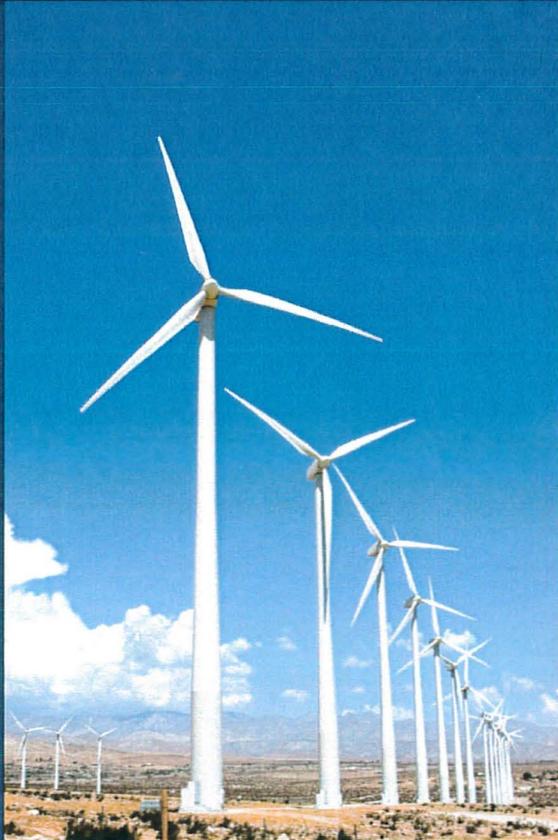


**FINDINGS OF THE BENJAMIN  
INDEPENDENT SCHOOL DISTRICT BOARD  
OF TRUSTEES  
UNDER THE  
TEXAS ECONOMIC DEVELOPMENT ACT  
ON THE  
APPLICATION SUBMITTED  
BY  
TG EAST WIND PROJECT LLC (#1274)**



February 11, 2019

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**FINDINGS OF THE  
BENJAMIN INDEPENDENT SCHOOL DISTRICT  
BOARD OF TRUSTEES  
UNDER THE  
TEXAS ECONOMIC DEVELOPMENT ACT  
ON THE APPLICATION SUBMITTED BY  
TG EAST WIND PROJECT LLC (#1274)**

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**FEBRUARY 11, 2019**

FINDINGS OF THE BENJAMIN INDEPENDENT SCHOOL  
DISTRICT BOARD OF TRUSTEES UNDER THE  
TEXAS ECONOMIC DEVELOPMENT ACT  
ON THE APPLICATION SUBMITTED BY  
TG EAST WIND PROJECT LLC (#1274)

STATE OF TEXAS §

COUNTY OF KNOX §

On the 11<sup>th</sup> day of February 2019, a public meeting of the Board of Trustees of the Benjamin Independent School District (“District”) was held. The meeting was duly posted in accordance with the provisions of the Texas Open Meetings Act, Chapter 551, Texas Government Code. At the meeting, the Board of Trustees took up and considered the application of TG East Wind Project LLC (“Applicant”) for an Appraised Value Limitation on Qualified Property, pursuant to Chapter 313 of the Texas Tax Code. The Board of Trustees solicited input into its deliberations on the Application from interested parties within the District. The Board of Trustees has considered the economic impact analysis and the project certification issued by the Texas Comptroller of Public Accounts. After hearing presentations from the District’s administrative staff, and from consultants retained by the District to advise the Board in this matter, and after considering the relevant documentary evidence, the Board of Trustees makes the following findings with respect to application from Applicant, and the economic impact of that application:

On June 11, 2018, the Superintendent of the District, acting as agent of the Board of Trustees, and the Texas Comptroller of Public Accounts (“Comptroller”) received an Application from Applicant for an Appraised Value Limitation on Qualified Property, pursuant to Chapter 313 of the Texas Tax Code. A copy of the Application is attached as **Attachment A**.

The Applicant, (Texas Taxpayer Id. 32065148002), is an entity subject to Chapter 171, Texas Tax Code, and is certified to be an active franchise taxpayer by the Comptroller. See **Attachment B**.

The Board of Trustees acknowledged receipt of the Application, along with the requisite application fee, established pursuant to Texas Tax Code § 313.025(a)(1) and Local District Policy.

The Application was delivered to the Comptroller for review pursuant to Texas Tax Code § 313.025(d). A copy of the Application was delivered to the Knox County Appraisal District for review pursuant to 34 Tex. Admin. Code § 9.1054. On October 16, 2018, the Comptroller determined the Application to be complete.

The Application was reviewed by the Comptroller pursuant to Texas Tax Code §313.026, and a Comptroller Certificate was issued on January 11, 2019 in which the Comptroller has determined, inter alia, that: 1) Application is subject to the provisions of Chapter 171, Texas Tax Code; 2) the property meets the requirements of Section 313.024 for eligibility for a limitation on appraised values; 3) the proposed project is reasonably likely to generate tax revenue in an amount sufficient to offset the school district maintenance and operations ad valorem tax revenue lost as a result of the agreement before the 25<sup>th</sup> anniversary of the beginning of the limitation period; and, 4) the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in this state. A copy of the Certificate is attached to the findings as **Attachment C**.

The Board of Trustees has previously directed that a specific financial analysis be conducted concerning the impact of the proposed value limitation on the finances of District. A copy of the report prepared by Moak, Casey & Associates, Inc., is attached to these findings as **Attachment D**.

The Board of Trustees has confirmed that the taxable value of property in the District for the preceding tax year, as determined under Subchapter M, Chapter 403, Government Code, is as stated in **Attachment E**.

The Texas Education Agency has evaluated the impact of the project on the District's facilities. TEA's determination is to be attached to these findings as **Attachment F**.

The Board has adopted the Texas Economic Development Agreement (Form 50-826) as promulgated by the Comptroller's Office. Form 50-826 has been altered only in accordance only the provisions of the template that the Comptroller permitted. The proposed Agreement is attached to these findings as **Attachment G**.

After review of the Comptroller's Certificate and economic analysis, and in consideration of its own studies the Board finds:

**Board Finding Number 1.**

**The Board finds that the property described in the Application meets the requirements of Tex. Tax Code §313.024 for eligibility for a limitation on appraised value.**

In support of Finding 1, the Application indicates that:

TG East Wind Project, LLC {"TG East"} {the "Project"} is a special purpose entity formed to facilitate the development and commercialization of a utility-scale wind energy project initiated by Northrenew Energy {"Northrenew"} in conjunction with Taaleri Energia North America {"Taaleri"}. Northrenew Energy, the original developer of TG East, is in the business of initiating and developing plants generating electricity from renewable energy projects.

Property used for renewable energy electric generation is eligible for a limitation under §313.024(b)(5).

**Board Finding Number 2.**

**The project proposed by the applicant is reasonably likely to generate, before the 25th anniversary of the beginning of the limitation period, tax revenue, including state tax revenue, school district maintenance and operations ad valorem tax revenue attributable to the project, and any other tax revenue attributable to the effect of the project on the economy of the state, in an amount sufficient to offset the school district maintenance and operations ad valorem tax revenue lost as a result of the agreement (as detailed in Attachment B of the Comptroller's Certification).**

**Board Finding Number 3.**

**Based on the information certified by the Comptroller, the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in this state (as detailed in Attachment C of the Comptroller's Certification).**

**Board Finding Number 4.**

**The Board finds that the Application Fee received was reasonable and only in such an amount as was necessary to cover the District's costs of processing the Application under consideration.**

In support of Finding 4, the Board reviewed the Application Fee payment included in the Application at Attachment A, the contract with the District's consultants and the internal costs for processing the application, if any.

**Board Finding Number 5.**

**Based upon the Application and in the Comptroller's Economic Impact Evaluation and Certification, Attachment A, the Board finds that the number of jobs to be created and the wages to be paid comply with the requirements of statute; and, the Board further finds that the Chapter 313 Tax Limitation Agreement (Attachment G) contains all required provisions and information related to job creation requirements, to wit: the provisions set forth in Subsections 9.1C&D of such Agreement.**

In its Application, Applicant has committed to creating three (3) new qualifying job. The average salary level of qualifying jobs will be at least \$48,596 per year. The review of the application by the Comptroller's indicated that this amount—based on Texas Workforce Commission data—complies with current Tex. Tax Code §313.021(3) requirement that qualifying jobs must pay 110 percent of the county average manufacturing wage. As defined in Section 313.021 of the Tax Code, "Qualifying Job" means a permanent full-time job that:

- (A) requires at least 1,600 hours of work a year;
- (B) is not transferred from one area in this state to another area in this state;
- (C) is not created to replace a previous employee;
- (D) is covered by a group health benefit plan for which the business offers to pay at least 80 percent of the premiums or other charges assessed for employee-only coverage under the plan, regardless of whether an employee may voluntarily waive the coverage; and
- (E) pays at least 110 percent of the county average weekly wage for manufacturing jobs in the county where the job is located.

**Board Finding Number 6.**

**Based upon the information provided to the District with regard to the industry standard for staffing ratios of similar projects in the State of Texas, the District has determined that if the job creation requirement set forth in Texas Tax Code § 313.021(2)(A)(iv)(b) was applied, for the size and scope of the project described in the Application, the required number of jobs meets or exceeds the industry standard for the number of employees reasonably necessary for the operation of the facility.**

**Board Finding Number 7.**

**The Applicant does not intend to create any non-qualifying jobs.**

In its Application, Applicant has indicated that it does not intend to create any non-qualifying jobs. For all non-qualifying jobs, the Applicant should create the Applicant will be required to pay at least the county average wage of \$40,548 for all jobs in the county in accordance with the provisions of Tex. Tax Code §313.024(d).

**Board Finding Number 8.**

**The revenue gains that will be realized by the school district if the Application is approved will be significant in the long-term, with special reference to revenues used for supporting school district debt.**

In support of this finding, the analysis prepared by Moak, Casey & Associates projects that the project would initially add \$348 million to the tax base that would be available for debt service purposes at the peak investment level for the 2020-21 school year. The District does not currently levy an I&S tax rate.

**Board Finding Number 9.**

**The effect of the applicant's proposal, if approved, on the number or size of needed school district instructional facilities is not expected to increase the District's facility needs, with current trends suggest little underlying enrollment growth based on the impact of the project.**

The summary of financial impact prepared by Moak, Casey & Associates, Inc., indicates that there will be little to no impact on school facilities created by the new project. This

finding is confirmed by the TEA evaluation of this project's impact on the number and size of school facilities in the District as stated in **Attachment F**.

**Board Finding Number 10.**

**The Board finds that with the adoption of District Policy CCG (Local), implemented in conformance with both Comptroller and Texas Education Agency Rules governing Chapter 313 Agreements, it has developed a process to verify, either directly or through its consultants, the accuracy and completeness of information in annual eligibility reports and biennial progress reports regarding (1) the reported number of jobs created and (2) the reported amount invested in the property.**

**Board Finding Number 11.**

**The Board of Trustees hired consultants to review and verify the information in the Application. Based upon the consultants' review, the Board has determined that the information provided by the Applicant is true and correct.**

The Board has developed a written policy CCG (Local) which requires, upon the filing of an Application under Tax Code Chapter 313, the retention of consultants in order to verify: (1) that Applicant's information contained in the Application as to existing facts is true and correct; (2) that Applicant's information contained in the Application with respect to projections of future events are commercially reasonable and within the ability of Applicant to execute; (3) that information related to job creation is commercially reasonable and within the ability of Applicant to execute; (4) that Applicant's representations concerning and economic incentives being offered, if any, and (5) the proposed project meets eligibility requirements.

As a part of its verification process the Board notes that the Chapter 313 Application for which these Findings are being made has been submitted by the Applicant under oath. Chapter 313 Applications are governmental records under Tex. Penal Code §37.01(2)(A); as a result, all statements contained therein are representations of fact within the meaning of Tex. Penal Code § 37.01(3). Since Board action upon the adoption of these Findings and the approval of the Chapter 313 Tax Limitation Agreement (**Attachment G**) is an

“official proceeding,” a false statement on a Chapter 313 application constitutes perjury under Tex. Penal Code § 37.03.

The Board finds that sworn statements are routinely used as an acceptable verification method for reliance by fact finders in each of the three separate branches of government, including trials.

The consultants have prepared signed statements that the consultants have reviewed and verified the contents of the Application and have determined that the current statements of fact contained in the Application are true and correct. (**Attachment H**) The Board finds that reliance by the Board and its consultants upon verified statements of the Applicant, especially as to Applicant’s future intentions which cannot be objectively verified is reasonable and within the intent of Chapter 313, Texas Tax Code.

**Board Finding Number 12.**

**The Board of Trustees has determined that the Tax Limitation Amount requested by Applicant is currently Twenty Million Dollars, which is consistent with the minimum values currently set out by Tax Code, § 313.054(a).**

The Board finds that the Chapter 313 Tax Limitation Agreement (**Attachment G**), in accordance with Comptroller’s Form 50-826, contains all required provisions and information related to the required investment amount, to wit: the amount set forth in Section 2.5 of said Agreement. According to the Texas Comptroller of Public Accounts’ School and Appraisal Districts’ Property Value Study 2017 Final Findings made under Subchapter M, Chapter 403, Government Code for the preceding tax year, Attachment F. The total industrial value for the District is \$10.29 million. The District is categorized as Subchapter C, which applies only to a school district that has territory in a strategic investment area, as defined under Subchapter O, Chapter 171, Tax Code or in a county: (1) that has a population of less than 50,000 and (2) in which, from 1990 to 2000, according to the federal decennial census, the population: (A) remained the same; (B) decreased; or (C) increased, but at a rate of not more than three percent per annum. The District is classified as a “rural” district due to its demographic characteristics. Given that the value

of industrial property is more than \$1 million but less than \$90 million, it is classified as a Category III district which can offer a minimum value limitation of \$20 million.

**Board Finding Number 13.**

**The Board finds that the Chapter 313 Tax Limitation Agreement (Attachment G) contains all necessary provisions and information related to establishing the required investment amount, to wit: the amount set forth in Section 2.5 of said Agreement.**

The Board relies on the certifications of its consultants and the Comptroller's Approval of the Agreement form to make this Finding. (Attachment I)

**Board Finding Number 14.**

**The Applicant (Taxpayer No. 32065148002) is eligible for the limitation on appraised value of qualified property as an active franchise-tax paying entity.**

The Applicant, (Texas Taxpayer No. 32065148002), is an entity subject to Chapter 171, Texas Tax Code, and is certified to be an active franchise taxpayer by the Comptroller. See Attachment B. The Board also finds that the Chapter 313 Tax Limitation Agreement (Attachment G) contains all required provisions necessary for the Board to assess eligibility of any business to which an agreement is transferred.

