O'HANLON, DEMERATH & CASTILLO
ATTORNEYS & COUNSELORS AT LAW
808 WEST AVE
AUSTIN, TEXAS 78701
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1237-anson-ansonsolar2-amendment001
August 2, 2018

August 2, 2018

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

RE: Amended Application to Anson Independent School District from Anson Solar Center 2, LLC

To the Local Government Assistance & Economic Analysis Division:

I have enclosed for you the Amended Application to the Anson Independent School District from Anson Solar Center 2, LLC. Below are the changes:

1. Page 6, Section 12, Question 3 – Updated to September 2018
2. Page 7, Section 14, Question 2 - Updated to 2Q
3. Page 7, Section 14, Question 4 - Updated to 2
4. Page 7, Section 14, Question 7a & 7b - Updated
5. Page 7, Section 14, Question 9 - Updated
6. Page 7, Section 14, Question 10 - Updated
7. Tab 11 – Revised Vicinity and Improvements Maps
8. Tab 12 – Revised Job Wavier Request
9. Tab 13 – Updated Wage Data
10. Tab 14 – Revised Schedule C

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

Please do not hesitate to call with any questions.

Sincerely,

William Eggleston
Assistant to Kevin O'Hanlon
School District Consultant

Cc: Jones County Appraisal District

SECTION 12: Qualified Property

1. Attach a detailed description of the qualified property. [See §313.021(2)] (If qualified investment describes qualified property exactly, you may skip items a, b and c below.) The description must include:
   - 1a. a specific and detailed description of the qualified property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (**Tab 8**);
   - 1b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your qualified property (**Tab 8**); and
   - 1c. a map of the qualified property showing location of new buildings or new improvements with vicinity map (**Tab 11**).
2. Is the land upon which the new buildings or new improvements will be built part of the qualified property described by §313.021(2)(A)? . . . . . ☐ Yes ☑ No
   - 2a. If yes, attach complete documentation including:
     - a. legal description of the land (**Tab 9**);
     - b. each existing appraisal parcel number of the land on which the new improvements will be constructed, regardless of whether or not all of the land described in the current parcel will become qualified property (**Tab 9**);
     - c. owner (**Tab 9**);
     - d. the current taxable value of the land. Attach estimate if land is part of larger parcel (**Tab 9**); and
     - e. a detailed map showing the location of the land with vicinity map (**Tab 11**).
3. Is the land on which you propose new construction or new improvements currently located in an area designated as a reinvestment zone under Tax Code Chapter 311 or 312 or as an enterprise zone under Government Code Chapter 2303? . . . . ☐ Yes ☑ No
   - 3a. If yes, attach the applicable supporting documentation:
     - a. evidence that the area qualifies as a enterprise zone as defined by the Governor's Office (**Tab 16**);
     - b. legal description of reinvestment zone (**Tab 16**);
     - c. order, resolution or ordinance establishing the reinvestment zone (**Tab 16**);
     - d. guidelines and criteria for creating the zone (**Tab 16**); and
     - e. a map of the reinvestment zone or enterprise zone boundaries with vicinity map (**Tab 11**)
   - 3b. If no, submit detailed description of proposed reinvestment zone or enterprise zone with a map indicating the boundaries of the zone on which you propose new construction or new improvements to the Comptroller's office within 30 days of the application date. What is the anticipated date on which you will submit final proof of a reinvestment zone or enterprise zone? . . . . . September 2018

