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SARA LEON  
& ASSOCIATES, LLC

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February 20, 2020

*Via Electronic Mail*

Local Government Assistance & Economic Analysis  
Texas Comptroller of Public Accounts  
111 E. 17<sup>th</sup> Street  
Austin, Texas 78774

Re: Amendment to Application after the Agreement to the Roby Consolidated Independent School District from Mesquite Star Special, LLC - Application No. 1222

Dear Local Government Assistance and Economic Analysis Division:

Enclosed is Amendment 001 after the Agreement between Roby Consolidated Independent School District and Mesquite Star Special, LLC. Enumerated below are the changes to both the enclosed Amended Application and Amended Agreement:

1. Tab 1 - Page 2, Section 2: Amends the Application to reflect Sara Leon and Associates, LLC has been selected as the Authorized School District Consultant for this matter.
2. Tab 1 - Page 7, Section 14: Line 4 has been amended to reflect the increase in the number of jobs to be created resulting from the increase in project size from 2 jobs to 5 jobs.
3. Tab 4 - Description of the Project: The information in Tab 4 has been amended to reflect the increased project size.
4. Tab 7 - Description of Qualified Investment: The information in Tab 7 has been amended to reflect the increased project size.
5. Tab 11(f) - Reinvestment Zone Map: The map has been amended to show the number and approximate location of the turbines associated with the increase in the project size.
6. Tab 12 - Amended Jobs Waiver Request: The letter requesting the waiver of jobs has been amended to reflect that the jobs committed to be created resulting from the project size increase is 5.
7. Tab 14 - Schedules A1, A2, B, C and D: Schedules have been amended to reflect new project cost and number of jobs to be created.
8. Tab 17 - Signature Page: A new executed signature page for the amended pages.

A copy of this correspondence will be submitted to the Fisher County Appraisal District.

February 20, 2020

Page 2

Thank you for your attention to the foregoing.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Sara Leon", is centered on a light gray rectangular background.

Sara Hardner Leon

cc: *Via Electronic Mail:* [fishercad@sbcglobal.net](mailto:fishercad@sbcglobal.net)  
Kellen Walker, Chief Appraiser, Fisher County Appraisal District

*Via Electronic Mail:* [keith.cook@roby.esc14.net](mailto:keith.cook@roby.esc14.net)  
Cook, Keith, Superintendent of Schools, Roby CISD

*Via Electronic Mail:* [propertytaxi@clearwayenergy.com](mailto:propertytaxi@clearwayenergy.com)  
Randall Hickok, Vice President, Mesquite Star Special, LLC

*Via Electronic Mail:* [sgregson@cwlp.net](mailto:sgregson@cwlp.net)  
Sam Gregson, Senior Consultant, Cummings Westlake LLC

SECTION 1: School District Information (continued)

3. Authorized School District Consultant (If Applicable)

Sara

First Name

Principal

Title

Sara Leon & Associates, LLC

Firm Name

512-637-4244

Phone Number

Mobile Number (optional)

Leon

Last Name

512-637-4245

Fax Number

saraleongroup@saraleonlaw.com

Email Address

4. On what date did the district determine this application complete? ..... September 29, 2017

5. Has the district determined that the electronic copy and hard copy are identical? .....  Yes  No

SECTION 2: Applicant Information

1. Authorized Company Representative (Applicant)

Randall

First Name

Vice President

Title

4900 North Scottsdale Road, Suite 5000

Street Address

4900 North Scottsdale Road, Suite 5000

Mailing Address

Scottsdale

City

480-424-1283

Phone Number

Mobile Number (optional)

Hickok

Last Name

Mesquite Star Special, LLC

Organization

AZ

State

415-398-2406

Fax Number

propertytaxi@clearwayenergy.com

Business Email Address

85251

ZIP

2. Will a company official other than the authorized company representative be responsible for responding to future information requests? .....  Yes  No

2a. If yes, please fill out contact information for that person.

First Name

Last Name

Title

Organization

Street Address

Mailing Address

City

State

ZIP

Phone Number

Fax Number

Mobile Number (optional)

Business Email Address

3. Does the applicant authorize the consultant to provide and obtain information related to this application? .....  Yes  No

**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? ..... 5
  
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 ..... 738.00
  - b. 110% of the average weekly wage for manufacturing jobs in the county is ..... Manufacturing Data is Unavailable
  - c. 110% of the average weekly wage for manufacturing jobs in the region is ..... 894.00
  
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? ..... 46,466.00
  
10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? ..... 46,466.00
  
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**.



**CUMMINGS WESTLAKE**  
PROPERTY TAX ADVISORS

January 23, 2019

Mr. Keith Cook  
Superintendent  
Roby Consolidated Independent School District  
141 South College Street  
Roby, TX 79543

**Re: Chapter 313 Jobs Waiver Request**

Dear Superintendent Cook,

Mesquite Star Special, LLC requests that the Roby Consolidated Independent School District's Board of Trustees waive the job requirement provision as allowed by Section 313.025(f-1) of the Tax Code. This waiver would be based on the school district's board findings that the jobs creation requirement exceeds the industry standard for the number of employees reasonably necessary for the operation of the facility of the property owner that is described in the application.