**Board Finding Number 15.**

**The project will be located within an area that is designated as a reinvestment zone, pursuant to Chapter 312 of the Texas Tax Code.**

**Board Finding Number 16.**

**The Agreement for an Appraised Value Limitation on Qualified Property, pursuant to Chapter 313 of the Texas Tax Code, attached hereto as Attachment G, includes adequate and appropriate revenue protection provisions for the District, and such provisions comply with the specific terms of Texas Tax Code, Chapter 313.**

In support of this finding, the report of Moak, Casey & Associates, Inc. shows that the District will incur a revenue loss in the first and subsequent years that the value limitation is in effect without the proposed Agreement. However, with this Agreement, the negative consequences of granting the value limitation are offset through the revenue protection

provisions agreed to by the Applicant and the District. The Agreement contains adequate revenue protection measures for the duration of the Agreement. In support of this Finding, the Board relies upon the recommendation of its consultants. (**Attachment H**)

**Board Finding Number 17.**

**The Board finds that the Chapter 313 Tax Limitation Agreement (Attachment G) contains all required provisions necessary for the Board to assess performance standards and to require periodic deliverables that will enable it to hold businesses accountable for achieving desired results, to wit: the reporting requirements set forth in Article VIII of said Agreement.**

**Board Finding Number 18.**

**The Board finds that there are no conflicts of interest at the time of considering the agreement.**

The Board finds that with the adoption of District Policies BBFA and BBFB, both (Legal) and (Local), set forth at <https://pol.tasb.org/Home/Index/782>, that it has taken appropriate action to ensure that all District Trustees and the Superintendent, have disclosed any potential conflicts of interest, and that such disclosures will be made if any conflict of interest arises in the future, in compliance with the requirements of Texas Local Gov't Code §171.004.

In addition, at the public hearing, the Board caused the statement set forth in **Attachment J** to be read into the public record and that only Board members audibly responding that no conflict of interest existed either deliberated or voted on the Tax Limitation Agreement, these Findings or any matter relating to the Application upon which these Findings have been premised.

The Board finds that with the adoption of District Policies DBD, DGA, DH, and BBFB, both (Legal) and (Local) that it has taken appropriate action to ensure that all District employees and/or consultants, have disclosed any potential conflicts of interest, and that such disclosures will be made if any conflict of interest arises in the future, in compliance with the requirements of Texas Local Gov't Code §171.004.

The Board finds that no non-disclosed conflicts of interest exist as to the Application for which these Findings are being made, as of the time of action on these Findings.

**Board Finding Number 19.**

**The Board directs that a link on its Web site to the Comptroller's Office's Web site where appraisal limitation related documents are made available to the public.**

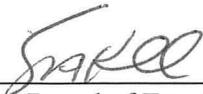
**Board Finding Number 20.**

**Considering the purpose and effect of the law and the terms of the Agreement, that it is in the best interest of the District and the State to enter into the attached Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes.**

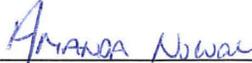
It is therefore ORDERED that the Agreement attached hereto as **Attachment G** is approved and hereby authorized to be executed and delivered by and on behalf of the District. It is further ORDERED that these findings and the Attachments referred to herein be attached to the Official Minutes of this meeting, and maintained in the permanent records of the Board of Trustees of the District.

Dated the 11<sup>th</sup> day of February 2019.

BENJAMIN INDEPENDENT SCHOOL DISTRICT

By:   
President, Board of Trustees

ATTEST:

By:   
Secretary, Board of Trustees

Attachment A

Application

# O'HANLON, DEMERATH & CASTILLO

ATTORNEYS AND COUNSELORS AT LAW

808 WEST AVENUE  
AUSTIN, TEXAS 78701  
TELEPHONE: (512) 494-9949  
FACSIMILE: (512) 494-9919

July 9, 2018

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

RE: Application to the Benjamin Independent School District from TG East Wind 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 Benjamin Independent School District is notifying TG East Wind 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 June 11, 2018. The Board voted to accept the application on June 11, 2018. The application has been determined complete as of July 9, 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.

A copy of the 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

## APPLICATION TAB ORDER FOR REQUESTED ATTACHMENTS

TAB	ATTACHMENT
1	Pages 1 through 11 of Application
2	Proof of Payment of Application Fee
3	Documentation of Combined Group membership under Texas Tax Code 171.0001(7), history of tax default, delinquencies and/or material litigation <i>(if applicable)</i>
4	Detailed description of the project
5	Documentation to assist in determining if limitation is a determining factor
6	Description of how project is located in more than one district, including list of percentage in each district and, if determined to be a single unified project, documentation from the Office of the Governor <i>(if applicable)</i>
7	Description of Qualified Investment
8	Description of Qualified Property
9	Description of Land
10	Description of all property not eligible to become qualified property <i>(if applicable)</i>
11	<p>Maps that clearly show:</p> <ul style="list-style-type: none"> <li>a) Project vicinity</li> <li>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</li> <li>c) Qualified property including location of new buildings or new improvements</li> <li>d) Existing property</li> <li>e) Land location within vicinity map</li> <li>f) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size</li> </ul> <p><b>Note:</b> Electronic maps should be high resolution files. Include map legends/markers.</p>
12	Request for Waiver of Job Creation Requirement and supporting information <i>(if applicable)</i>
13	Calculation of three possible wage requirements with TWC documentation
14	Schedules A1, A2, B, C and D completed and signed Economic Impact <i>(if applicable)</i>
15	Economic Impact Analysis, other payments made in the state or other economic information <i>(if applicable)</i>
16	<p>Description of Reinvestment or Enterprise Zone, including:</p> <ul style="list-style-type: none"> <li>a) evidence that the area qualifies as a enterprise zone as defined by the Governor's Office</li> <li>b) legal description of reinvestment zone*</li> <li>c) order, resolution or ordinance establishing the reinvestment zone*</li> <li>d) guidelines and criteria for creating the zone*</li> </ul>
17	Signature and Certification page, signed and dated by Authorized School District Representative and Authorized Company Representative <i>(applicant)</i>

# Application for Appraised Value Limitation on Qualified Property

(Tax Code, Chapter 313, Subchapter B or C)

**INSTRUCTIONS:** This application must be completed and filed with the school district. In order for an application to be processed, the governing body (school board) must elect to consider an application, but — by Comptroller rule — the school board may elect to consider the application only after the school district has received a completed application. Texas Tax Code, Section 313.025 requires that any completed application and any supplemental materials received by the school district must be forwarded within seven days to the Comptroller of Public Accounts.

If the school board elects to consider the application, the school district must:

- notify the Comptroller that the school board has elected to consider the application. This notice must include:
  - the date on which the school district received the application;
  - the date the school district determined that the application was complete;
  - the date the school board decided to consider the application; and
  - a request that the Comptroller prepare an economic impact analysis of the application;
- provide a copy of the notice to the appraisal district;
- must complete the sections of the application reserved for the school district and provide information required in the Comptroller rules located at 34 Texas Administrative Code (TAC) Section 9.1054; and
- forward the original hard copy of the completed application to the Comptroller in a three-ring binder with tabs, as indicated on page 9 of this application, separating each section of the documents, in addition to an electronic copy on CD. See 34 TAC Chapter 9, Subchapter F.

The governing body may, at its discretion, allow the applicant to supplement or amend the application after the filing date, subject to the restrictions in 34 TAC Chapter 9, Subchapter F.

When the Comptroller receives the notice and required information from the school district, the Comptroller will publish all submitted application materials on its website. The Comptroller is authorized to treat some application information as confidential and withhold it from publication on the Internet. To do so, however, the information must be segregated and comply with the other requirements set out in the Comptroller rules. For more information, see guidelines on Comptroller's website.

The Comptroller will independently determine whether the application has been completed according to the Comptroller's rules (34 TAC Chapter 9, Subchapter F). If the Comptroller finds the application is not complete, the Comptroller will request additional materials from the school district. Pursuant to 9.1053(a)(1)(C), requested information shall be provided within 20 days of the date of the request. When the Comptroller determines that the application is complete, it will send the school district a notice indicating so. The Comptroller will determine the eligibility of the project, issue a certificate for a limitation on appraised value to the school board regarding the application and prepare an economic impact evaluation by the 90th day after the Comptroller receives a complete application—as determined by the Comptroller.

The school board must approve or disapprove the application not later than the 150th day after the application review start date (the date the application is finally determined to be complete), unless an extension is granted. The Comptroller and school district are authorized to request additional information from the applicant that is reasonably necessary to issue a certificate, complete the economic impact evaluation or consider the application at any time during the application review period.

Please visit the Comptroller's website to find out more about the program at [comptroller.texas.gov/economy/local/ch313/](http://comptroller.texas.gov/economy/local/ch313/). There are links to the Chapter 313 statute, rules, guidelines and forms. Information about minimum limitation values for particular districts and wage standards may also be found at that site.

## SECTION 1: School District Information

### 1. Authorized School District Representative

06/11/2018  
Date Application Received by District

Olivia  
First Name

Del Hierro Gloria  
Last Name

Superintendent  
Title

Benjamin ISD  
School District Name

300 W. Hays St.  
Street Address

P.O. Box 166  
Mailing Address

Benjamin  
City

TX  
State

79505  
ZIP

940-459-2231  
Phone Number

940-459-2007  
Fax Number

N/A  
Mobile Number (optional)

olivia.gloria@esc9.net  
Email Address

2. Does the district authorize the consultant to provide and obtain information related to this application?  Yes  No

**SECTION 1: School District Information (continued)**

**3. Authorized School District Consultant (If Applicable)**

Chris	Grammer
First Name	Last Name
Consultant	
Title	
Moak, Casey & Associates	
Firm Name	
512-485-7878	512-485-7888
Phone Number	Fax Number
N/A	cgrammer@moakcasey.com
Mobile Number (optional)	Email Address

4. On what date did the district determine this application complete? ..... July 9, 2018
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)**

Donald	Curry	
First Name	Last Name	
President - Taaleri USA	Taaleri USA	
Title	Organization	
3501 Washington Dr.		
Street Address		
Same		
Mailing Address		
Frisco	TX	75034
City	State	ZIP
212-321-0617	N/A	
Phone Number	Fax Number	
N/A	don.curry@taaleri.com	
Mobile Number (optional)	Business Email Address	

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.

Taamir	Fareed	
First Name	Last Name	
Head of Development	Taaleri Energia	
Title	Organization	
3501 Washington Dr.		
Street Address		
Same		
Mailing Address		
Frisco	TX	75034
City	State	ZIP
	N/A	
Phone Number	Fax Number	
N/A	taamir.fareed@taaleri.com	
Mobile Number (optional)	Business Email Address	

3. Does the applicant authorize the consultant to provide and obtain information related to this application? .....  Yes  No

SECTION 2: Applicant Information (continued)

4. Authorized Company Consultant (If Applicable)

N/A	N/A
First Name	Last Name
N/A	
Title	
N/A	
Firm Name	
N/A	N/A
Phone Number	Fax Number
N/A	
Business Email Address	

SECTION 3: Fees and Payments

1. Has an application fee been paid to the school district?  Yes  No

The total fee shall be paid at time of the application is submitted to the school district. Any fees not accompanying the original application shall be considered supplemental payments.

1a. If yes, attach in **Tab 2** proof of application fee paid to the school district.

For the purpose of questions 2 and 3, "payments to the school district" include any and all payments or transfers of things of value made to the school district or to any person or persons in any form if such payment or transfer of thing of value being provided is in recognition of, anticipation of, or consideration for the agreement for limitation on appraised value.

2. Will any "payments to the school district" that you may make in order to receive a property tax value limitation agreement result in payments that are not in compliance with Tax Code §313.027(i)?  Yes  No  N/A
3. If "payments to the school district" will only be determined by a formula or methodology without a specific amount being specified, could such method result in "payments to the school district" that are not in compliance with Tax Code §313.027(i)?  Yes  No  N/A

SECTION 4: Business Applicant Information

1. What is the legal name of the applicant under which this application is made? TG East Wind Project LLC
2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) 32065148002
3. List the NAICS code 221115
4. Is the applicant a party to any other pending or active Chapter 313 agreements?  Yes  No
- 4a. If yes, please list application number, name of school district and year of agreement  
N/A

SECTION 5: Applicant Business Structure

1. Identify Business Organization of Applicant (corporation, limited liability corporation, etc) Limited Liability Corporation
2. Is applicant a combined group, or comprised of members of a combined group, as defined by Tax Code §171.0001(7)?  Yes  No
- 2a. If yes, attach in **Tab 3** a copy of Texas Comptroller Franchise Tax Form No. 05-165, No. 05-166, or any other documentation from the Franchise Tax Division to demonstrate the applicant's combined group membership and contact information.
3. Is the applicant current on all tax payments due to the State of Texas?  Yes  No
4. Are all applicant members of the combined group current on all tax payments due to the State of Texas?  Yes  No  N/A
5. If the answer to question 3 or 4 is no, please explain and/or disclose any history of default, delinquencies and/or any material litigation, including litigation involving the State of Texas. (If necessary, attach explanation in **Tab 3**)

N/A

SECTION 6: Eligibility Under Tax Code Chapter 313.024

1. Are you an entity subject to the tax under Tax Code, Chapter 171?  Yes  No
2. The property will be used for one of the following activities:
  - (1) manufacturing  Yes  No
  - (2) research and development  Yes  No
  - (3) a clean coal project, as defined by Section 5.001, Water Code  Yes  No
  - (4) an advanced clean energy project, as defined by Section 382.003, Health and Safety Code  Yes  No
  - (5) renewable energy electric generation  Yes  No
  - (6) electric power generation using integrated gasification combined cycle technology  Yes  No
  - (7) nuclear electric power generation  Yes  No
  - (8) a computer center that is used as an integral part or as a necessary auxiliary part for the activity conducted by applicant in one or more activities described by Subdivisions (1) through (7)  Yes  No
  - (9) a Texas Priority Project, as defined by 313.024(e)(7) and TAC 9.1051  Yes  No
3. Are you requesting that any of the land be classified as qualified investment?  Yes  No
4. Will any of the proposed qualified investment be leased under a capitalized lease?  Yes  No
5. Will any of the proposed qualified investment be leased under an operating lease?  Yes  No
6. Are you including property that is owned by a person other than the applicant?  Yes  No
7. Will any property be pooled or proposed to be pooled with property owned by the applicant in determining the amount of your qualified investment?  Yes  No

SECTION 7: Project Description

1. In **Tab 4**, attach a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information.
2. Check the project characteristics that apply to the proposed project:
 

<input checked="" type="checkbox"/> Land has no existing improvements	<input type="checkbox"/> Land has existing improvements ( <i>complete Section 13</i> )
<input type="checkbox"/> Expansion of existing operation on the land ( <i>complete Section 13</i> )	<input type="checkbox"/> Relocation within Texas

SECTION 8: Limitation as Determining Factor

1. Does the applicant currently own the land on which the proposed project will occur?  Yes  No
2. Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project?  Yes  No
3. Does the applicant have current business activities at the location where the proposed project will occur?  Yes  No
4. Has the applicant made public statements in SEC filings or other documents regarding its intentions regarding the proposed project location?  Yes  No
5. Has the applicant received any local or state permits for activities on the proposed project site?  Yes  No
6. Has the applicant received commitments for state or local incentives for activities at the proposed project site?  Yes  No
7. Is the applicant evaluating other locations not in Texas for the proposed project?  Yes  No
8. Has the applicant provided capital investment or return on investment information for the proposed project in comparison with other alternative investment opportunities?  Yes  No
9. Has the applicant provided information related to the applicant's inputs, transportation and markets for the proposed project?  Yes  No
10. Are you submitting information to assist in the determination as to whether the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in Texas?  Yes  No

Chapter 313.026(e) states "the applicant may submit information to the Comptroller that would provide a basis for an affirmative determination under Subsection (c)(2)." If you answered "yes" to any of the questions in Section 8, attach supporting information in Tab 5.