SECTION 13: Information on Property Not Eligible to Become Qualified Property

1. In **Tab 10**, attach a specific and detailed description of all **existing property**. This includes buildings and improvements existing as of the application review start date (the date the application is determined to be complete by the Comptroller). The description must provide sufficient detail to locate all existing property on the land that will be subject to the agreement and distinguish existing property from future proposed property.
2. In **Tab 10**, attach a specific and detailed description of all **proposed new property that will not become new improvements** as defined by TAC 9.1051. This includes proposed property that: functionally replaces existing or demolished/removed property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property; or is otherwise ineligible to become qualified property. The description must provide sufficient detail to distinguish existing property (question 1) and all proposed new property that cannot become qualified property from proposed qualified property that will be subject to the agreement (as described in Section 12 of this application).
3. For the property not eligible to become qualified property listed in response to questions 1 and 2 of this section, provide the following supporting information in **Tab 10**:
   - a. maps and/or detailed site plan;
   - b. surveys;
   - c. appraisal district values and parcel numbers;
   - d. inventory lists;
   - e. existing and proposed property lists;
   - f. model and serial numbers of existing property; or
   - g. other information of sufficient detail and description.
4. Total estimated market value of existing property (that property described in response to question 1): . . . . . $ 0.00
5. In **Tab 10**, include an appraisal value by the CAD of all the buildings and improvements existing as of a date within 15 days of the date the application is received by the school district.
6. Total estimated market value of proposed property not eligible to become qualified property *(that property described in response to question 2)*: . . . . . $ 0.00

Note: Investment for the property listed in question 2 may count towards qualified investment in Column C of Schedules A-1 and A-2, if it meets the requirements of 313.021(1). Such property cannot become qualified property on Schedule B.

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 2018 (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 734.50

   b. 110% of the average weekly wage for manufacturing jobs in the county is 803.55

   c. 110% of the average weekly wage for manufacturing jobs in the region is 935.00

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? 33,428.00

10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 33,430.00

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

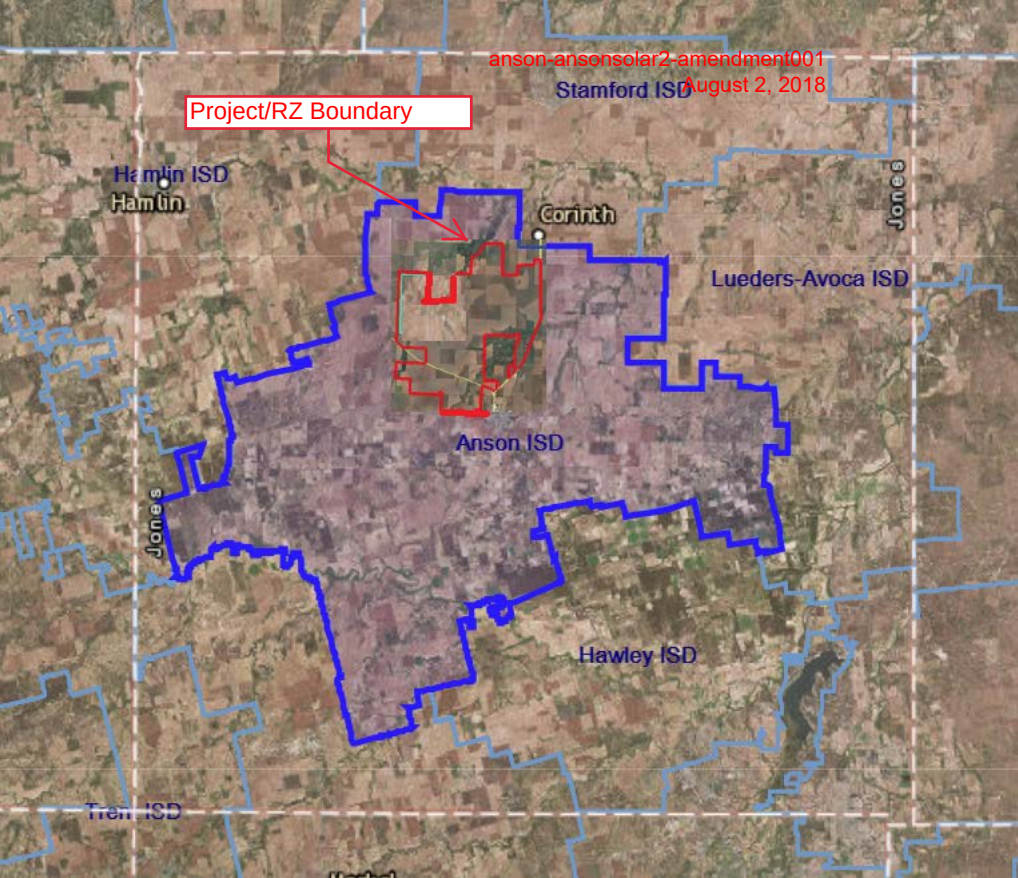
    12a. If yes, attach in **Tab 12** supporting documentation from the TWC, pursuant to §313.021(3)(F).