Mesquite Star Special, LLC requests that the Board of Trustees make such a finding and waive the job creation requirement for 10 permanent jobs. In line with industry standards for job requirements, Mesquite Star Special, LLC has committed to create five total jobs for the project.

Wind projects create a large number of full and part-time, but temporary jobs during the construction phase of the project but require a relatively small number of highly skilled technicians to operate and maintain the project after commercial operation commences.

The industry standard for employment is typically one full-time employee for approximately every 15 turbines. This number will vary depending on the operations and maintenance requirements of the turbines selected as well as the support and technical assistance offered by the turbine manufacturer. The permanent employees of a wind project maintain and service wind turbines, underground electrical connections, substations and other infrastructure associated with the safe and reliable operation of the project. In addition to the onsite employees, there may be managers or technicians who support the project from offsite locations.

Sincerely,

Sam Gregson  
Senior Consultant

| PROPERTY INVESTMENT AMOUNTS                                                                                                      |      |                                                                                                                            |                                               |                                                                                                                                            |                                                                                                                                                |                                                                                                      |                                                                                                                               |                                                  |
|----------------------------------------------------------------------------------------------------------------------------------|------|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| (Estimated investment in each year. Do not put cumulative totals.)                                                               |      |                                                                                                                            |                                               |                                                                                                                                            |                                                                                                                                                |                                                                                                      |                                                                                                                               |                                                  |
|                                                                                                                                  |      |                                                                                                                            |                                               | Column A                                                                                                                                   | Column B                                                                                                                                       | Column C                                                                                             | Column D                                                                                                                      | Column E                                         |
|                                                                                                                                  | Year | School Year (YYYY-YYYY)                                                                                                    | Tax Year (Fill in actual tax year below) YYYY | New investment (original cost) in <b>tangible personal property</b> placed in service during this year that will become Qualified Property | New investment made during this year in <b>buildings or permanent nonremovable components of buildings</b> that will become Qualified Property | Other new investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE] | Other new investment made during this year that may become Qualified Property [SEE NOTE]                                      | <b>Total Investment</b> (Sum of Columns A+B+C+D) |
| Investment made before filing complete application with district                                                                 |      |                                                                                                                            |                                               | Not eligible to become Qualified Property                                                                                                  |                                                                                                                                                |                                                                                                      | [The only other investment made before filing complete application with district that may become Qualified Property is land.] | 0                                                |
| Investment made after filing complete application with district, but before final board approval of application                  | --   | Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period) | 2018                                          | 0                                                                                                                                          | 0                                                                                                                                              | 0                                                                                                    | 0                                                                                                                             | 0                                                |
| Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period |      |                                                                                                                            | 0                                             | 0                                                                                                                                          | 0                                                                                                                                              | 0                                                                                                    | 0                                                                                                                             |                                                  |
| Complete tax years of qualifying time period                                                                                     | QTP1 |                                                                                                                            | 2018-2019                                     | 2019                                                                                                                                       | 189,568,500                                                                                                                                    | 400,000                                                                                              | 0                                                                                                                             | 0                                                |
|                                                                                                                                  | QTP2 | 2019-2020                                                                                                                  | 2020                                          | 20,000,000                                                                                                                                 |                                                                                                                                                | 0                                                                                                    | 0                                                                                                                             | 20,000,000                                       |
| <b>Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]</b>                                           |      |                                                                                                                            |                                               | 209,568,500                                                                                                                                | 400,000                                                                                                                                        | 0                                                                                                    | 0                                                                                                                             | 209,968,500                                      |
|                                                                                                                                  |      |                                                                                                                            |                                               | <b>Enter amounts from TOTAL row above in Schedule A2</b>                                                                                   |                                                                                                                                                |                                                                                                      |                                                                                                                               |                                                  |
| <b>Total Qualified Investment (sum of green cells)</b>                                                                           |      |                                                                                                                            |                                               | 209,968,500                                                                                                                                |                                                                                                                                                |                                                                                                      |                                                                                                                               |                                                  |

For All Columns: List amount invested each year, not cumulative totals.

Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application.

Only tangible personal property that is specifically described in the application can become qualified property.

Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.

Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property—described in SECTION 13, question #5 of the application.

Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

Total Investment: Add together each cell in a column and enter the sum in the blue total investment row. Enter the data from this row into the first row in Schedule A2.

Qualified Investment: For the green qualified investment cell, enter the sum of all the green-shaded cells.