SECTION 9: Projected Timeline

- 1. Application approval by school board ..... December 2018
  - 2. Commencement of construction ..... February 2019
  - 3. Beginning of qualifying time period ..... 2019
  - 4. First year of limitation ..... 2020
  - 5. Begin hiring new employees ..... January 2020
  - 6. Commencement of commercial operations ..... February 2020
  - 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: <u>Knox, .73031, 100%</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>Hospital District, .36723, 100%</u> <small>(Name, tax rate and percent of project)</small>	Water District: <u>Water District, .10, 100%</u> <small>(Name, tax rate and percent of project)</small>
Other (describe): <u>Drainage, .060109, 100%</u> <small>(Name, tax rate and percent of project)</small>	Other (describe): <u>N/A</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 [comptroller.texas.gov/economy/local/ch313/](http://comptroller.texas.gov/economy/local/ch313/).
- 1. At the time of application, what is the estimated minimum qualified investment required for this school district? ..... 10,000,000.00
  - 2. What is the amount of appraised value limitation for which you are applying? ..... 20,000,000.00
- 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



**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 ..... 757.50
  - b. 110% of the average weekly wage for manufacturing jobs in the county is ..... 0
  - c. 110% of the average weekly wage for manufacturing jobs in the region is ..... 893.58
  
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? ..... 46466.20
  
10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? ..... 47000
  
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 2**

***Proof of Payment of Application  
Fee***

Please find on the attached page, a copy of the check for \$75,000 application fee to Benjamin Independent School District.

***If yes, attach in Tab 2 proof of application fee paid to the school district.***

TG EAST WIND PROJECT, LLC

1001

53-7169/2118  
1113

CHECK AMOUNT

6/11/2018

Date

\$ 75,000 <sup>00</sup>/<sub>100</sub>

Pay to the Order of BENJAMIN LSD

Seventy Five thousand & <sup>00</sup>/<sub>100</sub>

Dollars

Photo  
Safe  
Deposit  
Accounts

**X BerkshireBank**

*[Handwritten Signature]*

For 313 APPLICATION

⑆ 21 1871691⑆ 649727263⑆ 1001

LET FREEDOM

**Attachment 3**

***Documentation of Combined Group membership under Texas Tax Code 171.0001(7), history of tax default, delinquencies and/or material litigation (if applicable).***

Not Applicable

## Attachment 4

### *Detailed description of the project.*

*In Tab 4, attach a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information.*

TG East Wind Project, LLC ("TG East") (the "Project") is a special purpose entity formed to facilitate the development and commercialization of a utility-scale wind energy project initiated by Northrenew Energy ("Northrenew") in conjunction with Taaleri Energia North America ("Taaleri"). Northrenew Energy, the original developer of TG East, is in the business of initiating and developing plants generating electricity from renewable energy projects.

TG East has evolved as a subset of the original "Truscott Gilliland" project which covered approximately 26,000 acres in Knox County, Texas. TG East is a separately held, wholly owned project known only under the TG East Wind Project name.

TG East Wind Project, LLC is requesting an appraised value limitation from Benjamin ISD for a proposed wind energy project using wind turbines, operational structures, and a transmission line located in Knox County. The wind farm and its associated infrastructure will be constructed within a Reinvestment Zone established by Knox County, Texas. A map showing the location of the wind farm is included as Attachment 11a. The wind farm will have an estimated capacity of 278 megawatts ("MW"). To construct the wind farm, TG East Wind Project, LLC will install 68 wind turbines all within Benjamin ISD that will have an estimated rated capacity of between 2.0 and 4.0 MW. In addition to the wind turbines, roads will be constructed and improved as necessary along with transmission lines. A collection substation and associated infrastructure will be installed to permit the interconnection and transmission of electricity generated by the wind turbines and an operations and maintenance building will be erected along with necessary utilities required for operations.

Construction of the wind farm is proposed to begin in February of 2019 and is expected to take approximately 12 months to complete, with an estimated commercial operations date by February 28th, 2020, contingent upon favorable economics for the project. The ERCOT IGNR number for the facility is 19INR0052.

*\*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 5

### **Documentation to assist in determining if limitation is a determining factor.**

**Chapter 313.026(e) states “the applicant may submit information to the Comptroller that would provide a basis for an affirmative determination under Subsection (c)(2).” If you answered “yes” to any of the questions in Section 8, attach supporting information in Tab 5.**

While the wind regime for the TG East Wind Project, LLC is very good, there are currently many favorable locations for wind projects that could be developed across the US. TG East Wind Project, LLC has modeled its economics with an expectation that it will have a Limitation of Appraised Value Agreement with Benjamin ISD. Investors are looking for wind projects across the US and can locate projects in a wide variety of locations. Should TG East Wind Project, LLC be unable to develop a competitive project in Texas that is able to generate sufficient returns, these investors may deploy their investments elsewhere.

Wind farms are operating and under development in many states throughout the country. According to the American Wind Energy Association (“AWEA”) there are now 89,077 MW of installed wind capacity in the United States and over 54,000 wind turbines. At the beginning of 2017 there has been more U.S. wind power under development than ever in history with more than 13,332 MW that are currently under construction.

When completed, these projects will generate enough electricity annually to power millions of households. A graphic provided by AWEA in its market report demonstrates the national geographic diversity of successfully completed projects.



Clearly wind projects are abundant and the Applicant can locate the Project in a wide variety of locations across the United States should it be unable to develop a competitive project in Texas that is able to generate returns sufficient to attract investment capital.

Taaleri team member accomplishments include leadership roles in the development, construction, and operations of approximately 5.3 Billion Euros worth of installations. Taaleri Energia North America's President, Don Curry, has served in multiple roles across the renewable energy and finance space in the United States. His experience, combined with the overall Taaleri group's expertise, provide for a very competitive group uniquely positioned to find suitable projects across not only the State of Texas, but also global markets.

The Northrenew staff have a proven track record of sourcing strong projects and moving them through the development process. Team members have been involved in the development of over 3,500MW's of wind and over 1,000MW's of solar projects.

As such, the development resources necessary to advance the subject planned 278 MW TG East Wind Project, LLC could be redeployed to other renewable energy development projects in other power markets in the United States. TG East Wind Project, LLC, however, was formed for the express purpose of developing a wind farm that would help bring economic development to the area. Northrenew and Taaleri identified Texas, and in particular Benjamin ISD, for its strong wind resource, access to available transmission capacity, participation in the ERCOT market, and favorable property tax incentives under the Tax Code for Chapter 312 tax abatement and Chapter 313 Appraised Value Limitation.

Taaleri prefers to finalize development and build the proposed TG East Wind Project, LLC as described throughout this Application. Should the appraised value limitation be granted, TG East Wind Project, LLC has created a development and investment plan that it is capitalized to implement. Without such a limitation the Project, competing against other Texas projects that have qualified, would likely be forced to redeploy its assets and capital to other counties or states competing for similar wind projects.

**Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project?**

TG East Wind Project, LLC was formed in 2018.

Since its formation, TG East Wind Project, LLC and its associate parties have entered into the following representative agreements and contracts for the development of a project phase within Benjamin ISD and intend to assign these assets to TG East Wind Project, LLC:

- Grants of leases and easements covering approximately 26,400 acres with 39 landowners.
- Full wind study and contract with Adams Wind
- Geotechnical study contract with Adams Wind
- Interconnection studies with AEP

**Does the applicant have current business activities at the location where the proposed project will occur?**

The business activities these agreements and contracts listed above will help to determine with greater certainty and granularity the feasibility of completing development of an economic renewable energy project in Benjamin ISD.

These contracts and initial investments are preliminary in nature as TG East Wind Project, LLC has determined that a value limitation agreement with Benjamin ISD is an essential economic driver to allow for the return on investment necessary to finance and construct the wind energy project.

**Is the applicant evaluating other locations not in Texas for the proposed project?**

Taaleri's team along with Northrenew has extensive experience in markets across the country. Based on this experience the management team evaluates all potential projects for feasibility, finance-ability, and the economic returns they represent in comparison to other project opportunities across the country.

The TG East Project is currently in such a period of assessment to determine whether the identified site in Benjamin ISD represents the best location or whether redeployment of its development resources and capital to other power markets in the United States is more advisable.

A 313 Limitation of Appraised Value Agreement is a key tax incentive agreement necessary to ensure the Project is on a level playing field with other wind projects with similar incentives and with alternative forms of generation that receive their own forms of economic support. Without the requested limitation the Project will be unable to generate sufficient operating margins and net income to produce economically competitive energy and associated returns necessary to attract tax and sponsor equity investment. Such third-party investment is mandatory to finance the projected capital costs of approximately 347M needed to purchase wind turbines and other infrastructure and to fund the construction and closing costs of the facility.

**Are you submitting information to assist in the determination as to whether the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in Texas?**

The information provided in this Attachment and throughout the application has been assembled to provide the reviewer with the best possible data on which to make an assessment and determination of the critical nature of the limitation on appraised value to the feasibility of the TG East Wind Project, LLC.

The applicant continually evaluates locations outside of Texas for its project development activities. The project capital that is planned to be deployed for the Applicant's project (dependent upon approval of the Appraised Value Limitation) has been considered for use in projects located in numerous states, which include Kansas, New Mexico, Colorado, Illinois, Montana, Pennsylvania, and Oklahoma.

**ATTACHMENT 6**

***Description of how project is located in more than one district, including list of percentage in each district and, if determined to be a single unified project, documentation from the Office of the Governor (if applicable).***

***5a. if no, attach in Tab 6 additional information on the project scope and size to assist in the economic analysis.***

All of the planned Qualified Property for the Project is presently located solely in Benjamin  
ISD.

Benjamin ISD 100%

## Attachment 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 (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).*

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

The intended qualified investment 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 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 68 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 11b 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 8

### *Description of Qualified Property*

TG East Wind Project, LLC plans to construct an estimated 278 MW wind farm in Scurry 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 68 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 9**

***Description of Land***

Block B H & TC RR CO. Survey  
All of Sections: 32, 42, 31, and 30

Block C H & TC RR CO. Survey  
All of Sections: 91, 90, 61, 60, 31, 30, 92, 89, 62, 59, 93, 88, 63, 58, 94, and 95  
E/2 of Sections: 120, 119, 118, 117, 116  
W/2 of Section 1

**Attachment 10**

***Description of all property not eligible to become qualified property (if applicable).***

*Not Applicable*

**Attachment 11**

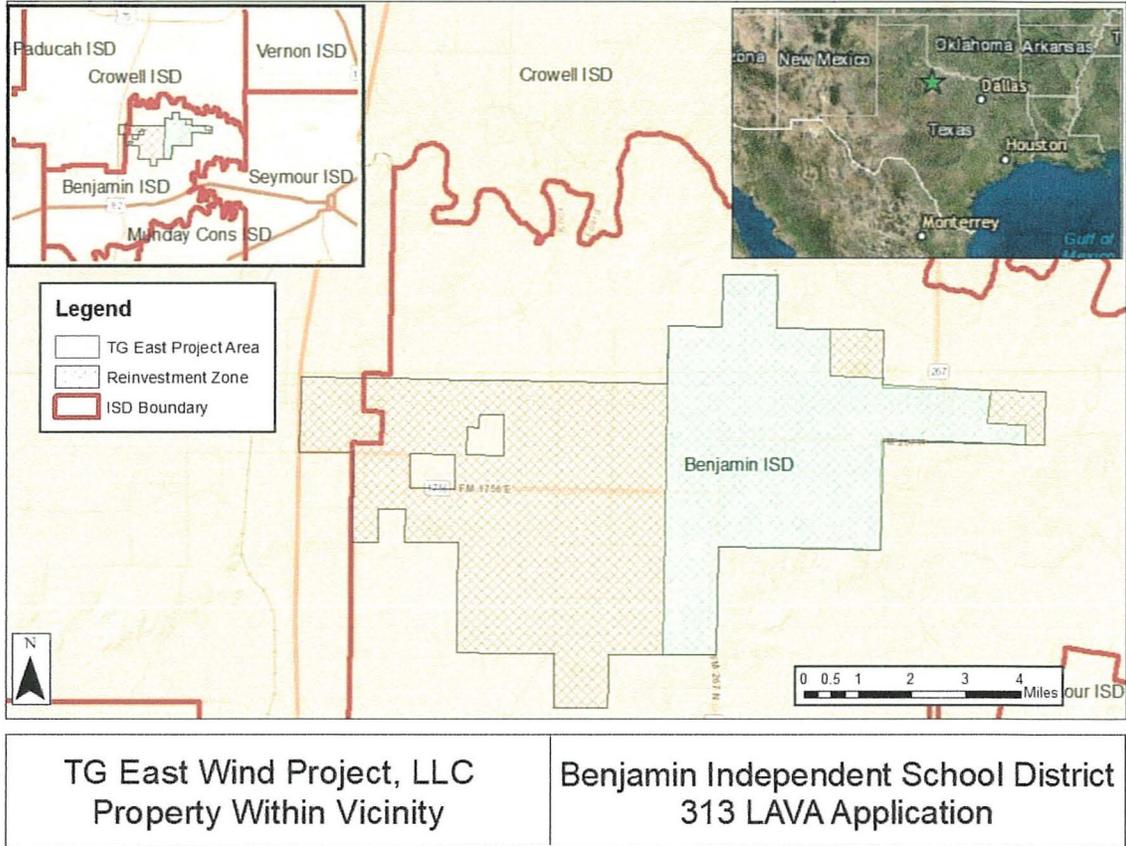
***Maps that clearly show:***

- 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***

**Attachment 11a**

**a) Project Vicinity**

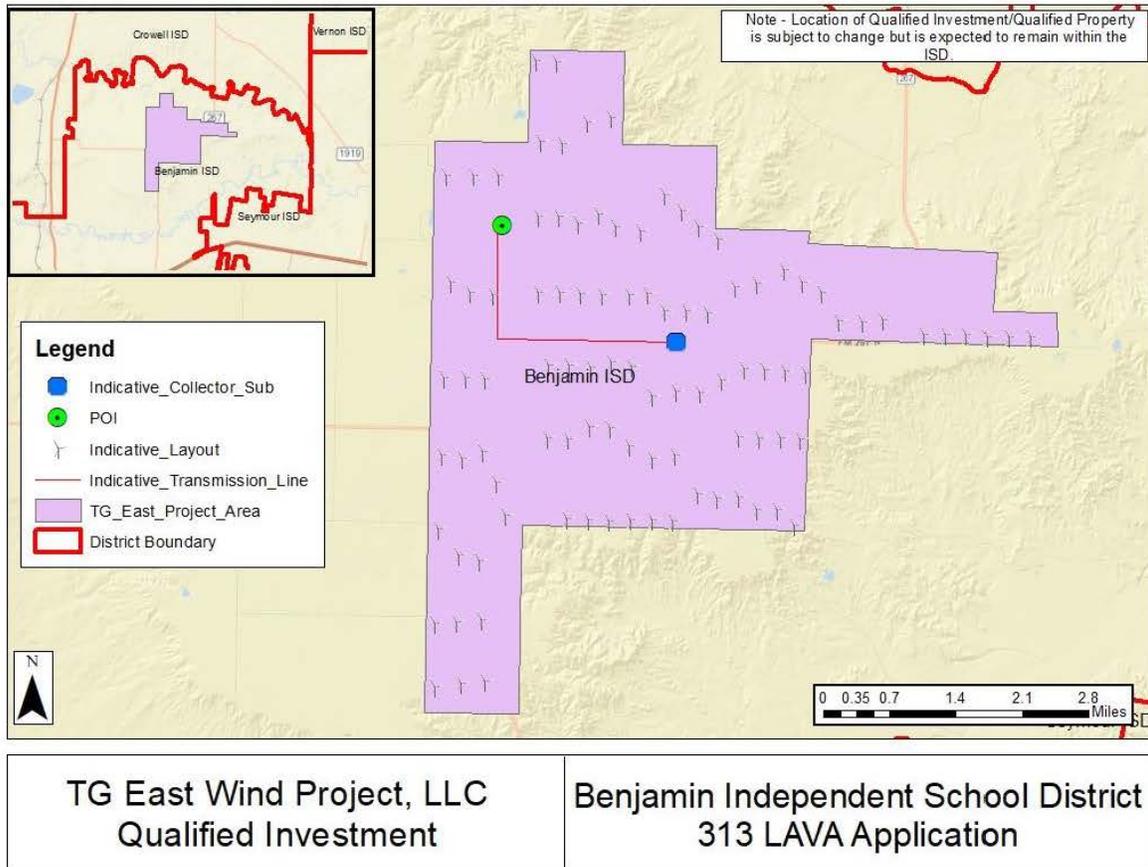
Please see the attached map below.



