

O'HANLON, DEMERATH & CASTILLO

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May 9, 2018

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

RE: Amended Application to Santa Maria Independent School District from Rayos Del Sol Solar Project, LLC

To the Local Government Assistance & Economic Analysis Division:

I have enclosed for you the Amended Application to the Santa Maria Independent School District from Rayos Del Solar Project, LLC.

The following changes have been made:

1. The date the application was received was February 16, 2018. The School Board approved the application on February 19, 2018.
2. Page 2 Section 2 has been updated
3. Page 7/Section 14/Tab 13 have been updated with the correct wage information.
4. Tab 7 has been updated to show number of PV modules, removed spare parts, and explained the equipment being used.
5. Tab 8 has been updated to show the life of the project, removed spare parts and explained the equipment being used.
6. Tab 16 Enterprise Zone map has been updated with the project area.
7. New Signature Page Attached

A copy of the amended application will be submitted to the Cameron County Appraisal District.

Please do not hesitate to call with any questions.

Sincerely,

William Eggleston
Assistant to Kevin O'Hanlon
School District Consultant

Cc: Cameron County Appraisal District

O'HANLON, DEMERATH & CASTILLO

ATTORNEYS AND COUNSELORS AT LAW

808 WEST AVENUE
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April 23, 2018

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

RE: Application to the Santa Maria Independent School District from Rayos Del Sol Solar Project, LLC

To the Local Government Assistance & Economic Analysis Division:

By copy of this letter transmitting the application for review to the Comptroller's Office, the Santa Maria Independent School District is notifying Rayos Del Sol Solar Project, LLC of its intent to consider the application for appraised value limitation on qualified property should a positive certificate be issued by the Comptroller. The Applicant submitted the Application to the school district on February 16, 2018. The Board voted to accept the application on February 19, 2018. The application has been determined complete as of April 23, 2018. The Applicant has provided the schedules in both electronic format and paper copies. The electronic copy is identical to the hard copy that will be hand delivered.

The Applicant has requested that a portion of Tab 11, specifically the detailed layout of the planned solar farm, be kept confidential until such time the Board votes to approve the application. In accordance with 34 TAC 9.1053, the information that is the subject of this request is segregated from the materials submitted contemporaneously with this application, that is, the proprietary commercial information regarding the competitive siting decisions for the possible project and proprietary information regarding the proposed layout of the project. The confidential materials are being submitted separately to protect against unintended disclosure. The maps depicting the planned location of the project display proprietary commercial information regarding the specific location of the possible project and the nature of the business that will be conducted at the site. The materials are protected by the trade secret exception set forth in Texas Government Code §552.110.

A copy of the application will be submitted to the Cameron County Appraisal District.

Sincerely,



Kevin O'Hanlon
School District Consultant

Cc: Cameron County Appraisal District
Rayos Del Sol Solar Project, LLC

Tab 1

See executed application attached.

SECTION 1: School District Information (continued)

3. Authorized School District Consultant (If Applicable)

Kevin	O'Hanlon
First Name	Last Name
Attorney	
Title	
O'Hanlon, Demerath, & Castillo	
Firm Name	
(512) 494-9949	(512) 494-9919
Phone Number	Fax Number
	kohanlon@808west.com
	Email Address
Mobile Number (optional)	

4. On what date did the district determine this application complete?
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)

Matt	Gilhausen	
First Name	Last Name	
Chief Development Officer	Rayos Del Sol Solar Project, LLC	
Title	Organization	
16105 W. 113th Street, Suite 105		
Street Address		
Mailing Address		
Lenexa	Kansas	66219
City	State	ZIP
(913) 953-5227		
Phone Number	Fax Number	
	szeimetz@tradewindenergy.com	
	Business Email Address	
Mobile Number (optional)		

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.