| PROPERTY INVESTMENT AMOUNTS                                                                      |      |                                |                                               |                                                                                                                                            |                                                                                                                                                |                                                                                                  |                                                                                       |                            |
|--------------------------------------------------------------------------------------------------|------|--------------------------------|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|----------------------------|
| (Estimated investment in each year. Do not put cumulative totals.)                               |      |                                |                                               |                                                                                                                                            |                                                                                                                                                |                                                                                                  |                                                                                       |                            |
|                                                                                                  |      |                                |                                               | Column A                                                                                                                                   | Column B                                                                                                                                       | Column C                                                                                         | Column D                                                                              | Column E                   |
|                                                                                                  | Year | School Year (YYYY-YYYY)        | Tax Year (Fill in actual tax year below) YYYY | New investment (original cost) in <b>tangible personal property</b> placed in service during this year that will become Qualified Property | New investment made during this year in <b>buildings or permanent nonremovable components of buildings</b> that will become Qualified Property | Other investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE] | Other investment made during this year that will become Qualified Property [SEE NOTE] | Total Investment (A+B+C+D) |
| Total Investment from Schedule A1*                                                               | --   | <b>TOTALS FROM SCHEDULE A1</b> |                                               | 209,568,500                                                                                                                                | 400,000                                                                                                                                        | 0                                                                                                | 0                                                                                     | 209,968,500                |
| Enter amounts from TOTAL row in Schedule A1 in the row below                                     |      |                                |                                               |                                                                                                                                            |                                                                                                                                                |                                                                                                  |                                                                                       |                            |
| Each year prior to start of value limitation period**<br><i>Insert as many rows as necessary</i> | 0    | 2018-2019                      | 2018                                          | 0                                                                                                                                          | 0                                                                                                                                              | 0                                                                                                | 0                                                                                     | 0                          |
|                                                                                                  | 0    | 2019-2020                      | 2019                                          | 0                                                                                                                                          | 0                                                                                                                                              | 0                                                                                                | 0                                                                                     | 0                          |
| Value limitation period***                                                                       | 1    | 2020-2021                      | 2020                                          | 0                                                                                                                                          | 0                                                                                                                                              | 0                                                                                                | 0                                                                                     | 0                          |
|                                                                                                  | 2    | 2021-2022                      | 2021                                          | 0                                                                                                                                          | 0                                                                                                                                              | 0                                                                                                | 0                                                                                     | 0                          |
|                                                                                                  | 3    | 2022-2023                      | 2022                                          | 0                                                                                                                                          | 0                                                                                                                                              | 0                                                                                                | 0                                                                                     | 0                          |
|                                                                                                  | 4    | 2023-2024                      | 2023                                          | 0                                                                                                                                          | 0                                                                                                                                              | 0                                                                                                | 0                                                                                     | 0                          |
|                                                                                                  | 5    | 2024-2025                      | 2024                                          | 0                                                                                                                                          | 0                                                                                                                                              | 0                                                                                                | 0                                                                                     | 0                          |
|                                                                                                  | 6    | 2025-2026                      | 2025                                          | 0                                                                                                                                          | 0                                                                                                                                              | 0                                                                                                | 0                                                                                     | 0                          |
|                                                                                                  | 7    | 2026-2027                      | 2026                                          | 0                                                                                                                                          | 0                                                                                                                                              | 0                                                                                                | 0                                                                                     | 0                          |
|                                                                                                  | 8    | 2027-2028                      | 2027                                          | 0                                                                                                                                          | 0                                                                                                                                              | 0                                                                                                | 0                                                                                     | 0                          |
|                                                                                                  | 9    | 2028-2029                      | 2028                                          | 0                                                                                                                                          | 0                                                                                                                                              | 0                                                                                                | 0                                                                                     | 0                          |
|                                                                                                  | 10   | 2029-2030                      | 2029                                          | 0                                                                                                                                          | 0                                                                                                                                              | 0                                                                                                | 0                                                                                     | 0                          |
| <b>Total Investment made through limitation</b>                                                  |      |                                |                                               | 209,568,500                                                                                                                                | 400,000                                                                                                                                        | 0                                                                                                | 0                                                                                     | 209,968,500                |
| Continue to maintain viable presence                                                             | 11   | 2030-2031                      | 2030                                          |                                                                                                                                            |                                                                                                                                                | 0                                                                                                |                                                                                       | 0                          |
|                                                                                                  | 12   | 2031-2032                      | 2031                                          |                                                                                                                                            |                                                                                                                                                | 0                                                                                                |                                                                                       | 0                          |
|                                                                                                  | 13   | 2032-2033                      | 2032                                          |                                                                                                                                            |                                                                                                                                                | 0                                                                                                |                                                                                       | 0                          |
|                                                                                                  | 14   | 2033-2034                      | 2033                                          |                                                                                                                                            |                                                                                                                                                | 0                                                                                                |                                                                                       | 0                          |
|                                                                                                  | 15   | 2034-2035                      | 2034                                          |                                                                                                                                            |                                                                                                                                                | 0                                                                                                |                                                                                       | 0                          |
| Additional years for 25 year economic impact as required by 313.026(c)(1)                        | 16   | 2035-2036                      | 2035                                          |                                                                                                                                            |                                                                                                                                                | 0                                                                                                |                                                                                       | 0                          |
|                                                                                                  | 17   | 2036-2037                      | 2036                                          |                                                                                                                                            |                                                                                                                                                | 0                                                                                                |                                                                                       | 0                          |
|                                                                                                  | 18   | 2037-2038                      | 2037                                          |                                                                                                                                            |                                                                                                                                                | 0                                                                                                |                                                                                       | 0                          |
|                                                                                                  | 19   | 2038-2039                      | 2038                                          |                                                                                                                                            |                                                                                                                                                | 0                                                                                                |                                                                                       | 0                          |
|                                                                                                  | 20   | 2039-2040                      | 2039                                          |                                                                                                                                            |                                                                                                                                                | 0                                                                                                |                                                                                       | 0                          |
|                                                                                                  | 21   | 2040-2041                      | 2040                                          |                                                                                                                                            |                                                                                                                                                | 0                                                                                                |                                                                                       | 0                          |
|                                                                                                  | 22   | 2041-2042                      | 2041                                          |                                                                                                                                            |                                                                                                                                                | 0                                                                                                |                                                                                       | 0                          |
|                                                                                                  | 23   | 2042-2043                      | 2042                                          |                                                                                                                                            |                                                                                                                                                | 0                                                                                                |                                                                                       | 0                          |
|                                                                                                  | 24   | 2043-2044                      | 2043                                          |                                                                                                                                            |                                                                                                                                                | 0                                                                                                |                                                                                       | 0                          |
|                                                                                                  | 25   | 2044-2045                      | 2044                                          |                                                                                                                                            |                                                                                                                                                | 0                                                                                                |                                                                                       | 0                          |