**Attachment 11b**

***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***

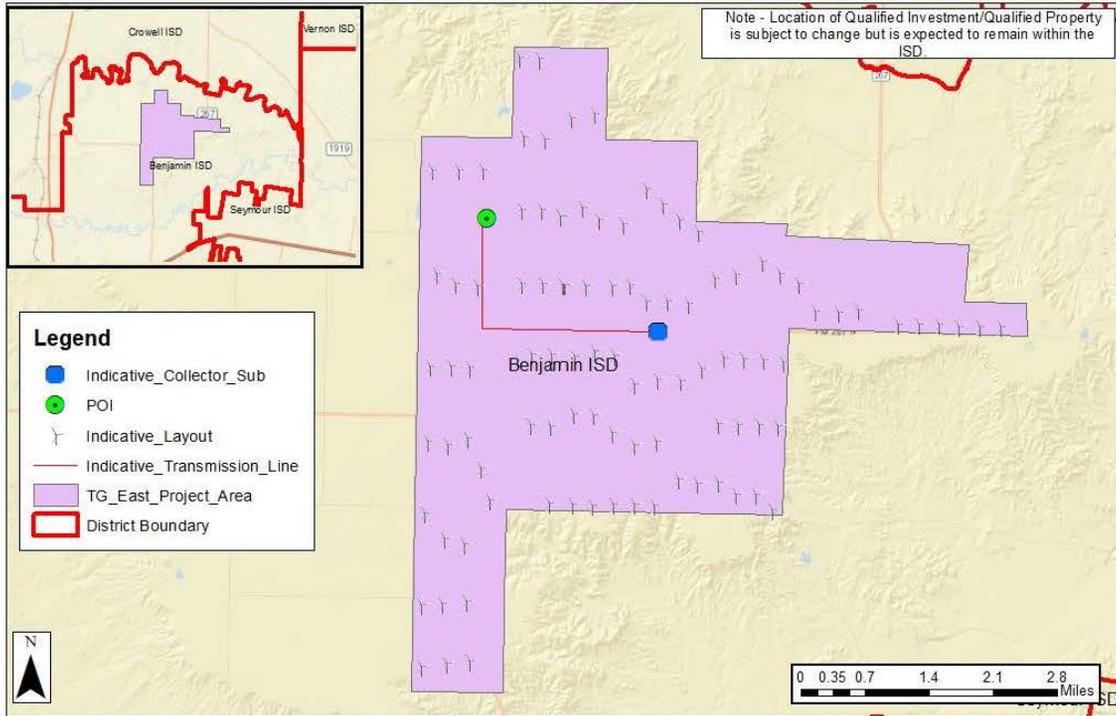
Please see the attached map below.



**Attachment 11c**

**c) Qualified property including location of new buildings or new improvements**

Please see map above. (Exhibit 11b)



<p>TG East Wind Project, LLC Qualified Property</p>	<p>Benjamin Independent School District 313 LAVA Application</p>
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**Attachment 11d**

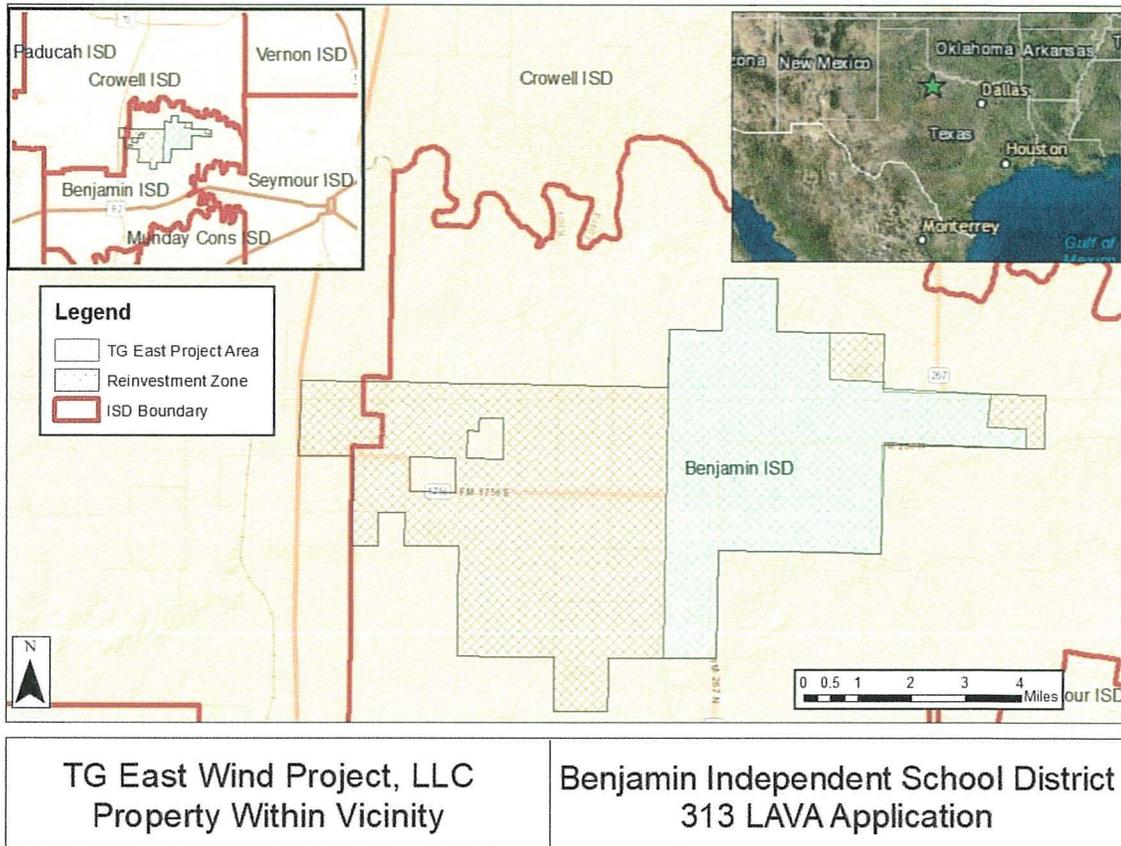
***d) Existing property***

*Not Applicable*

**Attachment 11e**

**e) Land location within vicinity map**

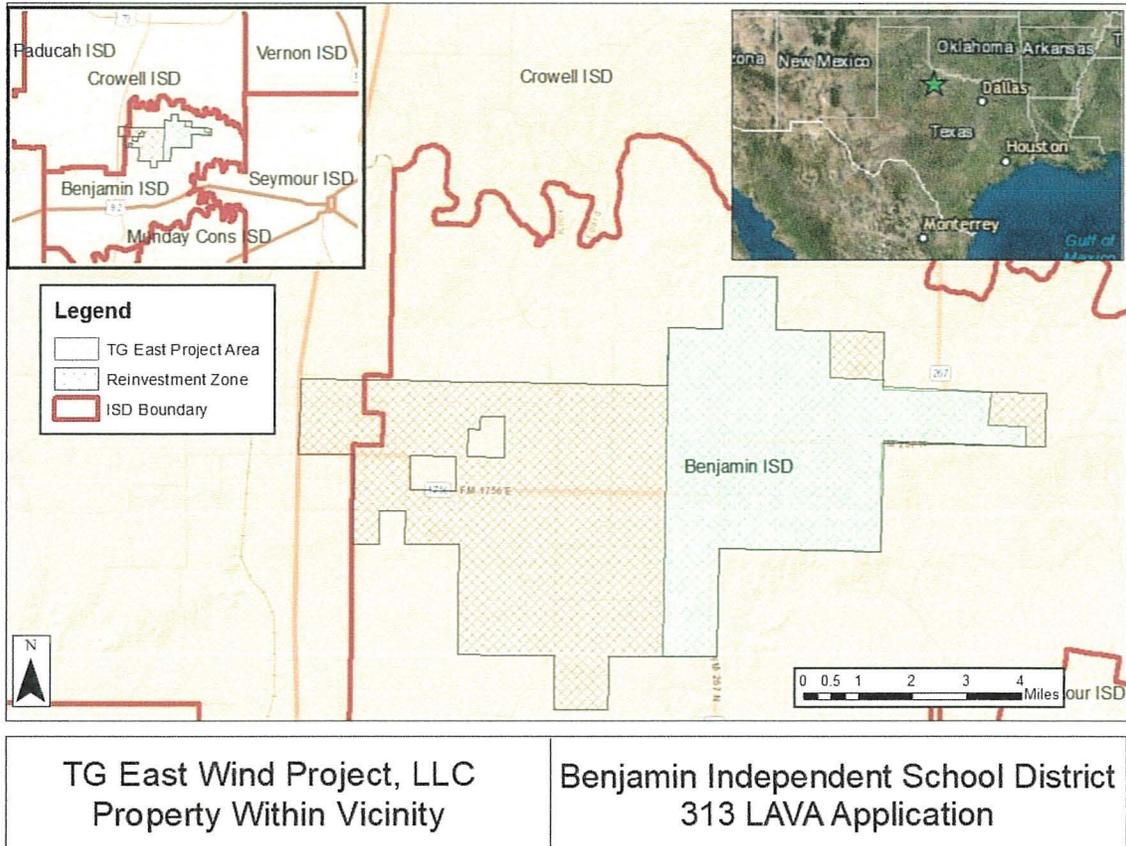
Please see the attached map below.



**Attachment 11f**

**f) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size**

Please see attached map.



**Attachment 12**

***Request for Waiver of Job Creation Requirement and supporting information (if applicable).***

See attached waiver request below.

# TG East Wind Project, LLC

June 11<sup>th</sup>, 2018

Olivia Del Hierro Gloria  
Benjamin Independent School District  
300 W. Hays St., Benjamin, TX 79505

**Re: Chapter 313 Job Waiver Request for TG East Wind Project, LLC**

Dear Ms. Del Hierro-Gloria,

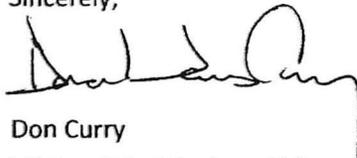
TG East Wind Project, LLC requests that the Benjamin Independent School District's Board of Trustees waive the job requirement provision as allowed by Section 313.025 (f-1) of the tax code. This waiver would be based on the school district's board findings that the jobs creation requirement exceeds the 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.

TG East Wind Project, LLC requests that the Benjamin Independent School District makes such a finding and waive the job creation requirement for 10 permanent jobs. In line with industry standards for job requirements, TG East Wind Project, LLC has committed to create 3 total jobs for the project, all of which will be in Benjamin I.S.D.

Wind 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 industry standard for employment is typically one full-time employee for approximately every 15 – 25 turbines. This number may vary depending on the operations and maintenance requirements of the turbines selected as well as the support and technical assistance offered by the turbine manufacturer. The permanent employees of a wind project maintain and service wind turbines, 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,



Don Curry  
TG East Wind Project, LLC

### 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
2017	1st Qtr	Knox County	Total All	0	0	10	Total, All Industries	\$746
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	\$748
Average:								\$757.50

**Source Data: Texas Workforce Commission:**

#### Quarterly Employment and Wages (QCEW)

[Help with Download](#)

Page 1 of 1 (40 results/page)

Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2017	1st Qtr	Knox County	Total All	00	0	10	Total, all industries	\$746
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	\$748

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

**NOT AVAILABLE IN TRACER**

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

$$\mathbf{\$42,242/52 = \$812.35 \text{ per week}}$$

The annual salary for the **West Central Texas Council of Governments** as published by the Texas Occupational Employment and Wages in July 2016:

$$\mathbf{\$42,242 \times 1.1 = \$46,466.20}$$

$$\mathbf{\$46,466.20/52 = \$893.58}$$

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

**Attachment 14**

***Schedules A1, A2, B, C and D completed and signed Economic Impact (if applicable).***

Schedule A1: Total Investment for Economic Impact (through the Qualifying Time Period)

Applicant Name TG East Wind Project, LLC  
 ISD Name Benjamin ISD

Form 50-296A  
 Revised Feb 2014

PROPERTY INVESTMENT AMOUNTS									
(Estimated Investment in each year. Do not put cumulative totals.)									
				Column A	Column B	Column C	Column D	Column E	
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in <b>tangible personal property</b> placed in service during this year that will become Qualified Property	New investment made during this year in <b>buildings or permanent nonremovable components of buildings</b> that will become Qualified Property	Other new investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Other new investment made during this year that may become Qualified Property [SEE NOTE]	Total Investment (Sum of Columns A+B+C+D)	
Investment made before filing complete application with district	Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)	2018-2019	2018	Not eligible to become Qualified Property				[The only other investment made before filing complete application with district that may become Qualified Property is land.]	
Investment made after filing complete application with district, but before final board approval of application									
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period				\$ -	\$ -	\$ -	\$ -	\$ -	
Complete tax years of qualifying time period	QTP1	2019-2020	2019	\$ 347,500,000.00	\$ -	\$ -	\$ -	\$ 347,500,000.00	
Complete tax years of qualifying time period	QTP2	2020-2021	2020		\$ -	\$ -	\$ -		
<b>Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]</b>				\$ 347,500,000.00	\$ -	\$ -	\$ -	\$ 347,500,000.00	
				<b>Enter amounts from TOTAL row above in Schedule A2</b>					
<b>Total Qualified Investment (sum of green cells)</b>				\$ 347,500,000.00					

For All Columns: List amount invested each year, not cumulative totals.

Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application.

Only tangible personal property that is specifically described in the application can become qualified property.

Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.

Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property—described in SECTION 13, question #5 of the application.

Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

Total Investment: Add together each cell in a column and enter the sum in the blue total investment row. Enter the data from this row into the first row in Schedule A2.

Qualified Investment: For the green qualified investment cell, enter the sum of all the green-shaded cells.

