capital, human, and solar resources, and must pick the best projects to advance as a company each year. The economic return is a primary input for this decision.

Without the available tax incentives, the economics of the project become far less attractive and the likelihood of completing the project and selling the electricity at competitive prices becomes unlikely. If the Core Solar SPV IX, LLC project is not able to obtain a value limitation agreement, the project would most likely be terminated and resources would be allocated to projects with more favorable economics.

# **Supporting Information**

Additional information  
provided by the Applicant or  
located by the Comptroller

DAWSON COUNTY COMMISSIONERS' AGENDA  
LAMESA, DAWSON COUNTY, TEXAS

NOTICE IS GIVEN THAT THE DAWSON COUNTY COMMISSIONERS' COURT WILL MEET IN A REGULAR MEETING AT 4:00 P.M. ON TUESDAY, AUGUST 15, 2017 AT THE DAWSON COUNTY COURTHOUSE NORTH FIRST AND MAIN, FOR THE PURPOSE OF CONSIDERING AND TAKING OFFICIAL ACTION ON THE FOLLOWING ITEMS:

# 2017-0069

FILED FOR RECORD

AUG 10 2017

*Darla Sheppard*  
DAWSON COUNTY CLERK

1. Call meeting to order:
2. Pledge of Allegiance.
3. Approve minutes for the August 01, 2017 Meeting.
4. Discuss routine administrative items: take action needed;
  - A. Payroll
  - B. Budget amendments and fund transfers
  - C. Accounts Payable
  - D. Auditor's Report
  - E. Treasurer's Financial and/or Investment Reports
5. Consider and take action on approval to make the annual distribution of the available permanent school funds in August 2017. (Julle Frizzell- Dawson County Treasurer)
6. Consider and take action on additional \$5.00 fee for Judicial and Court Personnel Training fee as mandated by Senate Bill 42. (Justice of the Peace, Denise Dyess)
7. Consider and take action to accept a reimbursement check from the Tocker Foundation for the Dawson County Public Library. (Debbie Garza- Dawson County Library Director)
8. Consider and take action to renew the Library's maintenance agreement with Bookbinding & Laminating, Inc. (Debbie Garza-Dawson Co. Library Director)
9. Consider and take action on approving an amended order for consolidation of voting locations for the November 03, 2017 Constitutional Amendment Election (Darla Sheppard- County Clerk)
10. Consider and take action on request from County Clerk to appoint an Election Judge & Alternate Judge for Precinct 4 & an alternate Judge for Precinct 3. (Darla Sheppard- County Clerk)
11. Consider and take action on a resolution to correct previous resolution for Core Solar SPV IX, LLC, Update from Randy Sowell.
12. Consider and take action to renew the Interlocal Agreement between the Permian Basin Regional Planning Commission and Dawson County.
13. Consider and take action to approve fees for 2018 for all departments.
14. Review jail contract with Claiborne's Thriftway, take action as necessary.
15. Open proposals for inmate phone service for Sheriff's Office, take action as necessary. (Matt Hogg- Dawson County Sheriff)
16. Present Activity Sheets for Sheriff's Office. (Matt Hogg- Dawson County Sheriff)
17. Consider and take action to open bids for lease of Precinct 1 Barn. (Doug Isaacs- Road Supervisor)
18. Update on county road and bridge repair and maintenance, take any action necessary. (Doug Isaacs, Road Supervisor)
19. Discuss and take action on fire threat report for Dawson County. (Larry Duyck)
20. Discuss and take action on Dawson County Cemetery Report. (Terri Stahl)
21. Discuss and take action on report from District Attorney's Office. (Phillip Mack)
21. Court members to discuss any other items pertaining to County Business; for information purposes only, no action may be taken on these items except to schedule them for a future agenda.
23. Adjournment

Certification

I, the undersigned county clerk, do hereby certify this agenda was posted at the Dawson County Courthouse, North First & Main Lamesa, Texas for at least 72 hours preceding the scheduled time of meeting.

*Darla Sheppard*  
Darla Sheppard, County Clerk  
Dated: August 10, 2017

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DAWSON COUNTY AUDITOR

(IN ACCORDANCE WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT, WE INVITE ALL ATTENDEES TO ADVISE US OF ANY SPECIAL ACCOMMODATIONS DUE TO DISABILITY. PLEASE SUBMIT YOUR REQUEST AS FAR AS POSSIBLE IN ADVANCE FOR THE PROGRAM YOU WISH TO ATTEND)

# NOTICE OF A *SPECIAL* CALLED MEETING OF THE KLONDIKE INDEPENDENT SCHOOL DISTRICT

A *special called* meeting of the Board of Trustees of the Klondike Independent School District will be held on **August 31, 2017, beginning at 6:30 p.m.**, in the Library of the Klondike Independent School District at 2911 CR H, Lamesa, Texas 79331.