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).

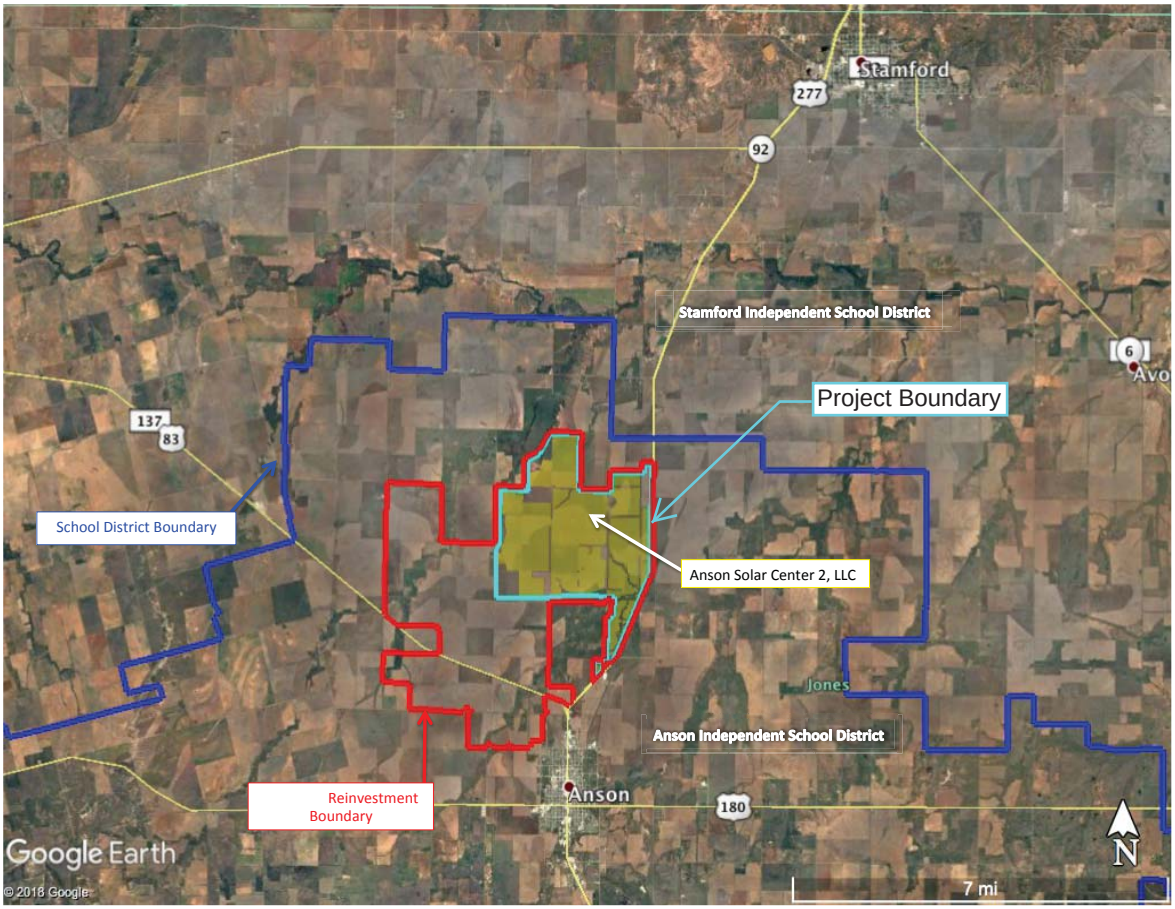
SECTION 15: Economic Impact

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**.