Schedule A2: Total Investment for Economic Impact (including Qualified Property and other investments)

Applicant Name **TG East Wind Project, LLC**  
 ISD Name **Benjamin ISD**

Form 50-296A  
 Revised Feb 2014

PROPERTY INVESTMENT AMOUNTS									
(Estimated investment in each year. Do not put cumulative totals.)									
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	Column A New investment (original cost) in <b>tangible personal property</b> placed in service during this year that will become Qualified Property	Column B New investment made during this year in <b>buildings or permanent nonremovable components of buildings</b> that will become Qualified Property	Column C Other investment made during this year that will <b>not</b> become Qualified Property [SEE NOTE]	Column D Other investment made during this year that will become Qualified Property [SEE NOTE]	Column E Total Investment (A+B+C+D)	
Total Investment from Schedule A1*	--	<b>TOTALS FROM SCHEDULE A1</b>		Enter amounts from TOTAL row in Schedule A1 in the row below					
				\$347,500,000	\$ -	\$ -	\$ -	\$ 347,500,000.00	
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2018-2019	2018				\$ -	\$ -	
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2019-2020	2019	\$ 347,500,000.00	\$ -			\$ 347,500,000.00	
Value limitation period***	1	2020-2021	2020						
	2	2021-2022	2021						
	3	2022-2023	2022						
	4	2023-2024	2023						
	5	2024-2025	2024						
	6	2025-2026	2025						
	7	2026-2027	2026						
	8	2027-2028	2027						
	9	2028-2029	2028						
	10	2029-2030	2029						
<b>Total investment made through limitation</b>				\$ 347,500,000.00	\$ -	\$ -	\$ -	\$ 347,500,000.00	
Continue to maintain viable presence	11	2030-2031	2030						
	12	2031-2032	2031						
	13	2032-2033	2032						
	14	2033-2034	2033						
	15	2034-2035	2034						
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2035-2036	2035						
	17	2036-2037	2036						
	18	2037-2038	2037						
	19	2038-2039	2038						
	20	2039-2040	2039						
	21	2040-2041	2040						
	22	2041-2042	2041						
	23	2042-2043	2042						
	24	2043-2044	2043						
	25	2044-2045	2044						

\* All investments made through the qualifying time period are captured and totaled on Schedule A1 [blue box] and incorporated into this schedule in the **first row**.

\*\* Only investment made during deferrals of the start of the limitation (after the end of qualifying time period but before the start of the Value Limitation Period) should be included in the "year prior to start of value limitation period" row(s). If the limitation starts at the end of the qualifying time period or the qualifying time period overlaps the limitation, no investment should be included on this line.

\*\*\* If your qualifying time period will overlap your value limitation period, do not also include investment made during the qualifying time period in years 1 and/or 2 of the value limitation period, depending on the overlap. Only include investments/years that were **not** captured on Schedule A1.

For All Columns: List amount invested each year, not cumulative totals. Only include investments in the remaining rows of Schedule A2 that were not captured on Schedule A1.

Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application. Only tangible personal property that is specifically described in the application can become qualified property.

Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.

Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property—described in SECTION 13, question #5 of the application.

Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

**Schedule B: Estimated Market And Taxable Value (of Qualified Property Only)**

Date **6/11/2018**  
 Applicant Name **TG East Wind Project, LLC**  
 ISD Name **Benjamin ISD**

**Form 50-296A**

*Revised May 2014*

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Qualified Property			Estimated Taxable Value		
				Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2018-2019	2018	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	0	2019-2020	2019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Value Limitation Period	1	2020-2021	2020	\$ -	\$ 537,400	\$ 347,500,000.00	\$ 348,037,399.60	\$ 348,037,399.60	\$ 20,000,000.00
	2	2021-2022	2021	\$ -	\$ 510,530	\$ 330,125,000.00	\$ 330,635,529.62	\$ 330,635,529.62	\$ 20,000,000.00
	3	2022-2023	2022	\$ -	\$ 483,660	\$ 312,750,000.00	\$ 313,233,659.64	\$ 313,233,659.64	\$ 20,000,000.00
	4	2023-2024	2023	\$ -	\$ 456,790	\$ 295,375,000.00	\$ 295,831,789.66	\$ 295,831,789.66	\$ 20,000,000.00
	5	2024-2025	2024	\$ -	\$ 429,920	\$ 278,000,000.00	\$ 278,429,919.68	\$ 278,429,919.68	\$ 20,000,000.00
	6	2025-2026	2025	\$ -	\$ 403,050	\$ 260,625,000.00	\$ 261,028,049.70	\$ 261,028,049.70	\$ 20,000,000.00
	7	2026-2027	2026	\$ -	\$ 376,180	\$ 243,250,000.00	\$ 243,626,179.72	\$ 243,626,179.72	\$ 20,000,000.00
	8	2027-2028	2027	\$ -	\$ 349,310	\$ 225,875,000.00	\$ 226,224,309.74	\$ 226,224,309.74	\$ 20,000,000.00
	9	2028-2029	2028	\$ -	\$ 322,440	\$ 208,500,000.00	\$ 208,822,439.76	\$ 208,822,439.76	\$ 20,000,000.00
	10	2029-2030	2029	\$ -	\$ 295,570	\$ 191,125,000.00	\$ 191,420,569.78	\$ 191,420,569.78	\$ 20,000,000.00
Continue to maintain viable presence	11	2030-2031	2030	\$ -	\$ 268,700	\$ 173,750,000.00	\$ 174,018,699.80	\$ 174,018,699.80	\$ 174,018,699.80
	12	2031-2032	2031	\$ -	\$ 241,830	\$ 156,375,000.00	\$ 156,616,829.82	\$ 156,616,829.82	\$ 156,616,829.82
	13	2032-2033	2032	\$ -	\$ 214,960	\$ 139,000,000.00	\$ 139,214,959.84	\$ 139,214,959.84	\$ 139,214,959.84
	14	2033-2034	2033	\$ -	\$ 188,090	\$ 121,625,000.00	\$ 121,813,089.86	\$ 121,813,089.86	\$ 121,813,089.86
	15	2034-2035	2034	\$ -	\$ 161,220	\$ 104,250,000.00	\$ 104,411,219.88	\$ 104,411,219.88	\$ 104,411,219.88
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2035-2036	2035	\$ -	\$ 134,350	\$ 86,875,000.00	\$ 87,009,349.90	\$ 87,009,349.90	\$ 87,009,349.90
	17	2036-2037	2036	\$ -	\$ 107,480	\$ 69,500,000.00	\$ 69,607,479.92	\$ 69,607,479.92	\$ 69,607,479.92
	18	2037-2038	2037	\$ -	\$ 107,480	\$ 69,500,000.00	\$ 69,607,479.92	\$ 69,607,479.92	\$ 69,607,479.92
	19	2038-2039	2038	\$ -	\$ 107,480	\$ 69,500,000.00	\$ 69,607,479.92	\$ 69,607,479.92	\$ 69,607,479.92
	20	2039-2040	2039	\$ -	\$ 107,480	\$ 69,500,000.00	\$ 69,607,479.92	\$ 69,607,479.92	\$ 69,607,479.92
	21	2040-2041	2040	\$ -	\$ 107,480	\$ 69,500,000.00	\$ 69,607,479.92	\$ 69,607,479.92	\$ 69,607,479.92
	22	2041-2042	2041	\$ -	\$ 107,480	\$ 69,500,000.00	\$ 69,607,479.92	\$ 69,607,479.92	\$ 69,607,479.92
	23	2042-2043	2042	\$ -	\$ 107,480	\$ 69,500,000.00	\$ 69,607,479.92	\$ 69,607,479.92	\$ 69,607,479.92
	24	2043-2044	2043	\$ -	\$ 107,480	\$ 69,500,000.00	\$ 69,607,479.92	\$ 69,607,479.92	\$ 69,607,479.92
	25	2044-2045	2044	\$ -	\$ 107,480	\$ 69,500,000.00	\$ 69,607,479.92	\$ 69,607,479.92	\$ 69,607,479.92

Notes: Market value in future years is good faith estimate of future taxable value for the purposes of property taxation.  
 Only include market value for eligible property on this schedule.

**Schedule C: Employment Information**

**Applicant Name** TG East Wind Project, LLC  
**ISD Name** Benjamin ISD

**Form 50-296A**  
 Revised Feb 2014

	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A Number of Construction FTE's or man-hours (specify)	Column B Average annual wage rates for construction workers	Column C Number of non-qualifying jobs applicant estimates it will create (cumulative)	Column D Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Column E 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	\$ 47,000.00
	2	2021-2022	2021			0	3	\$ 47,000.00
	3	2022-2023	2022			0	3	\$ 47,000.00
	4	2023-2024	2023			0	3	\$ 47,000.00
	5	2024-2025	2024			0	3	\$ 47,000.00
	6	2025-2026	2025			0	3	\$ 47,000.00
	7	2026-2027	2026			0	3	\$ 47,000.00
	8	2027-2028	2027			0	3	\$ 47,000.00
	9	2028-2029	2028			0	3	\$ 47,000.00
Years Following Limitation Period	Value 11 through 25	2030-2045	2030-2045			0	3	\$ 47,000.00

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)  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

**Schedule D: Other Incentives (Estimated)**

**Applicant Name**                      TG East Wind Project, LLC  
**ISD Name**                                Benjamin ISD

**Form 50-296A**  
 Revised Feb 2014

State and Local Incentives for which the Applicant intends to apply (Estimated)						
Incentive Description	Taxing Entity (as applicable)	Beginning Year of Benefit	Duration of Benefit	Annual Tax Levy without Incentive	Annual Incentive	Annual Net Tax Levy
Tax Code Chapter 311	County: City: Other:					
Tax Code Chapter 312	<b>Knox County</b>	2020	2029	\$2,537,827	100% abatement years 1-10, PILOT payment of \$2,000/MW	\$556,000
	<b>Hospital District</b>	2020	2029	\$1,276,125	100% abatement years 1-10, PILOT payment of \$1,000/MW	\$278,000
Local Government Code Chapters 380/381	County: City: Other:					
Freeport Exemptions						
Non-Annexation Agreements						
Enterprise Zone/Project						
Economic Development Corporation						
Texas Enterprise Fund						
Employee Recruitment						
Skills Development Fund						
Training Facility Space and Equipment						
Infrastructure Incentives						
Permitting Assistance						
Other:						
Other:						
Other:						
Other:						
<b>TOTAL</b>				<b>\$ 3,813,952.25</b>		<b>\$ 834,000.00</b>

Additional information on incentives for this project:

**Attachment 15**

***Economic Impact Analysis, other payments made in the state or other economic information  
(If applicable).***

None.

**Attachment 16**

***Description of Reinvestment or Enterprise Zone, including:***

- a) Evidence that the area qualifies as an enterprise zone as defined by the Governor's Office***
- b) Legal description of reinvestment zone***
- c) Order, resolution or ordinance establishing the reinvestment zone***
- d) Guidelines and criteria for creating the zone***

**Attachment 16a**

***a) Evidence that the area qualifies as an enterprise zone as defined by the Governor's Office***

Not Applicable.

**Attachment 16b**

***b) Legal description of reinvestment zone***

The legal description of the land in the Reinvestment Zone

All of Sections: 19, 30, 31, 32, 42, 43, 78 Block B H & TC RR CO.

All of Sections: 1, 30, 31, 58, 59, 60, 61, 62, 63, 88, 89, 90, 91, 92, 93, 94, 95, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 146, 147, 148, 149, 150 Block C H & TC RR CO.

All of Sections: 1, 2, 3, 4, 23 Block J GC & SF RR CO.

All of Sections: 145, 146, 147, 149, 166 Block 44 H & TC RR CO.

All of Sections: 1, 2 Block 3 D & W RR CO.

**Attachment 16c**

***c) Order, resolution or ordinance establishing the reinvestment zone***

**RESOLUTION OF THE COMMISSIONERS COURT  
OF KNOX COUNTY, TEXAS DESIGNATING  
KNOX-GILLILAND REINVESTMENT ZONE**

**A RESOLUTION DESIGNATING A CERTAIN AREA AS A REINVESTMENT ZONE  
FOR A COMMERCIAL/INDUSTRIAL TAX ABATEMENT IN KNOX COUNTY,  
TEXAS, ESTABLISHING THE BOUNDARIES THEREOF, AND PROVIDING FOR AN  
EFFECTIVE DATE**

*WHEREAS*, the Commissioners Court of Knox County, Texas (the "**County Commissioners Court**") desires to promote the development or redevelopment of a certain contiguous geographic area within its jurisdiction by the creation of a reinvestment zone as authorized by the Property Redevelopment and Tax Abatement Act, as amended (Texas Tax Code § 312.001, *et seq.*), and the Knox County Tax Abatement Guidelines and Criteria (the "**Guidelines**");

*WHEREAS*, on this date, a hearing before the County Commissioners Court was held, such date being at least seven (7) days after the date of publication of the notice of such public hearing in the local newspaper of general circulation in Knox County (the "**County**") and the delivery of written notice to the respective presiding officers of each taxing entity that includes within its boundaries real property that is to be included in the proposed reinvestment zone;

*WHEREAS*, the County Commissioners Court at such public hearing invited any interested person to appear and speak for or against the creation of the reinvestment zone and whether all or part of the territory described should be included in the proposed reinvestment zone; and

*WHEREAS*, the proponents of the reinvestment zone offered evidence, both oral and documentary, in favor of all of the foregoing matters relating to the creation of the reinvestment zone and opponents, if any, of the reinvestment zone appeared to contest the creation of the reinvestment zone.

*BE IT RESOLVED BY THE COUNTY COMMISSIONERS COURT:*

SECTION 1. That the facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

SECTION 2. That the County Commissioners Court, after conducting such hearing and having heard such evidence and testimony, has made the following findings and determinations based on the evidence and testimony presented to it:

- (a) That the public hearing on adoption of the Knox-Gilliland Reinvestment Zone has been properly called, held and conducted and that notice of such hearing has been published as required by law and mailed to the respective presiding officers of the governing bodies of all taxing units overlapping the territory inside the proposed reinvestment zone;

- (b) That the boundaries of the Knox-Gilliland Reinvestment Zone should be the area described in the legal description and corresponding map attached hereto as Exhibit "A," which is incorporated herein by reference for all purposes;
- (c) That creation of the Knox-Gilliland Reinvestment Zone will result in benefits to the County and to land included in the reinvestment zone and that the improvements sought are feasible and practical; and
- (d) The Knox-Gilliland Reinvestment Zone meets the criteria set forth in Chapter 312 of the Texas Tax Code for the creation of a reinvestment zone as set forth in the Property Redevelopment and Tax Abatement Act, as amended, and the Guidelines, in that it is reasonably likely as a result of the designation to contribute to the retention or expansion of primary employment or to attract investment in the zone that would be a benefit to the property and that would contribute to the economic development of the County, and that the entire tract of land is located entirely within an unincorporated area of the County.

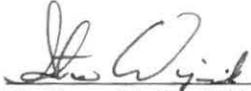
SECTION 3. That pursuant to the Property Redevelopment and Tax Abatement Act, as amended, and the Guidelines, the County Commissioners Court hereby creates the Knox-Gilliland Reinvestment Zone; a reinvestment zone for commercial-industrial tax abatement encompassing only the area described on and as shown on the map in Exhibit A, and such reinvestment zone is hereby designated and shall hereafter be referred to as the Knox-Gilliland Reinvestment Zone.

SECTION 4. That the Knox-Gilliland Reinvestment Zone shall take effect on the date of this Resolution and shall remain designated as a commercial-industrial reinvestment zone for a period of five (5) years from such date of designation, and may be renewed for an additional five (5) year period thereafter.

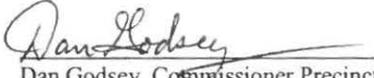
SECTION 5. That if any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

SECTION 6. That it is hereby found, determined and declared that a sufficient notice of the date, hour, place and subject, of the meeting of the County Commissioners Court at which this Resolution was adopted was posted at a place convenient and readily accessible at all times as required by the Texas Open Meetings Act, Texas Government Code, Chapter 551, as amended, and that a public hearing was held prior to the designation of such reinvestment zone and that proper notice of the hearing was published in the official newspaper of general circulation within the County, and furthermore, such notice was in fact delivered to the presiding officer of any affected taxing entity as prescribed by the Property Redevelopment and Tax Abatement Act.

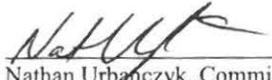
PASSED, APPROVED AND ADOPTED on this the 24th day of August, 2017.