1. Call to order
2. Invocation
3. Consideration & action on adopting budget for the 2017-2018 school year.
4. Consideration & action on adopting M&O tax rate and I&S tax rate for the 2017-2018 school year.
5. Consideration & action on approving/disapproving class size waivers.
6. Deliberation & action to accept for consideration an Application for an Agreement for Limitation on Appraised Value of Property under the Texas Economic Development Act, Texas Tax Code, Chapter 313.
7. Consideration and action on cancelling September board meeting and resuming regular board meeting in October.
8. Adjourn.

If, during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the board will conduct a closed meeting in accordance with the Texas Open Meetings Act, Texas Government Code, Chapter 551, Subchapters D and E or Texas Government Code section 418.183(f). Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in open meeting.

This notice was posted in compliance with the Texas Open Meetings Act on **August 28, 2017, at 9:00 a.m.**



For the Board of Trustees



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## Events

January, 2018						
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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

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## Core Solar redefines project area

Saturday, February 13, 2016 5:59 AM

Changes among the property owners who will be participating in a 115-megawatt solar farm, which is planned in southwest Dawson County, will require that the legal description of a reinvestment zone previously approved by the Commissioners Court be redefined.

The Dawson County Commissioners Court will meet at 4 p.m. Tuesday in the County Courthouse of Dawson County Courthouse, North 1st Street and Main Avenue, in Lamesa.

A public hearing is planned near the end of Tuesday's meeting to discuss designation of the reinvestment zone to be known as "Magnus II Reinvestment Zone."

Core Solar SPV IX, LLC – developers of the solar farm – could not secure agreements with some of the property owners they originally had been in contact with, County Judge Foy O'Brien said on Friday, so some different property owners have agreed to participate.

"They've had to change up the boundaries of the solar farm," Judge O'Brien said, "so the configuration of the reinvestment zone we approved has changed from the original."

The county judge said the proposed solar farm would be constructed in an area, which currently contains CRP grass, about five miles west of Friendship Baptist Church.

(See complete story in e-Edition online and printed edition of Lamesa Press-Reporter on newsstands now.)



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# Solar Farm in the Works for Dawson County

DAWSON COUNTY, TX (KWES) - It's no secret that West Texas has a lot of sunshine and lots of sunshine. That got the attention of a solar company and they want to put the



A solar farm is in the works in Dawson County. While the energy produced by the solar farm, it will create jobs and jobs for the area.

"We want to convince anyone in West Texas that we have a good solar resource," said Randy Sowell with Core Solar Services.

The solar services company didn't just pick Dawson County for their sunshine, they wanted a community that could profit from the solar farm.

"Dawson County is a good example of a rural community that could see significant benefits from the solar industry," said Sowell.

"The county and the school districts will get 20 percent of the value," said Foy O'Brien, the Dawson County Judge.

It's high value of \$200 million means more tax dollars for the county.

"It's a significant expansion of the tax base. There will be a lot more tax dollars for all of the taxing entities," said Sowell.

"The entities that would be involved would be the county, the Klondike School District, the hospital district and the groundwater district," said O'Brien.

The solar farm is still in the proposal stages but Dawson County officials are excited to get the ball rolling.

"Anytime that you can bring in a new industry that generates tax dollars to aid and help the county out, it's a good thing. I don't know why you would not want something like this," said O'Brien.

The solar farm will cover 1,200 acres and produce 150 mega watts, making it one of the largest scale farms in the market right now. In August, the solar company will formally propose the project to commissioners court.

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COMPTROLLER QUERY RELATED TO TAX CODE CHAPTER 313.026(c)(2)  
- Klondike ISD - Core Solar SPV IX, LLC App. #1219

Comptroller Questions (via email on February 2, 2018):

1. *Is the Core Solar SPV IX, LLC project currently known by any other project names?*
2. *Has this project applied to ERCOT at this time? If so, please provide the project's GINR number.*

Applicant Response (via email on February 2, 2018):

1. *We refer to the project as "Dawson 2" in discussions with the County, others. No other names are used, except in the interconnect process. ERCOT would not accept "Dawson" as they have a project with a similar name, so we used "Blackwater Draw Solar solely with ERCOT.*
2. *Yes, the application has been filed. The project GINR number is 19INR0115.*