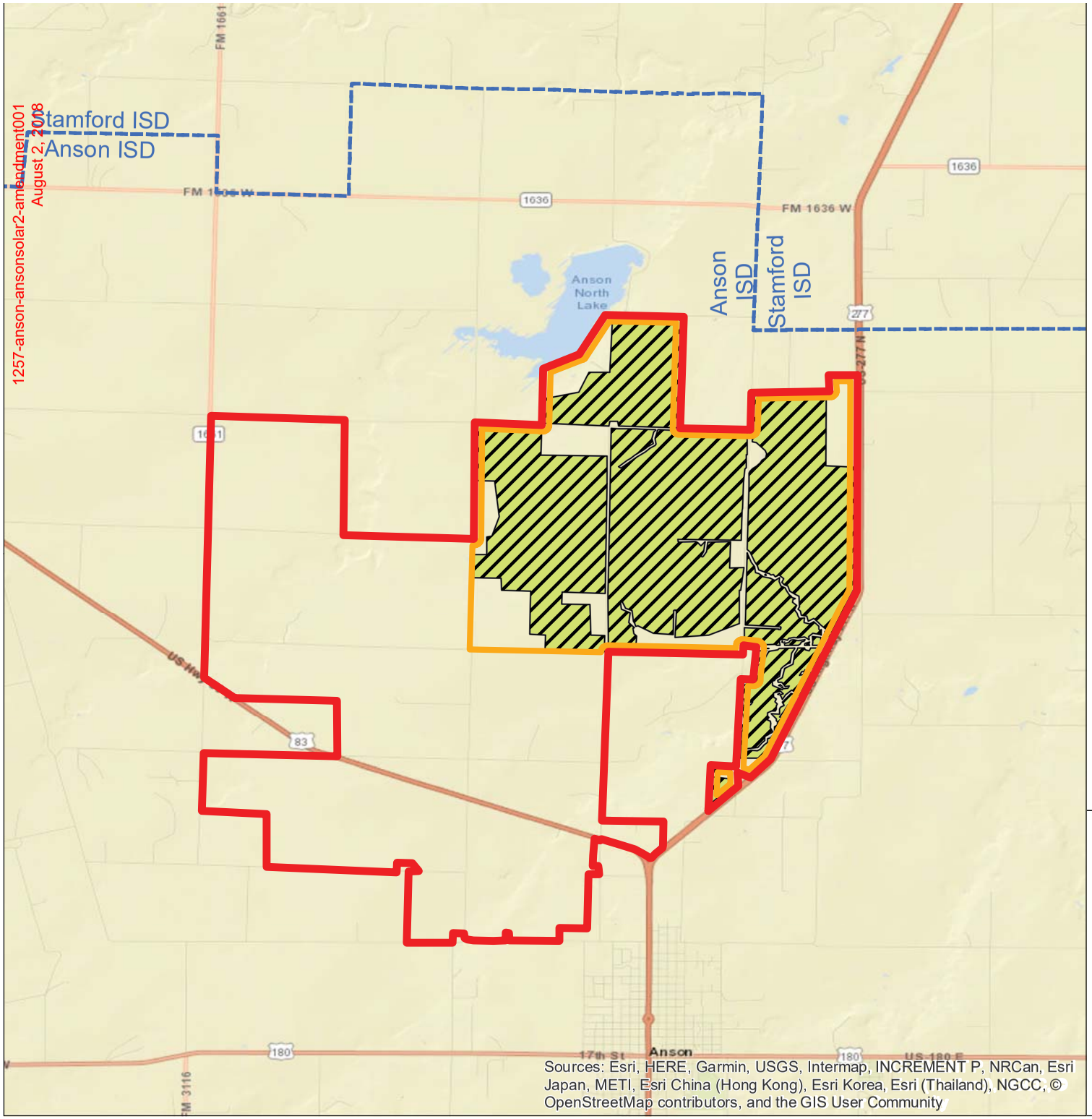

anson-ansonsolar2-amendment001
August 2, 2018
Project/RZ Boundary
Stamford ISD
Hamlin ISD
Hamlin
Corinth
Jones
Lueders-Avoca ISD
Anson ISD
Jones
Hawley ISD
Trent ISD

11) Vicinity Map

1257-anson-ansonsolar2-amendment001
August 2, 2018



11) Qualified Property and Qualified Investment Map



Improvements Map

Legend

- Reinvestment Zone
- Project Boundary
- School District Boundary
- Anson Solar Center 2, LLC