  
The Honorable Stan Wojcik, County Judge

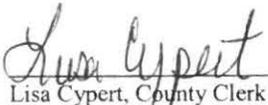
  
Johnny McCown, Commissioner Precinct 1

  
Dan Godsey, Commissioner Precinct 2

  
Jimmy Urbanczyk, Commissioner Precinct 3

  
Nathan Urbanczyk, Commissioner Precinct 4

Attest:

  
Lisa Cypert, County Clerk

**EXHIBIT A**  
**LEGAL DESCRIPTION AND MAP OF**  
**KNOX-GILLILAND REINVESTMENT ZONE**

The Knox-Gilliland Reinvestment Zone is comprised of the following parcels located in Knox County, Texas. In the event of discrepancy between the following legal description and the attached map, the map shall control; provided however, the Knox-Gilliland Reinvestment Zone shall in no way be deemed to include any portion of any municipality.

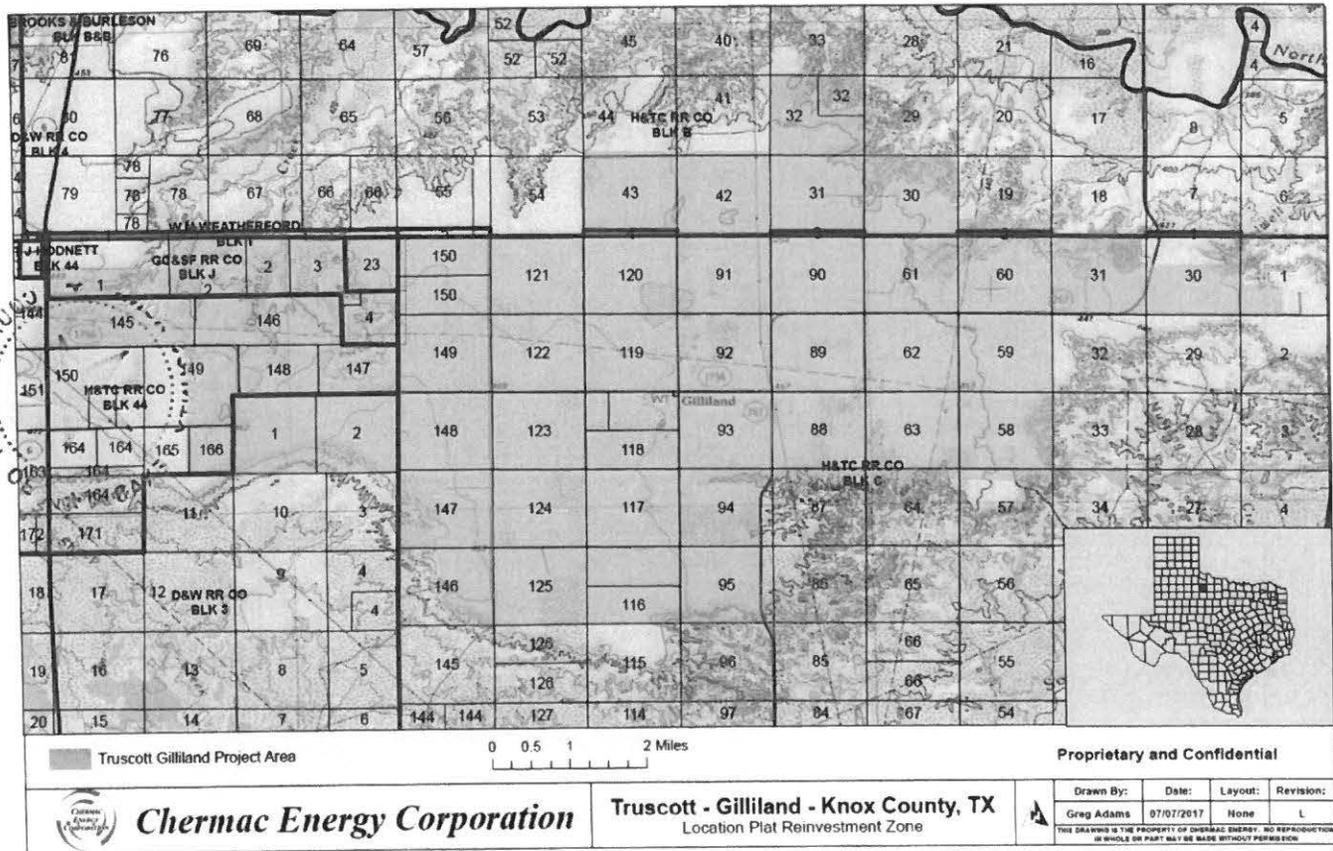
**Legal Description:**

Twenty-six thousand four hundred (26,400) acres, more or less, all in Sections 19, 30, 31, 32, 42, 43 and 78 Blk B H&TC RR Co. Survey; Sections 1, 30, 31, 58, 59, 60, 61, 62, 63, 88, 89, 90, 91, 92, 93, 94, 95, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 146, 147, 148, 149, and 150 Blk C H&TC RR Co. Survey; Sections 1, 2, 3, 4, and 23 Blk J GC&SF RR Co. Survey; Sections 145, 146, 147, 149, and 166 Blk 44 H&TC RR Co. Survey; Sections 1 and 2 Blk 3 D&W RR Co. Survey, save and except any and all areas in the taxing jurisdiction of any municipality located therein, if any.

000174

**EXHIBIT A (CONTINUED)**  
MAP OF  
KNOX-GILLILAND REINVESTMENT ZONE

SEE ATTACHED MAP



**Attachment 16d**

***d) Guidelines and criteria for creating the zone***

**RESOLUTION OF THE COMMISSIONERS COURT  
OF KNOX COUNTY, TEXAS**

**A RESOLUTION ELECTING TO PARTICIPATE IN TAX ABATEMENTS AND ADOPTING  
GUIDELINES AND CRITERIA**

*WHEREAS*, the Commissioners Court of Knox County, Texas (the "**County Commissioners Court**") desires to participate in certain tax abatements in accordance with applicable laws and to adopt the Knox County Tax Abatement Guidelines and Criteria (the "**Guidelines**") **for entering agreements providing for such abatements;**

*WHEREAS*, on this date, a hearing before the County Commissioners Court was held, such date being after due notice in accordance with applicable laws; and

*WHEREAS*, the County Commissioners Court considered and decided to allow participation in tax abatements in accordance with the Guidelines.

*BE IT RESOLVED BY THE COUNTY COMMISSIONERS COURT:*

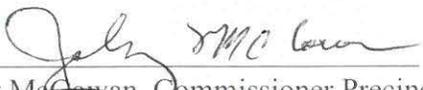
SECTION 1. That the facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

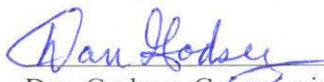
SECTION 2. That the County Commissioners Court, after conducting such hearing and having considered all relevant matters thereto, has made the following findings and determinations based on the evidence and testimony presented to it:

- (a) That the hearing on participation by Knox County in tax abatements and the adoption of the Guidelines has been properly noticed called, held and conducted;
- (b) That Knox County **hereby elects to become eligible to participate in the abatement of taxes in accordance with Texas Tax Code §§312.001 et seq. on certain qualifying property located in reinvestment zones adopted by Knox County, Texas;**
- (c) That Knox County hereby adopts the Guidelines as shown on Exhibit A attached and incorporated herein.

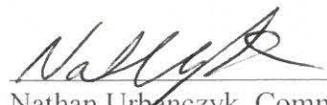
PASSED, APPROVED AND ADOPTED on this the 17 day of August 2017.

  
The Honorable Stan Wojcik, County Judge

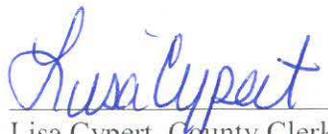
  
Johnny McGowan, Commissioner Precinct 1  
McGowan

  
Don Godsey, Commissioner Precinct 2  
Dan

  
Jimmy Urbanczyk, Commissioner Precinct 3

  
Nathan Urbanczyk, Commissioner Precinct 4

Attest:

  
Lisa Cypert, County Clerk

# Exhibit A

Legal Description of Property to be considered for  
Reinvestment Zone/Tax Abatement

# **EXHIBIT A**

## **KNOX COUNTY GUIDELINES AND CRITERIA**

**STATE OF TEXAS  
KNOX COUNTY  
TAX ABATEMENT GUIDELINES AND CRITERIA**

Knox County (the "County") is committed to the promotion of quality development in all parts of Knox County and to improving the quality of life for its citizens. In order to help meet these goals, the County will consider providing Tax Abatements (as defined below) to stimulate economic development. It is the policy of the County that such an incentive will be provided in accord with the guidelines and criteria outlined in this document. All applicants for Tax Abatements shall be considered on an individual basis.

In order to be eligible for designation as a Reinvestment Zone and receive Tax Abatement, and unless otherwise approved by the County, the planned improvement:

1. must be an Eligible Facility (as defined below);
2. must add at least Five Hundred Thousand Dollars (\$500,000.00) to the tax roll of eligible property;
3. must be reasonably expected to have an increase in positive net economic benefit to Knox County of at least One Million Dollars (\$1,000,000.00) over the life of the Abatement, computed to include (but not limited to) new sustaining payroll and/or capital improvement; and
4. must not be expected to solely or primarily have the effect of transferring employment from one part of Knox County to another.

In addition to the criteria set forth above, the County reserves the right to negotiate a Tax Abatement Agreement in order to compete favorably with other communities.

Only that increase in the fair market value of the property that is a direct result of the development, redevelopment, and improvement specified in the Agreement will be eligible for Abatement and then only to the extent that such increase exceeds any reduction in the fair market value of the other property of the applicant located within the jurisdiction creating the reinvestment zone.

All Tax Abatement Agreements will be no longer than allowed by law.

It is the goal of the County to grant Tax Abatements on the same terms and conditions as the other taxing units having jurisdiction of the property. However, nothing herein shall limit the discretion of the County to consider, adopt, modify, or decline any Tax Abatement request.

This policy is effective as of the 17 day of August 2017, and shall at all times be kept current with regard to the needs of Knox County and reflective of the official views of the County, and shall be reviewed every two (2) years.

The adoption of these guidelines and criteria by the Commissioners does not:

1. limit the discretion of the governing body to decide whether to enter into a specific Tax Abatement Agreement;
2. limit the discretion of the governing body to delegate to its employees the authority to determine whether or not the governing body should consider a particular application or request for Tax Abatement; or
3. create any property, contract, or other legal right in any person to have the governing body consider or grant a specific application or request for Tax Abatement.

### SECTION I. DEFINITIONS

A. **"Abatement" or "Tax Abatement"** means the full or partial exemption from ad valorem taxes of certain property in a reinvestment zone designated for economic development purposes.

B. **"Agreement" or "Abatement Agreement"** means a contractual Agreement between a property owner and/or lessee and the County.

C. **"Base Year Value"** means the assessed value on the eligible property as of January 1, preceding the execution of the Agreement.

D. **"Deferred Maintenance"** means improvements necessary for continued operation which do not improve productivity or alter the process technology.

E. **"Eligible Facilities"** means new, expanded, or modernized buildings and structures, including fixed machinery and equipment, which is reasonably likely as a result of granting the Abatement to contribute to the retention or expansion of primary employment or to attract major investment in the reinvestment zone that would be a benefit to the property and that would contribute to the economic development of Knox County, but does not include facilities which are intended to be primarily to provide goods or services to residents for existing businesses located in Knox County such as, but not limited to, restaurants and retail sales establishments. Eligible facilities may include, but shall not be limited to a(n):

- aquaculture/agriculture facility;
- distribution center facility;
- manufacturing facility;
- office building;
- regional entertainment/tourism facility;
- research service facility;
- regional service facility;
- historic building in a designated area;

wind energy facility; or  
other basic industrial facility.

F. **"Expansion"** means the addition of building structures, machinery, equipment, or payroll for purposes of increasing production capacity.

G. **"Facility"** means property improvement(s) completed or in the process of construction which together comprise an interregional whole.

H. **"Modernization"** means a complete or partial demolition of facilities and the complete or partial reconstruction or installation of a facility of similar or expanded production capacity. Modernization may result from the construction, alteration, or installation of buildings, structures, machinery, or equipment.

I. **"New Facility"** means a property previously undeveloped which is placed into service by means other than or in conjunction with Expansion or Modernization.

J. **"Productive Life"** means the number of years property improvement(s) is/are expected to be in service in a facility.

## SECTION II. ABATEMENT AUTHORIZED

A. **Eligible Facilities.** Upon application, Eligible Facilities shall be considered for Tax Abatement as hereinafter provided.

B. **Creation of New Values.** Abatement may only be granted for the additional value of eligible property improvement(s) made subsequent to and specified in an Abatement Agreement between the County and the property owner or lessee, subject to such limitations as the County may require.

C. **New and Existing Facilities.** Abatement may be granted for the additional value of eligible property improvement(s) made subsequent to and specified in an Abatement Agreement between the County and the property owner or lessee, subject to such limitations as the County may require.

D. **Eligible Property.** Abatement may be extended to the value of new, expanded, or modernized buildings, structures, fixed machinery and equipment, site improvements, and related fixed improvements necessary to the operation and administration of the facility, and all other real and tangible personal property permitted by Chapter 312 of the Texas Tax Code.

E. **Ineligible Property.** The following types of property shall be fully taxable and ineligible for Tax Abatement: land; animals; inventories, supplies; tools; furnishings; vehicles; vessels; aircraft; deferred maintenance investments; housing and property to be rented or leased, except as provided in Section II(F); property owned or used by the State of Texas.

F. **Owned/Leased Facilities.** If a leased facility is granted Abatement, the Agreement shall be executed with the lessor and the lessee. If the land is leased, but the facility

Knox County Tax Abatement Guidelines and Criteria

constructed or installed thereon is owned by the lessee, the lessee shall execute the Agreement.

G. **Economic Qualifications.** In order to be eligible for designation as a reinvestment zone and receive Tax Abatement, the planned improvement:

- (1) must be an Eligible Facility;
- (2) must add at least Five Hundred Thousand Dollars (\$500,000.00) to the tax roll of eligible property;
- (3) must be reasonably expected to have an increase in positive net economic benefit to Knox County of at least One Million Dollars (\$1,000,000.00) over the life of the Abatement, computed to include (but not limited to) new sustaining payroll and/or capital improvement. The creation of (number and type) of new jobs will also factor into the decision to grant an Abatement; and
- (4) must not be expected to solely or primarily have the effect of transferring employment from one part of Knox County to another.

H. **Standards for Tax Abatement.** The following factors, among others, will be considered in determining whether to grant Tax Abatement:

- (1) value of existing improvements, if any;
- (2) type and value of proposed improvements;
- (3) productive life of proposed improvements;
- (4) number of existing jobs to be retained by proposed improvements;
- (5) number and type of new jobs to be created by proposed improvements;
- (6) amount of local payroll to be created;
- (7) whether the new jobs to be created will be filled by persons residing or projected to reside within the affected taxing jurisdiction;
- (8) amount by which property tax base valuation will be increased during the term of Abatement and after Abatement, which shall include a definitive commitment that such valuation shall not, in any case, be less than Five Hundred Thousand Dollars (\$500,000.00);
- (9) expenses to be incurred in providing facilities directly resulting from the new improvements;

(10) the amount of ad valorem taxes to be paid to the County during the Abatement period considering (a) the existing values, (b) the percentage of new value abated, (c) the Abatement period, and (d) the value after expiration of the Abatement period;

(11) the population growth of Knox County that occurs directly as a result of new improvements;

(12) the types and values of public improvements, if any, to be made by applicant seeking Abatement;

(13) whether the proposed improvements compete with existing businesses to the detriment of the local economy;

(14) the impact on the business opportunities of existing business;

(15) the attraction of other new businesses to the area;

(16) the overall compatibility with the zoning ordinances and comprehensive plan for the area; and

(17) whether the project obtains all necessary permits from the applicable environmental agencies.