Brianna	Baca	
First Name	Last Name	
Associate Developer	Rayos Del Sol Solar Project, LLC	
Title	Organization	
16105 W. 113th Street, Suite 105		
Street Address		
Mailing Address		
Lenexa	Kansas	66219
City	State	ZIP
(913) 953-5227		
Phone Number	Fax Number	
	bbaca@tradewindenergy.com	
	Business Email Address	
Mobile Number (optional)		

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? 2

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 619.75
 - b. 110% of the average weekly wage for manufacturing jobs in the county is 1,029.88
 - c. 110% of the average weekly wage for manufacturing jobs in the region is 772.20

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? 40,154.40

10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 40,154.40

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**.

Tab 7

Description of Qualified Investment

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(7) (Tab 7).

The Applicant is requesting an appraised value limitation on all of the property constructed or placed upon the real property described and shown in Map Exhibit within Santa Maria ISD, which is located in Cameron County, Texas.

The property for which the Applicant is requesting an appraised value limitation shall include, but is NOT limited to, the following:

- Approximately 450,000 PV modules;
- DC-to-AC inverters;
- Tracker racking system (mounting structures);
- Medium- and high-voltage electric cabling;
- Project substation, consisting of a high voltage transformer, switchgear, transmission equipment, telecommunications and SCADA equipment;
- High-voltage transmission line connecting the project to the grid (gen tie);
- Operations and maintenance (O&M) building including telecommunications and computing equipment.
- Meteorological equipment to measure solar irradiance and other weather conditions; and
- Associated equipment to safely operate, maintain, and deliver electricity to the grid. This includes, but is not limited to junction boxes, PV panel connectors and mounting and tracking systems.

Additionally, the map provided does not present the location of the improvements; however, all of the improvements that make up the amount of Qualified Investment will be made within the Project Investment Area as shown on Map Exhibit. The exact placement and type of units is subject to ongoing planning, solar energy resource evaluation, engineering, and land leasing. Any changes in the number or type of PV modules will not have a significant impact on the total investment amount. The life expectancy of the project is projected at a minimum of 30 years.

None of the above mentioned property is covered under an existing County Appraisal District account number.

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).

The Applicant intends to construct a building to house Maintenance and Operations, supplies, replacement parts and other miscellaneous related equipment. This includes, but is not limited to junction boxes, PV panel connectors and mounting and tracking systems. Associated equipment and supplies depends on the final design of the Project. The exact placement and type of units is subject to ongoing planning, solar energy resource evaluation, engineering, and land leasing. Any changes in the number or type of PV modules will not have a significant impact on the total investment amount. The life expectancy of the project is projected at a minimum of 30 years. The Applicant will also be constructing an electrical substation facility for integration and transmission of power into the electrical grid.

Tab 8

Description of Qualified Property

Rayos Del Sol Solar Project, LLC plans to construct an estimated 150 MW photovoltaic solar energy facility in Cameron County, located entirely within Santa Maria ISD. The additional improvements of Qualified Property includes:

- Approximately 450,000 Solar PV modules;
- DC-to-AC inverters;
- Tracker racking system (mounting structures);
- Medium- and high-voltage electric cabling;
- Project substation, consisting of a high voltage transformer, switchgear, transmission equipment, telecommunications and SCADA equipment;
- High-voltage transmission line connecting the project to the grid (gen tie);
- Operations and maintenance (O&M) building including telecommunications and computing equipment
- Meteorological equipment to measure solar irradiance and other weather conditions; and
- Associated equipment to safely operate, maintain, and deliver electricity to the grid. This includes, but is not limited to junction boxes, PV panel connectors and mounting and tracking systems.

The exact placement and type of units is subject to ongoing planning, solar energy resource evaluation, engineering, and land leasing. The life expectancy of the project is projected at a minimum of 30 years. All equipment outlined above is expected to be located within Santa Maria ISD. The final number and location of units and supporting structures will be determined before construction begins. However, any changes in the number or type of PV modules will not have a significant impact on the total investment amount. The life expectancy of the project is projected at a minimum of 30 years. Current plans are to install all equipment in one phase. Rayos Del Sol intends to connect to 138 kV AEP TX Line from WesMar to Rangerville. All of the infrastructure will remain within the project boundary and within the Enterprise Zone. The map in Attachment 11b shows the proposed project area with the anticipated improvement locations.