CORONAL ENERGY

Anson Solar Center 2, LLC

Jones County, TX

N

0 0.5 1 2 Miles

CUMMINGS WESTLAKE LLC

12837 Louetta Road, Suite 201 Cypress, Texas 77429-5611 713-266-4456 Fax: 713-266-2333

July 31, 2018

Mr. Jay Baccus, Superintendent
Anson Independent School District
1431 Commercial Ave.
Anson, TX 79501

Re: Chapter 313 Job Waiver Request

Dear Mr. Baccus,

Anson Solar Center 2, LLC requests that the Anson 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.

Anson Solar Center 2, LLC requests that the Anson ISD makes such a finding and waive the job creation requirement for 10 permanent jobs. In line with industry standards for job requirements, Anson Solar Center 2, LLC has committed to create two qualified jobs in Anson ISD.

Solar 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 number of jobs committed to in this application is in line with the industry standards for a solar project this size. This is evidenced by previously certified limitation agreement applications by solar developers who also requested a waiver of the job requirements. In addition, there are educational materials and other documentation that also suggest that Anson Solar Center 2, LLC has the appropriate number of jobs for this project at one permanent job per 75MW – 100MW of installed capacity.

The permanent employees of a solar project maintain and service PV panels, and inverters, 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,

Branon Westlake
Senior Tax Consultant

ANSON SOLAR CENTER, LLC
TAB 13 TO CHAPTER 313 APPLICATION

JONES COUNTY
CHAPTER 313 WAGE CALCULATION - ALL JOBS - ALL INDUSTRIES

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FIRST	2017	$ 735	$ 38,220
SECOND	2017	$ 723	$ 37,596
THIRD	2017	$ 712	$ 37,024
FOURTH	2017	$ 768	$ 39,936
	AVERAGE	$ 734.50	$ 38,194

JONES COUNTY
CHAPTER 313 WAGE CALCULATION - MANUFACTURING JOBS

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FIRST	2017	$ 739	$ 38,428
SECOND	2017	$ 710	$ 36,920
THIRD	2017	$ 747	$ 38,844
FOURTH	2017	$ 726	$ 37,752
			$ -
	AVERAGE	$ 731	$ 30,389
	X	110%	110%
		$ 803.55	$ 33,428

CHAPTER 313 WAGE CALCULATION - REGIONAL WAGE RATE

	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
West Central	2017	$ 850	$ 44,200
	X	110%	110%
		$ 935	$ 48,620

**** SEE ATTACHED TWC DOCUMENTATION***

1257-anson-ansonsolar2-amendmeb1001
August 2, 2018

Quarterly Employment and Wages (QCEW)

Back

Page 1 of 1 (40 results/page)

Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2017	1st Qtr	Jones County	Total All	00	0	10	Total, all industries	$735
2017	2nd Qtr	Jones County	Total All	00	0	10	Total, all industries	$723
2017	3rd Qtr	Jones County	Total All	00	0	10	Total, all industries	$712
2017	4th Qtr	Jones County	Total All	00	0	10	Total, all industries	$768

1257-anson-ansonsolar2-amendment001
August 2, 2018

Quarterly Employment and Wages (QCEW)

Back

Page 1 of 1 (40 results/page)

Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2017	1st Qtr	Jones County	Total All	31	2	31-33	Manufacturing	$739
2017	2nd Qtr	Jones County	Total All	31	2	31-33	Manufacturing	$710
2017	3rd Qtr	Jones County	Total All	31	2	31-33	Manufacturing	$747
2017	4th Qtr	Jones County	Total All	31	2	31-33	Manufacturing	$726