\* All investments made through the qualifying time period are captured and totaled on Schedule A1 [blue box] and incorporated into this schedule in the **first row**.

\*\* Only investment made during deferrals of the start of the limitation (after the end of qualifying time period but before the start of the Value Limitation Period) should be included in the "year prior to start of value limitation period" row(s). If the limitation starts at the end of the qualifying time period or the qualifying time period overlaps the limitation, no investment should be included on this line.

\*\*\* If your qualifying time period will overlap your value limitation period, do not also include investment made during the qualifying time period in years 1 and/or 2 of the value limitation period, depending on the overlap. Only include investments/years that were **not** captured on Schedule A1.

For All Columns: List amount invested each year, not cumulative totals. Only include investments in the remaining rows of Schedule A2 that were not captured on Schedule A1.

Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application.

Only tangible personal property that is specifically described in the application can become qualified property.

Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.

Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property—described in SECTION 13, question #5 of the application.

Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

**Schedule B: Estimated Market And Taxable Value (of Qualified Property Only)**

Date **9/4/2018**  
 Applicant Name **MESQUITE STAR SPECIAL, LLC**  
 ISD Name **ROBY CISD**

1222-Roby CISD-Mesquite Star Special, LLC - Amendment 001  
 January 28, 2020

**Form 50-296A**

*Revised May 2014*

|                                                                                                   | Year | School Year<br>(YYYY-YYYY) | Tax Year<br>(Fill in actual tax<br>year) YYYY | Qualified Property                |                                                                               |                                                                                                                                | Estimated Taxable Value                                                                  |                                                     |                                                     |
|---------------------------------------------------------------------------------------------------|------|----------------------------|-----------------------------------------------|-----------------------------------|-------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|-----------------------------------------------------|-----------------------------------------------------|
|                                                                                                   |      |                            |                                               | Estimated Market Value<br>of Land | Estimated Total Market<br>Value of new buildings or<br>other new improvements | Estimated Total Market<br>Value of tangible personal<br>property in the new<br>buildings or "in or on the<br>new improvements" | Market Value less any<br>exemptions (such as pollution<br>control) and before limitation | Final taxable value for I&S<br>after all reductions | Final taxable value for<br>M&O after all reductions |
| Each year prior to start of<br>Value Limitation Period<br><i>Insert as many rows as necessary</i> | 0    | 2018-2019                  | 2018                                          | 0                                 | 0                                                                             | 0                                                                                                                              | 0                                                                                        | 0                                                   | 0                                                   |
| Each year prior to start of<br>Value Limitation Period<br><i>Insert as many rows as necessary</i> | 0    | 2019-2020                  | 2019                                          | 0                                 | 0                                                                             | 0                                                                                                                              | 0                                                                                        | 0                                                   | 0                                                   |
| Value Limitation Period                                                                           | 1    | 2020-2021                  | 2020                                          | 0                                 | 400,000                                                                       | 185,777,130                                                                                                                    | 186,177,130                                                                              | 186,177,130                                         | 20,000,000                                          |
|                                                                                                   | 2    | 2021-2022                  | 2021                                          | 0                                 | 390,000                                                                       | 192,372,731                                                                                                                    | 192,762,731                                                                              | 192,762,731                                         | 20,000,000                                          |
|                                                                                                   | 3    | 2022-2023                  | 2022                                          | 0                                 | 380,300                                                                       | 178,907,000                                                                                                                    | 179,287,300                                                                              | 179,287,300                                         | 20,000,000                                          |
|                                                                                                   | 4    | 2023-2024                  | 2023                                          | 0                                 | 370,800                                                                       | 166,384,000                                                                                                                    | 166,754,800                                                                              | 166,754,800                                         | 20,000,000                                          |
|                                                                                                   | 5    | 2024-2025                  | 2024                                          | 0                                 | 361,500                                                                       | 154,737,000                                                                                                                    | 155,098,500                                                                              | 155,098,500                                         | 20,000,000                                          |
|                                                                                                   | 6    | 2025-2026                  | 2025                                          | 0                                 | 352,500                                                                       | 143,905,000                                                                                                                    | 144,257,500                                                                              | 144,257,500                                         | 20,000,000                                          |
|                                                                                                   | 7    | 2026-2027                  | 2026                                          | 0                                 | 343,700                                                                       | 133,832,000                                                                                                                    | 134,175,700                                                                              | 134,175,700                                         | 20,000,000                                          |
|                                                                                                   | 8    | 2027-2028                  | 2027                                          | 0                                 | 335,100                                                                       | 124,464,000                                                                                                                    | 124,799,100                                                                              | 124,799,100                                         | 20,000,000                                          |
|                                                                                                   | 9    | 2028-2029                  | 2028                                          | 0                                 | 326,700                                                                       | 115,752,000                                                                                                                    | 116,078,700                                                                              | 116,078,700                                         | 20,000,000                                          |
