

## Application for Appraised Value Limitation on Qualified Property

## SECTION 9: Projected Timeline

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

## SECTION 10: The Property

1. Identify county or counties in which the proposed project will be located ..... Upton County
2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property ..... Upton CAD
3. Will this CAD be acting on behalf of another CAD to appraise this property? ..... ☐ Yes ☒ No
4. List all taxing entities that have jurisdiction for the property, the portion of project within each entity and tax rates for each entity:
 

County: <u>Crockett, \$0.950, 44% / Upton, \$0.46872, 56%</u> <small>(Name, tax rate and percent of project)</small>	City: <u>N/A</u> <small>(Name, tax rate and percent of project)</small>
Hospital District: <u>Rankin Hospital, \$0.3008, 56%</u> <small>(Name, tax rate and percent of project)</small>	Water District: <u>Upton County Water, \$0.003782, 56%</u> <small>(Name, tax rate and percent of project)</small>
Other (describe): <u>Crockett County GCD, \$0.2236, 44%</u> <small>(Name, tax rate and percent of project)</small>	Other (describe): <u>Rankin EMS, \$0.015, 56%</u> <small>(Name, tax rate and percent of project)</small>
5. Is the project located entirely within the ISD listed in Section 1? ..... ☐ Yes ☒ No
  - 5a. If no, attach in **Tab 6** additional information on the project scope and size to assist in the economic analysis.
6. Did you receive a determination from the Texas Economic Development and Tourism Office that this proposed project and at least one other project seeking a limitation agreement constitute a single unified project (SUP), as allowed in §313.024(d-2)? ..... ☐ Yes ☒ No
  - 6a. If yes, attach in **Tab 6** supporting documentation from the Office of the Governor.

## SECTION 11: Investment

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

1. At the time of application, what is the estimated minimum qualified investment required for this school district? ..... 20,000,000.00
2. What is the amount of appraised value limitation for which you are applying? ..... 25,000,000.00
- Note:** The property value limitation amount is based on property values available at the time of application and may change prior to the execution of any final agreement.
3. Does the qualified investment meet the requirements of Tax Code §313.021(1)? ..... ☒ Yes ☐ No
4. Attach a description of the qualified investment [See §313.021(1).] The description must include:
  - a. a specific and detailed description of the qualified investment you propose to make on the property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (**Tab 7**);
  - b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your minimum qualified investment (**Tab 7**); and
  - c. a detailed map of the qualified investment showing location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period, with vicinity map (**Tab 11**).
5. Do you intend to make at least the minimum qualified investment required by Tax Code §313.023 (or §313.053 for Subchapter C school districts) for the relevant school district category during the qualifying time period? ..... ☒ Yes ☐ No

## Application for Appraised Value Limitation on Qualified Property

**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? ..... 7
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 ..... 1,286.50
  - b. 110% of the average weekly wage for manufacturing jobs in the county is ..... N/A
  - c. 110% of the average weekly wage for manufacturing jobs in the region is ..... 1,143.98
8. Which Tax Code section are you using to estimate the qualifying job wage standard required for this project? ..... ☐ §313.021(5)(A) or ☒ §313.021(5)(B)
9. What is the minimum required annual wage for each qualifying job based on the qualified property? ..... 59,487.00
10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? ..... 59,490.00
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**.

**HIGH LONESOME WIND POWER, LLC  
TAB 13 TO CHAPTER 313 APPLICATION**

**UPTON COUNTY  
CHAPTER 313 WAGE CALCULATION - ALL JOBS - ALL INDUSTRIES**

QUARTER	YEAR	AVG WEEKLY WAGES*		ANNUALIZED	
FIRST	2017	\$	1,423	\$	73,996
SECOND	2017	\$	1,209	\$	62,868
THIRD	2017	\$	1,295	\$	67,340
FOURTH	2016	\$	1,219	\$	63,388
AVERAGE		\$	1,286.50	\$	66,898