Each Eligible Facility shall be reviewed on its merits utilizing the factors provided above. After such review, Abatement may be denied entirely or may be granted to the extent deemed appropriate after full evaluation.

**I. Denial of Abatement.** An Abatement Agreement shall not be authorized if it is determined that:

(1) there would be substantial adverse effect on the provision of government services or tax base;

(2) the applicant has insufficient financial capacity;

(3) violation of other codes or laws; or

(4) any other reason deemed appropriate by the County.

**J. Taxability.** From the execution of the Abatement to the end of the Agreement period, taxes shall be payable as follows:

(1) the value of ineligible property as provided in Section II(E) shall be fully taxable;

(2) the base year value of existing eligible property as determined each year shall be fully taxable; and

(3) the additional value of new eligible property shall be fully taxable at the end of the Abatement period.

### **SECTION III. APPLICATION**

A. Any present or potential owner of taxable property in the County may request Tax Abatement by filing a written application with the Commissioners.

B. The application shall consist of a general description of the new improvements to be undertaken; a descriptive list of the improvements for which an Abatement is requested; a list of the kind, number and location of all proposed improvements of a property; a map and property description; and a time schedule for undertaking and completing the proposed improvements. In the case of modernization, a statement of the assessed value of the facility, separately stated for real and personal property, shall be given for the tax year immediately preceding the application. The Commissioners may require such financial and other information as deemed appropriate for evaluating the financial capacity and other factors pertaining to the applicant, to be attached to the application. The completed application must be accompanied by the payment of a non-refundable application fee for administrative costs and legal fees associated with the processing of the Tax Abatement request. All checks in payment of the administrative fee shall be made payable to the County. The fee for Abatement requests shall be One Thousand and No/100 Dollars (\$1,000.00).

C. The County shall give notice as provided by the Property Tax Code, including written notice to the presiding officer of the governing body of each taxing unit in which the property to be subject to the Agreement is located, not later than seven (7) days before acting upon the application.

D. The application process described in Section III(A) hereof shall be followed regardless of whether a particular reinvestment zone is created by Knox County or a taxing entity within Knox County. No other notice or hearing shall be required except compliance with the open meetings act, unless the Commissioners deem them necessary in a particular case.

### **SECTION IV. AGREEMENT**

A. After approval, the Commissioners shall formally pass a resolution and execute an Agreement with the owner of the facility and lessee as required which shall:

(1) include a list of the kind, number and location of all proposed improvements to the property;

(2) provide access to and authorize inspection of the property by the taxing unit to insure compliance with the Agreement;

- (3) limit the use of the property consistent with the taxing unit's development goals;
- (4) provide for recapturing property tax revenues that are lost if the owner fails to make improvements as provided by the Agreement;
- (5) include each term that was agreed upon with the property owner and require the owner to annually certify compliance with the terms of the Agreement to each taxing unit; and
- (6) allow the taxing unit to cancel or modify the Agreement at any time if the property owner fails to comply with the terms of the Agreement.

#### **SECTION V. RECAPTURE**

A. In the event that the applicant or its assignee (1) allows its ad valorem taxes owed to become delinquent and fails to timely and properly follow the legal procedures for their protest and/or content; or (2) violates any of the terms and conditions of the Abatement Agreement and fails to cure during the cure period, the Agreement then may be terminated and all taxes previously abated by virtue of the Agreement will be recaptured and paid within thirty (30) days of the termination.

B. Should the County determine that the applicant or its assignee is in default according to the terms and conditions of its Agreement, the County shall notify the company or individual in writing at the address stated in the Agreement, and if such is not cured within the time set forth in such notice (the "Cure Period"), then the Agreement may be terminated.

#### **SECTION VI. ADMINISTRATION**

A. The Chief Appraiser of the Knox County Appraisal District will annually determine an assessment of the real and personal property comprising the reinvestment zone. Each year, the company or individual receiving Abatement shall furnish the appraiser with such information as may be necessary for the Abatement. Once value has been established, the Chief Appraiser will notify the Commissioners of the amount of the assessment.

B. The County may execute a contract with any other jurisdiction(s) to inspect the facility to determine if the terms and conditions of the Abatement Agreement are being met. The Abatement Agreement shall stipulate that employees and/or designated representatives of the County will have access to the reinvestment zone during the term of the Abatement to inspect the facility to determine if the terms and conditions of the Agreement are being met. All inspections will be made only after the giving of twenty-four (24) hours prior notice and will only be conducted in such manner as to not unreasonably interfere with the construction and/or operation of the facility. All inspections will be made with one or more representatives of the company or individual and in accordance with its safety standards.

C. Upon completion of construction, a designated representative of the County shall annually evaluate each facility receiving Abatement to insure compliance with the Agreement and shall formally report such evaluations to the Commissioners.

#### **SECTION VII. ASSIGNMENT**

The Abatement Agreement may be transferred and assigned by the holder to a new owner or lessee of the same facility either upon the approval by resolution of the Commissioners, or in accordance with the terms of an existing Tax Abatement Agreement. No assignment or transfer shall be approved if the parties to the existing Agreement, the new owner, or new lessee are liable to any jurisdiction for outstanding taxes or other obligations. Approval shall not be unreasonably delayed or withheld. Notice shall be given to the Commissioners at least twenty (20) days in advance of any transfer or assignment.

#### **SECTION VIII. SUNSET PROVISION**

These Guidelines and Criteria are effective upon the date of their adoption, and shall supersede and replace any and all prior guidelines and criteria for Tax Abatement in the County. These Guidelines and Criteria shall remain in force for two (2) years, unless amended by three-quarters vote of the Commissioners, at which time all reinvestment zones and Tax Abatement Agreements created pursuant to these provisions will be reviewed to determine whether the goals have been achieved. Based on such review, the Guidelines and Criteria will be modified, renewed or eliminated; provided, however, no modification or elimination of the Guidelines and Criteria shall affect Tax Abatement Agreements that have been previously approved until the parties thereto shall agree to amend such Agreements.

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Application for Tax Abatement

Knox County, Texas

Property Redevelopment & Tax Abatement Act  
(Tex. Tax Code Chapter 312)

I. APPLICABLE INFORMATION

Application Date: \_\_\_\_\_

Is \$1000 application fee included?    Yes                    No

Applicant Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Telephone Number: \_\_\_\_\_

Fax Number: \_\_\_\_\_

Applicant's Representative for contact regarding abatement request:

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Telephone Number: \_\_\_\_\_

Fax Number: \_\_\_\_\_

II. PROPERTY AND PROJECT DESCRIPTION

This application is for a:    New facility \_\_\_\_\_    Expansion \_\_\_\_\_    Modernization



Number of jobs expected to be filled by local residents:

Number of jobs that will be transferred from other locations in Knox County:

**IV. FISCAL IMPACT OF PROJECT**

**A. PROPERTY IMPROVEMENTS**

Estimated Value of Eligible Property for ad valorem tax purposes: \$ \_\_\_\_\_

**B. NET ECONOMIC BENEFIT**

Estimated net economic benefit to Knox County: \$ \_\_\_\_\_

**C. INFRASTRUCTURE IMPROVEMENTS**

Will any infrastructure improvements be requested of Knox County for this project?

Yes

No

**V. CERTIFICATION**

I certify the information contained in this application (including all exhibits and addendum) to be true and correct to the best of my knowledge. I further certify that I have read the "Tax Abatement Guidelines and Criteria" for Knox County and agree to comply with the guidelines and criteria stated therein.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

# Exhibit B

Proposed Improvements

**RESOLUTION OF THE COMMISSIONERS COURT  
OF KNOX COUNTY, TEXAS DESIGNATING  
KNOX-GILLILAND REINVESTMENT ZONE**

**A RESOLUTION DESIGNATING A CERTAIN AREA AS A REINVESTMENT ZONE  
FOR A COMMERCIAL/INDUSTRIAL TAX ABATEMENT IN KNOX COUNTY,  
TEXAS, ESTABLISHING THE BOUNDARIES THEREOF, AND PROVIDING FOR AN  
EFFECTIVE DATE**

*WHEREAS*, the Commissioners Court of Knox County, Texas (the "**County Commissioners Court**") desires to promote the development or redevelopment of a certain contiguous geographic area within its jurisdiction by the creation of a reinvestment zone as authorized by the Property Redevelopment and Tax Abatement Act, as amended (Texas Tax Code § 312.001, *et seq.*), and the Knox County Tax Abatement Guidelines and Criteria (the "**Guidelines**");

*WHEREAS*, on this date, a hearing before the County Commissioners Court was held, such date being at least seven (7) days after the date of publication of the notice of such public hearing in the local newspaper of general circulation in Knox County (the "**County**") and the delivery of written notice to the respective presiding officers of each taxing entity that includes within its boundaries real property that is to be included in the proposed reinvestment zone;

*WHEREAS*, the County Commissioners Court at such public hearing invited any interested person to appear and speak for or against the creation of the reinvestment zone and whether all or part of the territory described should be included in the proposed reinvestment zone; and

*WHEREAS*, the proponents of the reinvestment zone offered evidence, both oral and documentary, in favor of all of the foregoing matters relating to the creation of the reinvestment zone and opponents, if any, of the reinvestment zone appeared to contest the creation of the reinvestment zone.

*BE IT RESOLVED BY THE COUNTY COMMISSIONERS COURT:*

SECTION 1. That the facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

SECTION 2. That the County Commissioners Court, after conducting such hearing and having heard such evidence and testimony, has made the following findings and determinations based on the evidence and testimony presented to it:

- (a) That the public hearing on adoption of the Knox-Gilliland Reinvestment Zone has been properly called, held and conducted and that notice of such hearing has been published as required by law and mailed to the respective presiding officers of the governing bodies of all taxing units overlapping the territory inside the proposed reinvestment zone;

- (b) That the boundaries of the Knox-Gilliland Reinvestment Zone should be the area described in the legal description and corresponding map attached hereto as Exhibit "A," which is incorporated herein by reference for all purposes;
- (c) That creation of the Knox-Gilliland Reinvestment Zone will result in benefits to the County and to land included in the reinvestment zone and that the improvements sought are feasible and practical; and
- (d) The Knox-Gilliland Reinvestment Zone meets the criteria set forth in Chapter 312 of the Texas Tax Code for the creation of a reinvestment zone as set forth in the Property Redevelopment and Tax Abatement Act, as amended, and the Guidelines, in that it is reasonably likely as a result of the designation to contribute to the retention or expansion of primary employment or to attract investment in the zone that would be a benefit to the property and that would contribute to the economic development of the County, and that the entire tract of land is located entirely within an unincorporated area of the County.

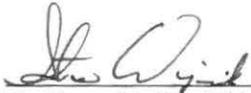
SECTION 3. That pursuant to the Property Redevelopment and Tax Abatement Act, as amended, and the Guidelines, the County Commissioners Court hereby creates the Knox-Gilliland Reinvestment Zone; a reinvestment zone for commercial-industrial tax abatement encompassing only the area described on and as shown on the map in Exhibit A, and such reinvestment zone is hereby designated and shall hereafter be referred to as the Knox-Gilliland Reinvestment Zone.

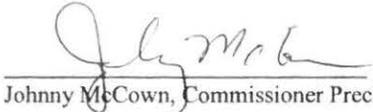
SECTION 4. That the Knox-Gilliland Reinvestment Zone shall take effect on the date of this Resolution and shall remain designated as a commercial-industrial reinvestment zone for a period of five (5) years from such date of designation, and may be renewed for an additional five (5) year period thereafter.

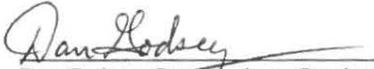
SECTION 5. That if any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

SECTION 6. That it is hereby found, determined and declared that a sufficient notice of the date, hour, place and subject, of the meeting of the County Commissioners Court at which this Resolution was adopted was posted at a place convenient and readily accessible at all times as required by the Texas Open Meetings Act, Texas Government Code, Chapter 551, as amended, and that a public hearing was held prior to the designation of such reinvestment zone and that proper notice of the hearing was published in the official newspaper of general circulation within the County, and furthermore, such notice was in fact delivered to the presiding officer of any affected taxing entity as prescribed by the Property Redevelopment and Tax Abatement Act.

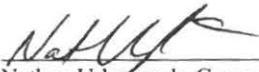
PASSED, APPROVED AND ADOPTED on this the 24th day of August, 2017.

  
The Honorable Stan Wojcik, County Judge

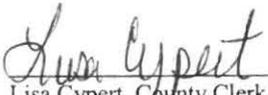
  
Johnny McCown, Commissioner Precinct 1

  
Dan Godsey, Commissioner Precinct 2

  
Jimmy Urbanczyk, Commissioner Precinct 3

  
Nathan Urbanczyk, Commissioner Precinct 4

Attest:

  
Lisa Cypert, County Clerk

**EXHIBIT A**  
**LEGAL DESCRIPTION AND MAP OF**  
**KNOX-GILLILAND REINVESTMENT ZONE**

The Knox-Gilliland Reinvestment Zone is comprised of the following parcels located in Knox County, Texas. In the event of discrepancy between the following legal description and the attached map, the map shall control; provided however, the Knox-Gilliland Reinvestment Zone shall in no way be deemed to include any portion of any municipality.