|                                                                                                   | 10   | 2029-2030                  | 2029                                          | 0                                 | 318,500                                                                       | 107,649,000                                                                                                                    | 107,967,500                                                                              | 107,967,500                                         | 20,000,000                                          |
| Continue to maintain<br>viable presence                                                           | 11   | 2030-2031                  | 2030                                          | 0                                 | 310,500                                                                       | 102,267,000                                                                                                                    | 102,577,500                                                                              | 102,577,500                                         | 102,577,500                                         |
|                                                                                                   | 12   | 2031-2032                  | 2031                                          | 0                                 | 302,700                                                                       | 97,154,000                                                                                                                     | 97,456,700                                                                               | 97,456,700                                          | 97,456,700                                          |
|                                                                                                   | 13   | 2032-2033                  | 2032                                          | 0                                 | 295,100                                                                       | 92,296,000                                                                                                                     | 92,591,100                                                                               | 92,591,100                                          | 92,591,100                                          |
|                                                                                                   | 14   | 2033-2034                  | 2033                                          | 0                                 | 287,700                                                                       | 87,681,000                                                                                                                     | 87,968,700                                                                               | 87,968,700                                          | 87,968,700                                          |
|                                                                                                   | 15   | 2034-2035                  | 2034                                          | 0                                 | 280,500                                                                       | 83,297,000                                                                                                                     | 83,577,500                                                                               | 83,577,500                                          | 83,577,500                                          |
| Additional years for<br>25 year economic impact<br>as required by<br>313.026(c)(1)                | 16   | 2035-2036                  | 2035                                          | 0                                 | 273,500                                                                       | 79,132,000                                                                                                                     | 79,405,500                                                                               | 79,405,500                                          | 79,405,500                                          |
|                                                                                                   | 17   | 2036-2037                  | 2036                                          | 0                                 | 266,700                                                                       | 75,175,000                                                                                                                     | 75,441,700                                                                               | 75,441,700                                          | 75,441,700                                          |
|                                                                                                   | 18   | 2037-2038                  | 2037                                          | 0                                 | 260,000                                                                       | 71,416,000                                                                                                                     | 71,676,000                                                                               | 71,676,000                                          | 71,676,000                                          |
|                                                                                                   | 19   | 2038-2039                  | 2038                                          | 0                                 | 253,500                                                                       | 67,845,000                                                                                                                     | 68,098,500                                                                               | 68,098,500                                          | 68,098,500                                          |
|                                                                                                   | 20   | 2039-2040                  | 2039                                          | 0                                 | 247,200                                                                       | 64,453,000                                                                                                                     | 64,700,200                                                                               | 64,700,200                                          | 64,700,200                                          |
|                                                                                                   | 21   | 2040-2041                  | 2040                                          | 0                                 | 241,000                                                                       | 61,503,750                                                                                                                     | 61,744,750                                                                               | 61,744,750                                          | 61,744,750                                          |
|                                                                                                   | 22   | 2041-2042                  | 2041                                          | 0                                 | 235,000                                                                       | 61,503,750                                                                                                                     | 61,738,750                                                                               | 61,738,750                                          | 61,738,750                                          |
|                                                                                                   | 23   | 2042-2043                  | 2042                                          | 0                                 | 229,100                                                                       | 61,503,750                                                                                                                     | 61,732,850                                                                               | 61,732,850                                          | 61,732,850                                          |
|                                                                                                   | 24   | 2043-2044                  | 2043                                          | 0                                 | 223,400                                                                       | 61,503,750                                                                                                                     | 61,727,150                                                                               | 61,727,150                                          | 61,727,150                                          |
|                                                                                                   | 25   | 2044-2045                  | 2044                                          | 0                                 | 217,800                                                                       | 61,503,750                                                                                                                     | 61,721,550                                                                               | 61,721,550                                          | 61,721,550                                          |

Notes: Market value in future years is good faith estimate of future taxable value for the purposes of property taxation.  
 Only include market value for eligible property on this schedule.

**Schedule C: Employment Information**

Date **9/4/2018**  
Applicant Name **MESQUITE STAR SPECIAL, LLC**  
ISD Name **ROBY CISD**