2017 Manufacturing Average Wages by Council of Government Region
Wages for All Occupations

COG	Wages Hourly	Wages Annual
Texas	**$26.24**	**$54,587**
1. Panhandle Regional Planning Commission	$23.65	$49,190
2. South Plains Association of Governments	$19.36	$40,262
3. NORTEX Regional Planning Commission	$23.46	$48,789
4. North Central Texas Council of Governments	$26.80	$55,747
5. Ark-Tex Council of Governments	$18.59	$38,663
6. East Texas Council of Governments	$21.07	$43,827
7. West Central Texas Council of Governments	$21.24	$44,178
8. Rio Grande Council of Governments	$18.44	$38,351
9. Permian Basin Regional Planning Commission	$26.24	$54,576
10. Concho Valley Council of Governments	$19.67	$40,924
11. Heart of Texas Council of Governments	$21.53	$44,781
12. Capital Area Council of Governments	$31.49	$65,497
13. Brazos Valley Council of Governments	$17.76	$39,931
14. Deep East Texas Council of Governments	$17.99	$37,428
15. South East Texas Regional Planning Commission	$34.98	$72,755
16. Houston-Galveston Area Council	$28.94	$60,202
17. Golden Crescent Regional Planning Commission	$26.94	$56,042
18. Alamo Area Council of Governments	$22.05	$48,869
19. South Texas Development Council	$15.07	$31,343
20. Coastal Bend Council of Governments	$28.98	$60,276
21. Lower Rio Grande Valley Development Council	$17.86	$37,152
22. Texoma Council of Governments	$21.18	$44,060
23. Central Texas Council of Governments	$19.30	$40,146
24. Middle Rio Grande Development Council	$24.07	$50,058

Source: Texas Occupational Employment and Wages
Data published: July 2018
Data published annually, next update will be July 31, 2019

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.

1257-anson-ansonsolar2-amendment001
August 2, 2018

Schedule C: Employment Information

Date 7/30/2018

Applicant Name Anson Solar Center 2, LLC

ISD Name Anson ISD

Form 50-296A

Revised May 2014

				Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A	**Column B**	**Column C**	**Column D**	**Column E**
	Year	**School Year** (YYYY-YYYY)	**Tax Year** (Actual tax year) YYYY	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 *Insert as many rows as necessary*	0	2020-2021	2020	300 FTE	50,000	0	0	0
Value Limitation Period *The qualifying time period could overlap the value limitation period.*	1	2021-2022	2021	N/A	N/A	0	2	33,430
	2	2022-2023	2022	N/A	N/A	0	2	33,430
	3	2023-2024	2023	N/A	N/A	0	2	33,430
	4	2024-2025	2024	N/A	N/A	0	2	33,430
	5	2025-2026	2025	N/A	N/A	0	2	33,430
	6	2026-2027	2026	N/A	N/A	0	2	33,430
	7	2027-2028	2027	N/A	N/A	0	2	33,430
	8	2028-2029	2028	N/A	N/A	0	2	33,430
	9	2029-2030	2029	N/A	N/A	0	2	33,430
	10	2030-2031	2030	N/A	N/A	0	2	33,430
Years Following Value Limitation Period	11 through 25	2031-2046	2031-2045	N/A	N/A	0	2	33,430

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

C1. Are the cumulative number of qualifying jobs listed in Column D less than the number of qualifying jobs required by statute? (25 qualifying jobs in Subchapter B districts, 10 qualifying jobs in Subchapter C districts) [X] Yes [ ] No

If yes, answer the following two questions:

C1a. Will the applicant request a job waiver, as provided under 313.025(f-1)? [X] Yes [ ] No

C1b. Will the applicant avail itself of the provision in 313.021(3)(F)? [ ] Yes [X] No

Economic Development and Analysis
Form 50-296-A

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 Jay Baccus — Superintendent

Print Name *(Authorized School District Representative)* — Title

sign here — Date 8/1/18

Signature *(Authorized School District Representative)*

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 Daniel Van Clief III — President

Print Name *(Authorized Company Representative (Applicant))* — Title

sign here — 07/30/18

Signature *(Authorized Company Representative (Applicant))* — Date

NICHOLAS ANDREW MCINTOSH
NOTARY PUBLIC
REG # 7743454
MY COMMISSION EXPIRES
5/31/2021
COMMONWEALTH OF VIRGINIA

(Notary Seal)

GIVEN under my hand and seal of office this, the

30 day of July, 2018

Notary Public in and for the State of ~~Texas~~ VIRGINIA

My Commission expires: 5/31/2021

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.