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October 9, 2018

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

RE: (1269) Supplement003 to Edinburg Consolidated Independent School District from
Monte Cristo Windpower, LLC

To the Local Government Assistance & Economic Analysis Division:

Enclosed is Supplement003 to the Edinburg Consolidated Independent School District from
Monte Cristo Windpower, LLC.

1. Section 14 – Questions 9 and 10 have been updated
2. Schedule C has been updated

A copy of the supplement will be submitted to the Hidalgo County Appraisal District.

Please do not hesitate to call with any questions.

Sincerely,

William Eggleston
Assistant to Kevin O'Hanlon
School District Consultant

Cc: Hidalgo County Appraisal District

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? 6

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 649.75
 - b. 110% of the average weekly wage for manufacturing jobs in the county is 865.70
 - c. 110% of the average weekly wage for manufacturing jobs in the region is 785.91

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? 40,867.20

10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 40,867.20

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**.

Attachment 13

Calculation of Wage Requirements – Hidalgo 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
2018	1 st Qtr	Hidalgo County	Total All	0	0	10	Total, All Industries	\$654.00
2017	2 nd Qtr	Hidalgo County	Total All	0	0	10	Total, All Industries	\$632.00
2017	3 rd Qtr	Hidalgo County	Total All	0	0	10	Total, All Industries	\$649.00
2017	4 th Qtr	Hidalgo County	Total All	0	0	10	Total, All Industries	\$664.00
Average weekly wage for previous four quarters								\$649.75

Source: Quarterly Employment and Wages (QCEW) data for Hidalgo 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
2018	1 st Qtr	Hidalgo County	Private	31	2	31-33	Manufacturing	\$788.00
2017	2 nd Qtr	Hidalgo County	Private	31	2	31-33	Manufacturing	\$774.00
2017	3 rd Qtr	Hidalgo County	Private	31	2	31-33	Manufacturing	\$786.00
2017	4 th Qtr	Hidalgo County	Private	31	2	31-33	Manufacturing	\$800.00
Average weekly wage for previous four quarters								\$787.00
110% of Average Weekly Wages								\$865.70

Source: Quarterly Employment and Wages (QCEW) data for Hidalgo 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	\$17.86
Average Annual Wages	\$37,152.00
Average Weekly Wages @40hrs/week	\$714.46
110% of Average Weekly Wages	\$785.91

Source: 2017 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](#)

Page 1 of 1 (40 results/page)

Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2017	1st Qtr	Hidalgo County	Total All	00	0	10	Total, all industries	\$640
2018	1st Qtr	Hidalgo County	Total All	00	0	10	Total, all industries	\$654
2017	2nd Qtr	Hidalgo County	Total All	00	0	10	Total, all industries	\$632
2017	3rd Qtr	Hidalgo County	Total All	00	0	10	Total, all industries	\$649
2017	4th Qtr	Hidalgo County	Total All	00	0	10	Total, all industries	\$664

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	Hidalgo County	Private	31	2	31-33	Manufacturing	\$813
2018	1st Qtr	Hidalgo County	Private	31	2	31-33	Manufacturing	\$788
2017	2nd Qtr	Hidalgo County	Private	31	2	31-33	Manufacturing	\$774
2017	3rd Qtr	Hidalgo County	Private	31	2	31-33	Manufacturing	\$786
2017	4th Qtr	Hidalgo County	Private	31	2	31-33	Manufacturing	\$800

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

COG	Wages	
	Hourly	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.

Schedule C: Employment Information

Date 10/9/2018
Applicant Name Monte Cristo Windpower, LLC
ISD Name Edinburg CISD

Form 50-296A

Revised May 2014

	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	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
Pre-Year	0	2018-2019	2018					
Qualified Investment Period	1	2019-2020	2019					
	2	2020-2021	2020	150 FTEs	\$ 36,049.00	0	6	\$ 40,867.20
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2021-2022	2021			0	6	\$ 40,867.20
	2	2022-2023	2022			0	6	\$ 40,867.20
	3	2023-2024	2023			0	6	\$ 40,867.20
	4	2024-2025	2024			0	6	\$ 40,867.20
	5	2025-2026	2025			0	6	\$ 40,867.20
	6	2026-2027	2026			0	6	\$ 40,867.20
	7	2027-2028	2027			0	6	\$ 40,867.20
	8	2028-2029	2028			0	6	\$ 40,867.20
	9	2029-2030	2029			0	6	\$ 40,867.20
	10	2030-2031	2030			0	6	\$ 40,867.20
Years Following Value Limitation Period	11 through 25	2031-2045	2031-2045			0	6	\$ 40,867.20

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