**Form 50-296A**

*Revised May 2014*

|                                                                                                             | Year                | School Year<br>(YYYY-YYYY) | Tax Year<br>(Actual tax year)<br>YYYY | Construction                                                          |                                                                      | Non-Qualifying Jobs                                                                             | Qualifying Jobs                                                                                                                        |                                                           |
|-------------------------------------------------------------------------------------------------------------|---------------------|----------------------------|---------------------------------------|-----------------------------------------------------------------------|----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
|                                                                                                             |                     |                            |                                       | Column A<br>Number of Construction<br>FTE's or man-hours<br>(specify) | Column B<br>Average annual wage<br>rates for construction<br>workers | Column C<br>Number of non-qualifying<br>jobs applicant estimates it<br>will create (cumulative) | Column D<br>Number of new qualifying<br>jobs applicant commits to<br>create meeting all criteria<br>of Sec. 313.021(3)<br>(cumulative) | Column E<br>Average annual wage of<br>new qualifying jobs |
| Each year prior to start of<br>Value Limitation Period<br><i>Insert as many rows as necessary</i>           | 0                   | 2018-2019                  | 2018                                  |                                                                       |                                                                      |                                                                                                 |                                                                                                                                        |                                                           |
| Each year prior to start of<br>Value Limitation Period<br><i>Insert as many rows as necessary</i>           | 0                   | 2019-2020                  | 2019                                  | 200 FTE                                                               | 40,000                                                               | 0                                                                                               | 0                                                                                                                                      | 0                                                         |
| Value Limitation Period<br><i>The qualifying time period could overlap the<br/>value limitation period.</i> | 1                   | 2020-2021                  | 2020                                  | N/A                                                                   | N/A                                                                  | 0                                                                                               | 5                                                                                                                                      | 46,466                                                    |
|                                                                                                             | 2                   | 2021-2022                  | 2021                                  | N/A                                                                   | N/A                                                                  | 0                                                                                               | 5                                                                                                                                      | 46,466                                                    |
|                                                                                                             | 3                   | 2022-2023                  | 2022                                  | N/A                                                                   | N/A                                                                  | 0                                                                                               | 5                                                                                                                                      | 46,466                                                    |
|                                                                                                             | 4                   | 2023-2024                  | 2023                                  | N/A                                                                   | N/A                                                                  | 0                                                                                               | 5                                                                                                                                      | 46,466                                                    |
|                                                                                                             | 5                   | 2024-2025                  | 2024                                  | N/A                                                                   | N/A                                                                  | 0                                                                                               | 5                                                                                                                                      | 46,466                                                    |
|                                                                                                             | 6                   | 2025-2026                  | 2025                                  | N/A                                                                   | N/A                                                                  | 0                                                                                               | 5                                                                                                                                      | 46,466                                                    |
|                                                                                                             | 7                   | 2026-2027                  | 2026                                  | N/A                                                                   | N/A                                                                  | 0                                                                                               | 5                                                                                                                                      | 46,466                                                    |
|                                                                                                             | 8                   | 2027-2028                  | 2027                                  | N/A                                                                   | N/A                                                                  | 0                                                                                               | 5                                                                                                                                      | 46,466                                                    |
|                                                                                                             | 9                   | 2028-2029                  | 2028                                  | N/A                                                                   | N/A                                                                  | 0                                                                                               | 5                                                                                                                                      | 46,466                                                    |
|                                                                                                             | 10                  | 2029-2030                  | 2029                                  | N/A                                                                   | N/A                                                                  | 0                                                                                               | 5                                                                                                                                      | 46,466                                                    |
| Years Following<br>Value Limitation Period                                                                  | 11<br>through<br>25 | 2030-2044                  | 2030-2044                             | N/A                                                                   | N/A                                                                  | 0                                                                                               | 5                                                                                                                                      | 46,466                                                    |

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)  Yes  No  
qualifying jobs in Subchapter B districts, 10 qualifying jobs in Subchapter C districts)  
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

**Schedule D: Other Incentives (Estimated)**

Date **9/4/2018**  
Applicant Name **MESQUITE STAR SPECIAL, LLC**  
ISD Name **ROBY CISD**

Form 50-296A

Revised May 2014

| State and Local Incentives for which the Applicant intends to apply (Estimated) |                                     |                           |                     |                                   |                  |                     |
|---------------------------------------------------------------------------------|-------------------------------------|---------------------------|---------------------|-----------------------------------|------------------|---------------------|
| Incentive Description                                                           | Taxing Entity (as applicable)       | Beginning Year of Benefit | Duration of Benefit | Annual Tax Levy without Incentive | Annual Incentive | Annual Net Tax Levy |
| Tax Code Chapter 311                                                            | County:                             | N/A                       | N/A                 | N/A                               | N/A              | N/A                 |
|                                                                                 | City:                               | N/A                       | N/A                 | N/A                               | N/A              | N/A                 |
|                                                                                 | Other:                              | N/A                       | N/A                 | N/A                               | N/A              | N/A                 |
| Tax Code Chapter 312                                                            | County: Fisher County               | 2020                      | 10 Years            | \$ 544,165                        | \$ 303,700.00    | \$ 240,465          |
|                                                                                 | City:                               | N/A                       | N/A                 | N/A                               | N/A              | N/A                 |
|                                                                                 | Other: Fisher County Hosp. District | 2020                      | 10 Years            | \$ 164,470                        | \$ 91,750        | \$ 72,720           |
| Local Government Code Chapters 380/381                                          | County:                             | N/A                       | N/A                 | N/A                               | N/A              | N/A                 |
|                                                                                 | City:                               | N/A                       | N/A                 | N/A                               | N/A              | N/A                 |
|                                                                                 | Other:                              | N/A                       | N/A                 | N/A                               | N/A              | N/A                 |
| Freeport Exemptions                                                             | N/A                                 | N/A                       | N/A                 | N/A                               | N/A              | N/A                 |
| Non-Annexation Agreements                                                       | N/A                                 | N/A                       | N/A                 | N/A                               | N/A              | N/A                 |
| Enterprise Zone/Project                                                         | N/A                                 | N/A                       | N/A                 | N/A                               | N/A              | N/A                 |
| Economic Development Corporation                                                | N/A                                 | N/A                       | N/A                 |                                   | N/A              |                     |
| Texas Enterprise Fund                                                           | N/A                                 | N/A                       | N/A                 |                                   | N/A              |                     |
| Employee Recruitment                                                            | N/A                                 | N/A                       | N/A                 |                                   | N/A              |                     |
| Skills Development Fund                                                         | N/A                                 | N/A                       | N/A                 |                                   | N/A              |                     |
| Training Facility Space and Equipment                                           | N/A                                 | N/A                       | N/A                 |                                   | N/A              |                     |
| Infrastructure Incentives                                                       | N/A                                 | N/A                       | N/A                 |                                   | N/A              |                     |
| Permitting Assistance                                                           | N/A                                 | N/A                       | N/A                 |                                   | N/A              |                     |
| Other:                                                                          | N/A                                 | N/A                       | N/A                 |                                   | N/A              |                     |
| Other:                                                                          | N/A                                 | N/A                       | N/A                 |                                   | N/A              |                     |
| Other:                                                                          | N/A                                 | N/A                       | N/A                 |                                   | N/A              |                     |
| Other:                                                                          | N/A                                 | N/A                       | N/A                 |                                   | N/A              |                     |
| <b>TOTAL</b>                                                                    |                                     |                           |                     | <b>\$ 708,635</b>                 |                  | <b>\$ 313,185</b>   |