**UPTON COUNTY  
CHAPTER 313 WAGE CALCULATION - MANUFACTURING JOBS**

\*NO DATA AVAILABLE

**CHAPTER 313 WAGE CALCULATION - REGIONAL WAGE RATE**

	YEAR	AVG WEEKLY WAGES*		ANNUALIZED	
Permian Basin	2016	\$	1,040	\$	54,079
	X		110%		110%
		\$	1,143.98	\$	59,487










\* SEE ATTACHED TWC DOCUMENTATION

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## Quarterly Employment and Wages (QCEW)

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 Year	 Period	 Area	 Ownership	 Division	 Level	 Ind Code	 Industry	 Avg Weekly Wages
2017	1st Qtr	Upton County	Total All	00	0	10	Total, all industries	\$1,423
2017	2nd Qtr	Upton County	Total All	00	0	10	Total, all industries	\$1,209
2017	3rd Qtr	Upton County	Total All	00	0	10	Total, all industries	\$1,295
2016	4th Qtr	Upton County	Total All	00	0	10	Total, all industries	\$1,219

## 2016 Manufacturing Average Wages by Council of Government Region

### Wages for All Occupations

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

Source: Texas Occupational Employment and Wages

Data published: July 2017

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

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

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

Data intended for TAC 313 purposes only.

Date 3/14/2018

Applicant Name High Lonesome Wind Power, LLC  
ISD Name Rankin ISD

Schedule C: Employment Information

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Form 50-296A  
Revised May 2014

					Construction		Non-Qualifying Jobs		Qualifying Jobs	
					Column A	Column B	Column C	Column D	Column E	
					Number of Construction FTE's or man-hours (specify)	Average annual wage rates for construction workers	Number of non-qualifying jobs applicant estimates it will create (cumulative)	Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Average annual wage of new qualifying jobs	
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY							
	0	2018-2019	2018		25 FTE	52,500	0	0	0	0
	0	2019-2020	2019		250 FTE	52,500	0	0	0	0
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2020-2021	2020		N/A	N/A	0	7	59,490	
	2	2021-2022	2021		N/A	N/A	0	7	59,490	
	3	2022-2023	2022		N/A	N/A	0	7	59,490	
	4	2023-2024	2023		N/A	N/A	0	7	59,490	
	5	2024-2025	2024		N/A	N/A	0	7	59,490	
	6	2025-2026	2025		N/A	N/A	0	7	59,490	
	7	2026-2027	2026		N/A	N/A	0	7	59,490	
	8	2027-2028	2027		N/A	N/A	0	7	59,490	
	9	2028-2029	2028		N/A	N/A	0	7	59,490	
	10	2029-2030	2029		N/A	N/A	0	7	59,490	
Years Following Value Limitation Period	11 through 25	2030-2045	2030-2044		N/A	N/A	0	7	59,490	

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  
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



## Application for Appraised Value Limitation on Qualified Property

### SECTION 16: Authorized Signatures and Applicant Certification

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

#### 1. Authorized School District Representative Signature

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

print  
here

Sammy Wyatt

Superintendent

Print Name (Authorized School District Representative)

Title

sign  
here

*Sammy Wyatt*

4-6-2018

Signature (Authorized School District Representative)

Date

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

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

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

print  
here

William Kelsey

Partner

Print Name (Authorized Company Representative (Applicant))

Title

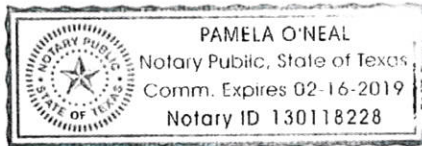
sign  
here

*William Kelsey*

3/25/18

Signature (Authorized Company Representative (Applicant))

Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

25<sup>th</sup> day of March, 2018

*Pamela O'Neal*

Notary Public in and for the State of Texas

My Commission expires: 2/16/2019

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