Tab 11

Maps that clearly show:

- a. Project vicinity***
- b. Qualified investment including 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***
- c. Qualified property including location of new buildings or new improvements***
- d. Existing property***
- e. Land location within vicinity map***
- f. Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size***

Tab 11f

- a. Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size***

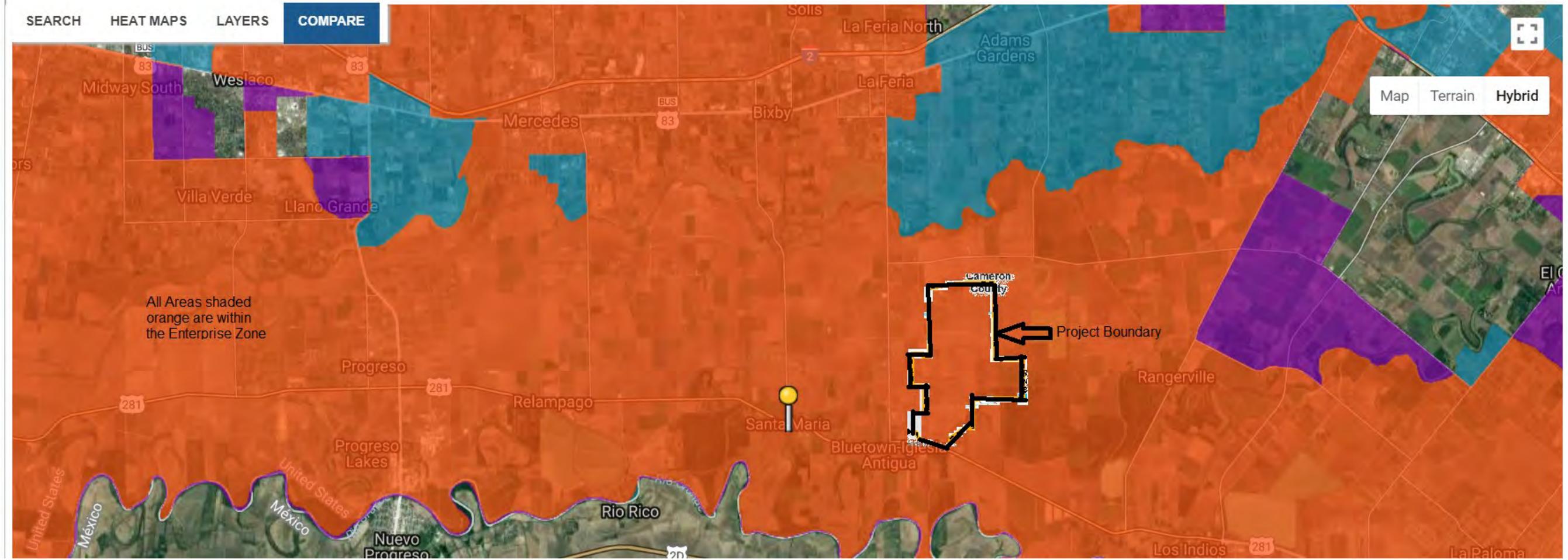
Please see the attached map.