Additional information on incentives for this project:

**County Terms:** Hill Country Mesquite Generation, LLC expects to apply for and receive a 100% abatement of all ad valorem taxes and will make an annual PILOT payment to the County based on the Years 1 through 5 - \$1,200/MW, Year 6 - \$1,500/MW, Year 7 - \$2,000/MW, Years 8 through 10 - \$2,500/MW  
**Fisher County Hospital District:** Hill Country Mesquite Generation, LLC expects to apply for and receive a 100% abatement of all ad valorem taxes and will make annual PILOT payment to the District based on the schedule as follows: Years 1 through 5 - \$363/MW, year 6 - \$453/MW, year 7 - \$605/MW, years 8 through 10 - \$752/MW

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**TAB 4**

Detailed Description of the Project

*Provide 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.*

The Mesquite Star Special, LLC Wind Project is a proposed wind energy generation project which would be located in Fisher County, Texas. The Project is anticipated to consist of 118 wind turbines which when operational will be capable of generating 418.9MW. Additional Project facilities will include a Project Operations and Maintenance Facility, a main project substation, and an approximate 2.2-mile transmission line to connect the project to the existing electrical grid.

The Project is situated in southern Fisher County. The Project area is comprised primarily of rangeland, utilized for grazing and hunting and is well suited for a wind farm. The project will be located on approximately 27,000 acres of private land which will be leased under a 30-year wind lease. The project is planned to be interconnected to Lone Star Transmission's 345kV system which intersects the central portion of the project area.

A full suite of studies is underway to verify project viability including but not limited to environmental studies, cultural resource studies, biological studies, aviation studies, telecommunications studies and wind resource assessment studies. Following an approximate 15-month construction process, and once operational the Project is anticipated to be capable of sell electricity into the Texas wholesale power market beginning in Q4 2019, and have an expected life exceeding 25 years. The proposed project will include, but is not limited to, the following:

- Planned 418.9MW-AC in size;
- Project Roads;
- 118 Wind Turbines 63 of which will be located in Roby CISD;
- Underground Medium and high-voltage electric cabling;
- Project substation which will include two high-voltage transformers, switchgear, transmission equipment, telecommunications and SCADA equipment, among other things;
- High-voltage transmission line connecting the project to the grid (gen tie);
- Operations and maintenance (O&M) building including telecommunications and computing equipment, among other things;
- Meteorological equipment to measure weather conditions and wind speeds; and
- Associated equipment to safely operate, maintain and deliver electricity to the grid.

