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September 25, 2018

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

RE: (1274) Amended application to the Benjamin Independent School District from TG East Wind Project LLC

To the Local Government Assistance & Economic Analysis Division:

Enclosed is Amendment001 to Benjamin ISD from TG East Wind Project LLC. The following changes have been made.

1. Qualifying Time Period has been updated to November 1, 2018.
2. Updated tab 8 to say Knox County.
3. Wages have been updated and are with the amendment.
4. Schedule C has been updated and attached to amendment
5. Taaleri acquired the project from Chermac Energy in January 2018. They were the original developer.
6. The Chermac project to the west of TG East is owned by Longroad Energy and is 100% independent from TG East.
7. IGNR: 19INR0052
8. TG East is not known by any other names.

A copy of the amended application will be submitted to the Knox County

Appraisal District.

Sincerely,



Kevin O'Hanlon
School District Consultant

Cc: Knox County Appraisal District
TG East Wind Project LLC

Texas Comptroller of Public Accounts

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Form 50-296-A

SECTION 9: Projected Timeline

1. Application approval by school board December 2018
2. Commencement of construction February 2019
3. Beginning of qualifying time period November 1, 2018
4. First year of limitation 2020
5. Begin hiring new employees September 2019
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 Knox County, 100%
2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property Knox County 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: Knox, .73031, 100% City: N/A
(Name, tax rate and percent of project)
 Hospital District: Hospital District, .36723, 100% Water District: Water District, .10, 100%
(Name, tax rate and percent of project)
 Other (describe): Drainage, .060109, 100% Other (describe): N/A
(Name, tax rate and percent of project)
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 comptroller.texas.gov/economy/local/ch313/.

1. At the time of application, what is the estimated minimum qualified investment required for this school district? 10000000
2. What is the amount of appraised value limitation for which you are applying? 20000000
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

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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? 3
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 767.00
- 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 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? 48,596.00
10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 48,596.00
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**.

Attachment 8

Description of Qualified Property

TG East Wind Project, LLC plans to construct an estimated 278 MW wind farm in Knox County, located entirely within Benjamin ISD in Knox County, Texas. All of the Qualified Property for this Project will be located entirely within Benjamin ISD.

The intended Qualified Property includes wind turbines, foundations, collection systems, transmission lines and interconnection infrastructure, additional meteorological towers, roads, operations and maintenance facilities, and control systems necessary for commercial generation of electricity.

For purposes of this application, the Project anticipates using 2.0 MW to 4.0 MW turbines. Although final turbine selection and location of the infrastructure may change, all equipment outlined above is expected to be located within Benjamin ISD. Current plans are to install between 69 and 139 turbines in one phase.

The exact placement of turbines is subject to ongoing planning, wind studies, engineering, and discussions with landowners and turbine manufacturers. The final number and location of turbines and supporting structures will be determined before construction begins. TG East Wind Project, LLC intends to connect to the Oncor Substation via a 345KV transmission line. All of the infrastructure will remain within the project boundary and within the Reinvestment Zone. The map in Attachment 11c shows the proposed project area with the anticipated improvement locations.

**NOTE* – The maps shown in Tab 11 may provide indicative locations for turbines, O&M Facilities, collection systems, transmission lines, and associated substations. The final location of these improvements is currently under review and should be considered in draft form. The final placement will be dependent upon ongoing review and studies of the site.

Attachment 13

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	1st Qtr	Knox County	Total All	0	0	10	Total, All Industries	\$783
2017	2nd Qtr	Knox County	Total All	0	0	10	Total, All Industries	\$681
2017	3rd Qtr	Knox County	Total All	0	0	10	Total, All Industries	\$855
2017	4th Qtr	Knox County	Total All	0	0	10	Total, All Industries	\$749
Average:								\$767

Quarterly Employment and Wages (QCEW)

▲▼ Year	▲▼ Period	▲▼ Area	▲▼ Ownership	▲▼ Division	▲▼ Level	▲▼ Ind Code	▲▼ Industry	▲▼ Avg Weekly Wages
2018	1st Qtr	Knox County	Total All	00	0	10	Total, all industries	\$ 783
2017	2nd Qtr	Knox County	Total All	00	0	10	Total, all industries	\$ 681
2017	3rd Qtr	Knox County	Total All	00	0	10	Total, all industries	\$ 855
2017	4th Qtr	Knox County	Total All	00	0	10	Total, all industries	\$ 749

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

$$\text{\$44,178/52} = \text{\$849.58 per week}$$

The annual salary for the **West Central Texas Council of Governments** as published by the Texas Occupational Employment and Wages in July 2017:

$$\text{\$44,178} \times 1.1 = \text{\$48,595.80}$$

$$\text{\$48,595.80/52} = \text{\$934.53}$$

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

Applicant Name
ISD Name

TG East Wind Project, LLC
Benjamin ISD

Form 50-296A
Revised Feb 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 <i>Insert as many rows as necessary</i>	0	2018-2019	2018	0	\$ -	N/A	0	N/A
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2019-2020	2019	125 FTE	\$ 52,364.00	N/A	0	N/A
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2020-2021	2020			0	3	\$ 48,596.00
	2	2021-2022	2021			0	3	\$ 48,596.00
	3	2022-2023	2022			0	3	\$ 48,596.00
	4	2023-2024	2023			0	3	\$ 48,596.00
	5	2024-2025	2024			0	3	\$ 48,596.00
	6	2025-2026	2025			0	3	\$ 48,596.00
	7	2026-2027	2026			0	3	\$ 48,596.00
	8	2027-2028	2027			0	3	\$ 48,596.00
	9	2028-2029	2028			0	3	\$ 48,596.00
	10	2029-2030	2029			0	3	\$ 48,596.00
Years Following Limitation Period	Value 11 through 25	2030-2045	2030-2045			0	3	\$ 48,596.00

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)
If yes, answer the following two questions:

X

Yes

No
- 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

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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

Olivia Del Hierro Gloria

Print Name (Authorized School District Representative)

Superintendent

Title

sign
here

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

Don Curry

Print Name (Authorized Company Representative (Applicant))

President

Title

sign
here

Signature (Authorized Company Representative (Applicant))

Date

9/21/2018



(Notary Seal)

GIVEN under my hand and seal of office this, the

21 day of September 2018
Kimberly A. Babineaux
Notary Public in and for the State of Texas

My Commission expires: 2/26/2018

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.

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print
here ▶

Olivia Del Hierro Gloria

Print Name (Authorized School District Representative)

Superintendent

Title

sign
here ▶

Olivia Del Hierro Gloria

Signature (Authorized School District Representative)

9-21-2018

Date

2. Authorized Company Representative (Applicant) Signature and Notarization

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print
here ▶

Don Curry

Print Name (Authorized Company Representative (Applicant))

President

Title

sign
here ▶

Signature (Authorized Company Representative (Applicant))

Date

GIVEN under my hand and seal of office this, the

____ day of _____.

Notary Public in and for the State of Texas

(Notary Seal)

My Commission expires: _____

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.