SEARCH HEAT MAPS LAYERS COMPARE

Map Terrain Hybrid

All Areas shaded orange are within the Enterprise Zone

Project Boundary



Tab 13

Calculation of Wage Requirements – Cameron County

Supporting data for Section 14(7)(a)

Average weekly wage for all jobs (all industries) in the county

Year	Period	Area	Ownership	Division	Level	Ind. Code	Industry	Avg. Weekly Wages
2017	1 st Qtr	Cameron County	Total All	0	0	10	Total, All Industries	\$614.00
2017	2 nd Qtr	Cameron County	Total All	0	0	10	Total, All Industries	\$614.00
2017	3 rd Qtr	Cameron County	Total All	0	0	10	Total, All Industries	\$612.00
2016	4 th Qtr	Cameron County	Total All	0	0	10	Total, All Industries	\$639.00
Average weekly wage for previous four quarters								\$619.75

Source: Quarterly Employment and Wages (QCEW) data for Cameron County,
<http://www.tracer2.com/cqi/dataanalysis/AreaSelection.asp?tableName=Industry>

Supporting Data for Section 14(7)(b)

110% of the average weekly wage for manufacturing jobs in the county

Year	Period	Area	Ownership	Division	Level	Ind. Code	Industry	Avg. Weekly Wages
2017	1 st Qtr	Cameron County	Private	31	2	31-33	Manufacturing	\$915.00
2017	2 nd Qtr	Cameron County	Private	31	2	31-33	Manufacturing	\$911.00
2017	3 rd Qtr	Cameron County	Private	31	2	31-33	Manufacturing	\$916.00
2016	4 th Qtr	Cameron County	Private	31	2	31-33	Manufacturing	\$1,003.00
Average weekly wage for previous four quarters								\$936.25
110% of Average Weekly Wages								\$1,029.88

Source: Quarterly Employment and Wages (QCEW) data for Cameron County,
<http://www.tracer2.com/cqi/dataanalysis/AreaSelection.asp?tableName=Industry>

Supporting Data for Section 14(7)(c)

110% of the average weekly wage for manufacturing jobs in the region

Average Hourly Wages	\$17.55
Average Annual Wages	\$36,503.00
Average Weekly Wages @40hrs/week	\$702.00
110% of Average Weekly Wages	\$772.20

Source: 2016 Manufacturing Average Wages by Council of Government Region Wages for All Occupations. Project location region: 21. Lower Rio Grande Valley Development Council.
<http://www.tracer2.com/admin/uploadedPublications/COGWages.pdf>

Quarterly Employment and Wages (QCEW)

Back

D.PERIODYEAR

Page 1 of 1 (40 results/page)

Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2017	1st Qtr	Cameron County	Total All	00	0	10	Total, all industries	\$614
2017	2nd Qtr	Cameron County	Total All	00	0	10	Total, all industries	\$614
2017	3rd Qtr	Cameron County	Total All	00	0	10	Total, all industries	\$612
2016	1st Qtr	Cameron County	Total All	00	0	10	Total, all industries	\$588
2016	2nd Qtr	Cameron County	Total All	00	0	10	Total, all industries	\$602
2016	3rd Qtr	Cameron County	Total All	00	0	10	Total, all industries	\$636
2016	4th Qtr	Cameron County	Total All	00	0	10	Total, all industries	\$639

Tab 17

Signature and Certification Page, signed and dated by Authorized School District Representative and Authorized Company Representative (applicant).

Please see attached.

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 ▶ Maria Chavez
Print Name (Authorized School District Representative)
sign here ▶ *[Handwritten Signature]*
Signature (Authorized School District Representative)

Superintendent
Title
May 8, 2018
Date

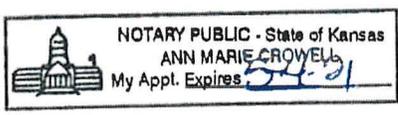
2. Authorized Company Representative (Applicant) Signature and Notarization

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 ▶ Matt Gilhousen
Print Name (Authorized Company Representative (Applicant))
sign here ▶ *[Handwritten Signature]*
Signature (Authorized Company Representative (Applicant))

Chief Development Officer
Title
5-3-18
Date



(Notary Seal)

GIVEN under my hand and seal of office this, the
3rd day of May
[Handwritten Signature]
Notary Public in and for the State of Texas KANSAS
My Commission expires: 5-4-21

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.