**TAB 7**

**Description of Qualified Investment**

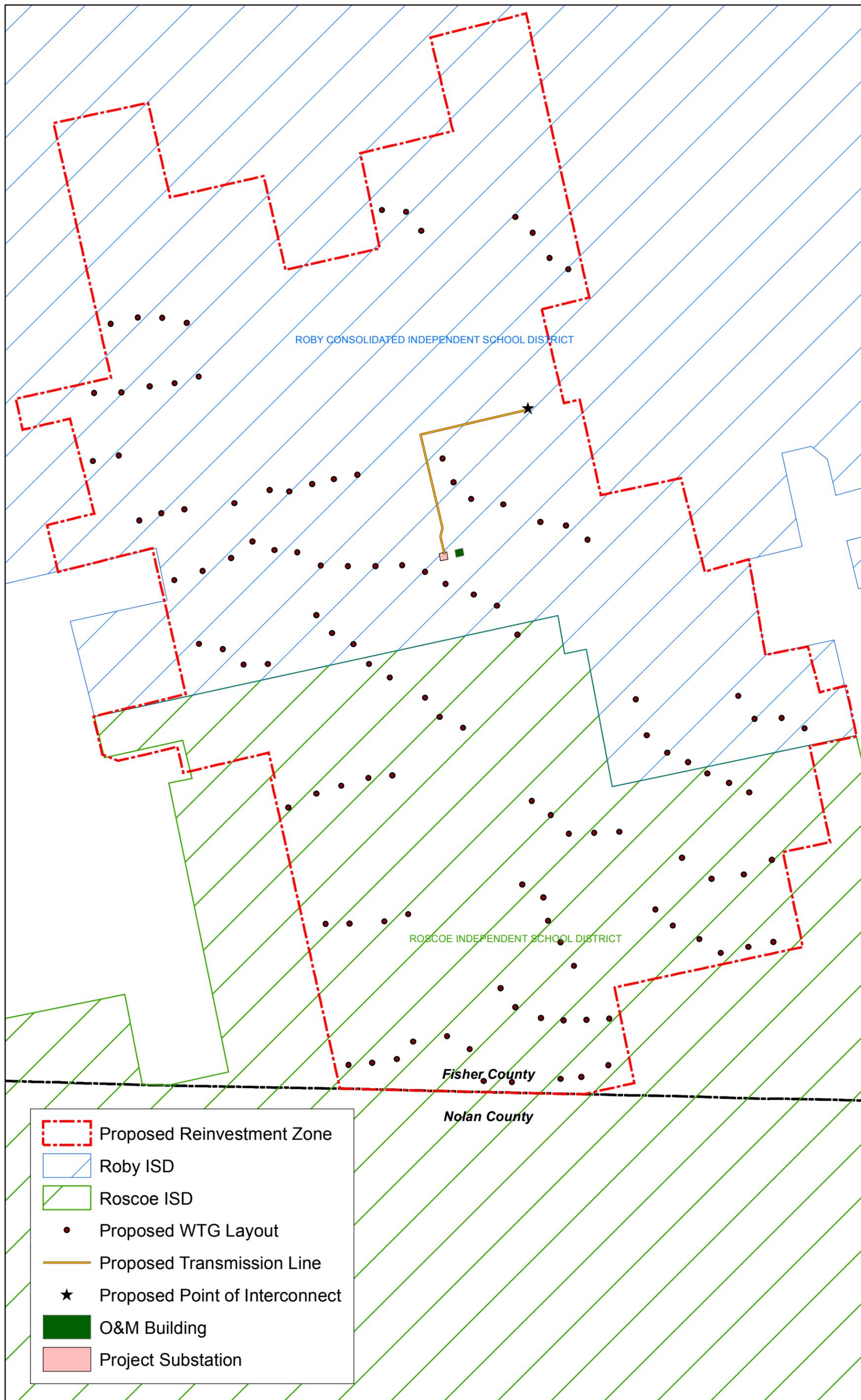
The Mesquite Star Special, LLC Wind Project is a proposed wind energy generation project which would be located in Fisher County, Texas. The Project is anticipated to consist of 118 wind turbines which when operational will be capable of generating 418.9MW. Additional Project facilities will include a Project Operations and Maintenance Facility, a main project substation, and an approximate 2.2-mile transmission line to connect the project to the existing electrical grid.

The Project is situated in southern Fisher County. The Project area is comprised primarily of rangeland, utilized for grazing and hunting and is well suited for a wind farm. The project will be located on approximately 27,000 acres of private land which will be leased under a 30-year wind lease. The project is planned to be interconnected to Lone Star Transmission's 345kV system which intersects the central portion of the project area.

A full suite of studies is underway to verify project viability including but not limited to environmental studies, cultural resource studies, biological studies, aviation studies, telecommunications studies and wind resource assessment studies. Following an approximate 17-month construction process, and once operational the Project is anticipated to be capable of sell electricity into the Texas wholesale power market beginning in December 2019, and have an expected life exceeding 25 years. The proposed project will include, but is not limited to, the following:

- Planned 418.9MW-AC in size;
- Project Roads;
- 118 Wind Turbines, 63 of which will be located in Roby CISD;
- Underground Medium and high-voltage electric cabling;
- Project substation which will include two high-voltage transformers, switchgear, transmission equipment, telecommunications and SCADA equipment, among other things;
- High-voltage transmission line connecting the project to the grid (gen tie);
- Operations and maintenance (O&M) building including telecommunications and computing equipment, among other things;
- Meteorological equipment to measure weather conditions and wind speeds; and
- Associated equipment to safely operate, maintain and deliver electricity to the grid.

1222-Roby CISD-Mesquite Star Special, LLC - Amendment 001  
January 28, 2020



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

Keith Cook

Print Name (Authorized School District Representative)

Superintendent

Title

sign here

*Keith Cook*

Signature (Authorized School District Representative)

2-13-2020

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

Randall Hickok

Print Name (Authorized Company Representative (Applicant))

Vice President

Title

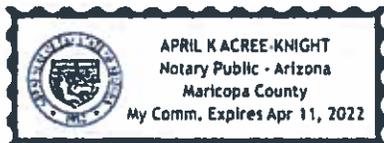
sign here

*Randall Hickok*

Signature (Authorized Company Representative (Applicant))

1/22/2020

Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

22nd day of January, 2020

*April Kacree-Knight*  
Notary Public in and for the State of Arizona

My Commission expires: April 11, 2022

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.