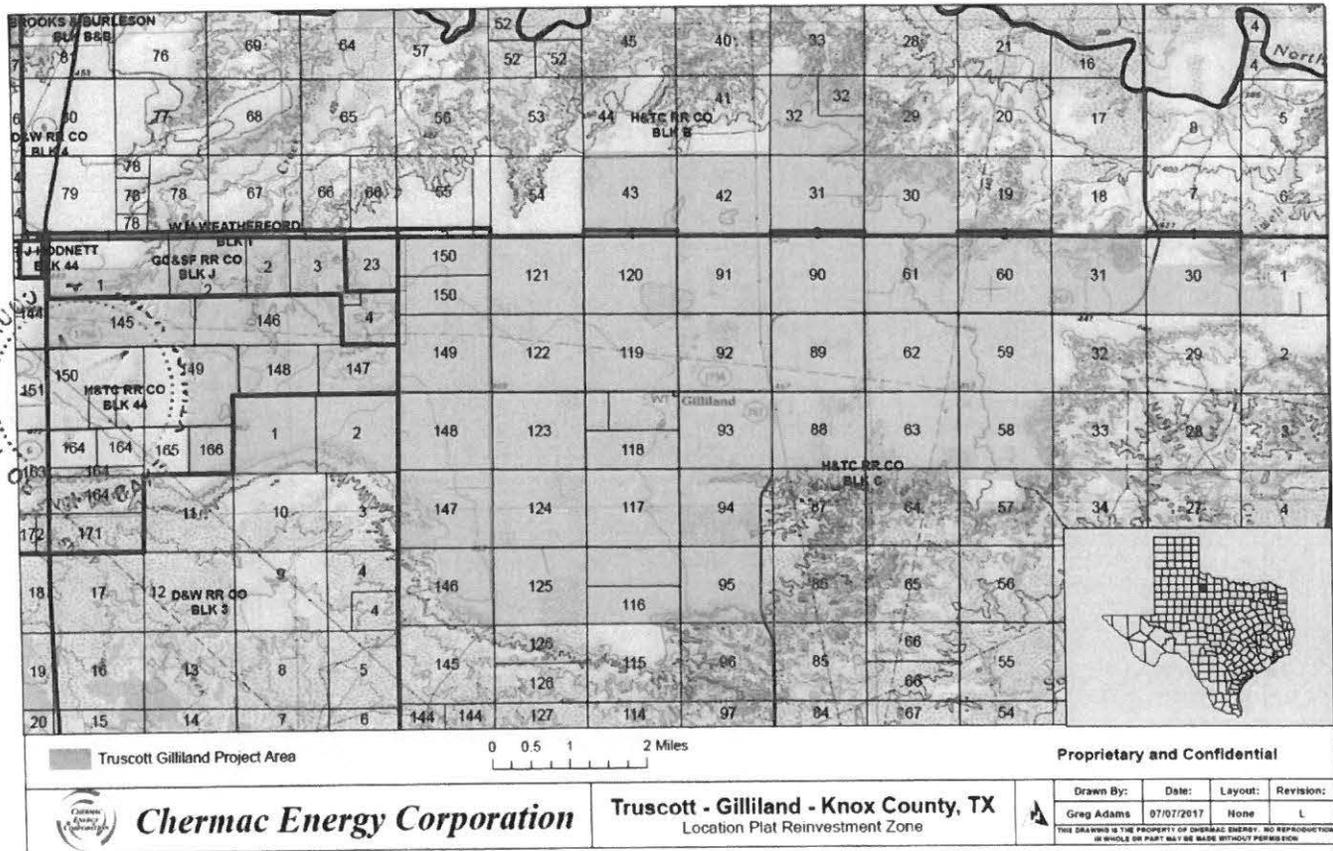
**Legal Description:**

Twenty-six thousand four hundred (26,400) acres, more or less, all in Sections 19, 30, 31, 32, 42, 43 and 78 Blk B H&TC RR Co. Survey; Sections 1, 30, 31, 58, 59, 60, 61, 62, 63, 88, 89, 90, 91, 92, 93, 94, 95, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 146, 147, 148, 149, and 150 Blk C H&TC RR Co. Survey; Sections 1, 2, 3, 4, and 23 Blk J GC&SF RR Co. Survey; Sections 145, 146, 147, 149, and 166 Blk 44 H&TC RR Co. Survey; Sections 1 and 2 Blk 3 D&W RR Co. Survey, save and except any and all areas in the taxing jurisdiction of any municipality located therein, if any.

000174

**EXHIBIT A (CONTINUED)**  
MAP OF  
KNOX-GILLILAND REINVESTMENT ZONE

SEE ATTACHED MAP



**RESOLUTION OF THE BOARD OF  
DIRECTORS OF KNOX COUNTY HOSPITAL  
DISTRICT**

**A RESOLUTION CONSENTING TO THE ASSIGNMENT OF TAX ABATEMENT AGREEMENT WITH KNOX COUNTY HOSPITAL DISTRICT FROM TRUSCOTT GILLILAND WIND, LLC TO TG EAST WIND PROJECT LLC FOR THE TRUSCOTT GILLILAND EAST PROJECT**

*WHEREAS*, Knox County Hospital District (the “**Hospital District**”) entered into a Tax Abatement Agreement with Truscott Gilliland Wind, LLC, for the Truscott Gilliland East Wind Project dated September 18, 2017 (the “**Abatement Agreement**”), and seeks the consent of the Hospital District to the assignment of the Abatement Agreement to TG East Wind Project LLC, a Delaware limited liability company authorized to do business in Texas, who will own and develop the Truscott Gilliland East Wind Project and will construct the Improvements as defined in the Abatement Agreement;

*WHEREAS*, on this date, a hearing before the Board of Directors of Hospital District was held, such date following due notice in accordance with applicable laws by the Hospital District;

*WHEREAS*, the Board of Directors of the Hospital District at such hearing considered all evidence and decided to grant such consent to the assignment of the Abatement Agreement to TG East Wind Project LLC.

*BE IT RESOLVED BY BOARD OF DIRECTORS OF THE HOSPITAL DISTRICT:*

SECTION 1. That the facts and recitations contained in the recitals of this Resolution are hereby found and declared to be true and correct.

SECTION 2. That the Board of Directors of the Hospital District, after conducting such hearing and having considered all relevant matters thereto, has made the following findings and determinations based on the evidence and testimony presented to it:

- (a) That Truscott Gilliland Wind, LLC seeks the consent of the Hospital District to the assignment of the Abatement Agreement to TG East Wind Project LLC (the “Assignee”).
- (b) That the hearing on granting such consent has been properly called, held, and conducted, and that notice of such hearing has been posted as required by law;
- (c) That the Hospital District has been provided the “Background Information” regarding the Assignee and copy of tax certificates as required by the Abatement Agreement, and that the Hospital District finds:
  - (i) the Assignee is reasonably expected to have, during the term of this Agreement, annual revenues sufficient to comply with the Abatement

Agreement and to pay the ad valorem tax assessments from the Hospital District as they are made, and that the Assignee has the financial ability to abide by all terms and conditions set forth therein,

- (ii) the Assignee has no record of violations or defaults with respect to its operations of wind projects that would indicate that the Assignee does not have the capability and reliability to perform the requirements of the Abatement Agreement;
  - (iii) the Assignee has complied with each of the conditions to assignment set forth in Section 6.4 of the Abatement Agreement; and
  - (iv) no event of default exists under the Abatement Agreement.
- (d) That the Hospital District hereby grants consent to the assignment of the Abatement Agreement to TG East Wind Project LLC.
  - (e) That the Hospital District Administrator is hereby authorized by the Board of Directors of the Hospital District to sign the Consent to Assignment of the Abatement Agreement to TG East Wind Project LLC on behalf of the Hospital District included in the Addendum to Tax Abatement Agreement and Consent to Assignment attached hereto as Exhibit A.

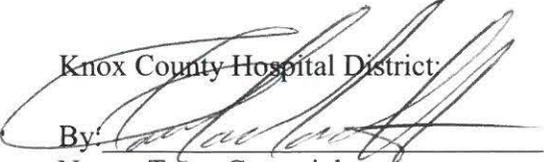
SECTION 3. That if any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

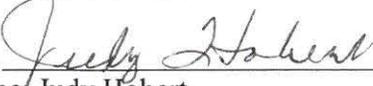
SECTION 4. That it is hereby found, determined, and declared that a sufficient notice of the date, hour, place, and subject of the meeting of the Board of Directors of the Hospital District at which this Resolution was adopted was posted at a place convenient and readily accessible at all times as required by the Texas Open Meetings Act, Texas Government Code, Chapter 551, as amended.

[SIGNATURE PAGE FOLLOWS.]

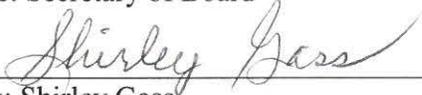
PASSED, APPROVED AND ADOPTED on this the 19th day of February, 2018.

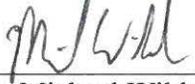
Knox County Hospital District:

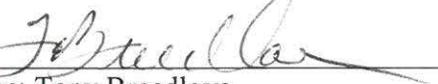
By:   
Name: Tracy Cartwright  
Office: President of Board

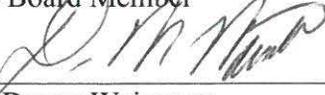
By:   
Name: Judy Hobert  
Office: Vice President of Board

By:   
Name: Jo Ann Albus  
Office: Secretary of Board

By:   
Name: Shirley Gass  
Office: Board Member

By:   
Name: Michael Wilde  
Office: Board Member

By:   
Name: Tony Breedlove  
Office: Board Member

By:   
Name: Danny Wainscott  
Office: Board Member

By:   
Name: Stephen Kuehler  
Knox County Hospital Administrator

**ADDENDUM TO TAX ABATEMENT AGREEMENT AND CONSENT TO ASSIGNMENT**

WHEREAS, Knox County Hospital District (the “**Hospital District**”) entered into a Tax Abatement Agreement with Truscott Gilliland Wind, LLC (“**Assignor**”), for the Truscott Gilliland East Wind Project dated September 18, 2017 (the “**Abatement Agreement**”), and Assignor desires to assign all of its rights, title and interests in and to the Abatement Agreement to TG East Wind Project LLC, a Delaware limited liability company (“**Assignee**”), and Assignor and Assignee seek the consent of the Hospital District to the assignment of the Abatement Agreement;

WHEREAS, in a public hearing held by the Hospital District on February 19, 2018, the Hospital District approved such assignment and consents thereto;

FOR AND IN CONSIDERATION of the above recital and other good and valuable consideration:

1. Assignor assigns all right, title and interest of Assignor in the Abatement Agreement to Assignee.
2. Assignee accepts such assignment and assumes and agrees to timely discharge all covenants and obligations undertaken by Owner under the terms of this Abatement Agreement.
3. Hospital District consents to such assignment.

Signed this 19 day of Feb, 2018.

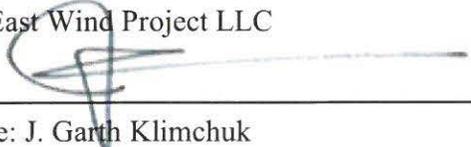
Knox County Hospital District

By:   
Stephen Kuehler, Knox County Hospital Administrator

Truscott Gilliland Wind, LLC

By:   
Jaime L. McAlpine, Sole Manager

TG East Wind Project LLC

By:   
Name: J. Garth Klimchuk  
Title: Managing Member

**Attachment 17**

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

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

Olivia Del Hierro Gloria  
Signature (Authorized School District Representative)

4/11/2018  
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

Donald J Curry  
Print Name (Authorized Company Representative (Applicant))

President  
Title

sign here

Donald J Curry  
Signature (Authorized Company Representative (Applicant))

06/11/2018  
Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

11 day of June 2018

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

My Commission expires: June 12, 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.

# O'HANLON, DEMERATH & CASTILLO

ATTORNEYS AND COUNSELORS AT LAW

808 WEST AVENUE  
AUSTIN, TEXAS 78701  
TELEPHONE: (512) 494-9949  
FACSIMILE: (512) 494-9919

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. Taalari 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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Transparency  
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: <u>Knox, .73031, 100%</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>Hospital District, .36723, 100%</u> <small>(Name, tax rate and percent of project)</small>	Water District: <u>Water District, .10, 100%</u> <small>(Name, tax rate and percent of project)</small>
Other (describe): <u>Drainage, .060109, 100%</u> <small>(Name, tax rate and percent of project)</small>	Other (describe): <u>N/A</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 [comptroller.texas.gov/economy/local/ch313/](http://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

Texas Comptroller of Public Accounts

Data Analysis and  
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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	\$ 855t
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**

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

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

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

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

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

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

Form 50-296A  
Revised Feb 2014

	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A Number of Construction FTE's or man-hours (specify)	Column B Average annual wage rates for construction workers	Column C Number of non-qualifying jobs applicant estimates it will create (cumulative)	Column D Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Column E 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)  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

Texas Comptroller of Public Accounts

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Transparency  
Form 50-296-A

SECTION 16: Authorized Signatures and Applicant Certification

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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))

9/21/2018  
Date



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.

Texas Comptroller of Public Accounts

Data Analysis and  
Transparency  
Form 50-296-A

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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

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

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.

# O'HANLON, DEMERATH & CASTILLO

ATTORNEYS AND COUNSELORS AT LAW

808 WEST AVENUE  
AUSTIN, TEXAS 78701  
TELEPHONE: (512) 494-9949  
FACSIMILE: (512) 494-9919

November 29, 2018

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

RE: (1274) Amendmend002 to the Benjamin Independent School District from TG East Wind Project LLC

To the Local Government Assistance & Economic Analysis Division:

Enclosed is Amendment002 to Benjamin ISD from TG East Wind Project LLC. The following changes have been made.

1. Projected Timeline has been updated
2. Land has existing improvements has been checked
3. Verified existing values as 0 from Knox Cad
4. Letter from CAD confirming 0 Value.
5. Updated Schedules
6. New Signature Page

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

SECTION 6: Eligibility Under Tax Code Chapter 313.024

1. Are you an entity subject to the tax under Tax Code, Chapter 171?  Yes  No
2. The property will be used for one of the following activities:
  - (1) manufacturing  Yes  No
  - (2) research and development  Yes  No
  - (3) a clean coal project, as defined by Section 5.001, Water Code  Yes  No
  - (4) an advanced clean energy project, as defined by Section 382.003, Health and Safety Code  Yes  No
  - (5) renewable energy electric generation  Yes  No
  - (6) electric power generation using integrated gasification combined cycle technology  Yes  No
  - (7) nuclear electric power generation  Yes  No
  - (8) a computer center that is used as an integral part or as a necessary auxiliary part for the activity conducted by applicant in one or more activities described by Subdivisions (1) through (7)  Yes  No
  - (9) a Texas Priority Project, as defined by 313.024(e)(7) and TAC 9.1051  Yes  No
3. Are you requesting that any of the land be classified as qualified investment?  Yes  No
4. Will any of the proposed qualified investment be leased under a capitalized lease?  Yes  No
5. Will any of the proposed qualified investment be leased under an operating lease?  Yes  No
6. Are you including property that is owned by a person other than the applicant?  Yes  No
7. Will any property be pooled or proposed to be pooled with property owned by the applicant in determining the amount of your qualified investment?  Yes  No

SECTION 7: Project Description

1. In **Tab 4**, attach a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information.
2. Check the project characteristics that apply to the proposed project:
 

<input type="checkbox"/> Land has no existing improvements	<input checked="" type="checkbox"/> Land has existing improvements ( <i>complete Section 13</i> )
<input type="checkbox"/> Expansion of existing operation on the land ( <i>complete Section 13</i> )	<input type="checkbox"/> Relocation within Texas

SECTION 8: Limitation as Determining Factor

1. Does the applicant currently own the land on which the proposed project will occur?  Yes  No
2. Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project?  Yes  No
3. Does the applicant have current business activities at the location where the proposed project will occur?  Yes  No
4. Has the applicant made public statements in SEC filings or other documents regarding its intentions regarding the proposed project location?  Yes  No
5. Has the applicant received any local or state permits for activities on the proposed project site?  Yes  No
6. Has the applicant received commitments for state or local incentives for activities at the proposed project site?  Yes  No
7. Is the applicant evaluating other locations not in Texas for the proposed project?  Yes  No
8. Has the applicant provided capital investment or return on investment information for the proposed project in comparison with other alternative investment opportunities?  Yes  No
9. Has the applicant provided information related to the applicant's inputs, transportation and markets for the proposed project?  Yes  No
10. Are you submitting information to assist in the determination as to whether the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in Texas?  Yes  No

Chapter 313.026(e) states "the applicant may submit information to the Comptroller that would provide a basis for an affirmative determination under Subsection (c)(2)." If you answered "yes" to any of the questions in Section 8, attach supporting information in Tab 5.

Texas Comptroller of Public Accounts

SECTION 9: Projected Timeline

- 1. Application approval by school board ... January 2019
2. Commencement of construction ... February 2019
3. Beginning of qualifying time period ... January 2019
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
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%
Hospital District: Hospital District, .36723, 100%
Other (describe): Drainage, .060109, 100%
City: N/A
Water District: Water District, .10, 100%
Other (describe): N/A
5. Is the project located entirely within the ISD listed in Section 1? ... [ ] Yes [ ] No
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

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
3. Does the qualified investment meet the requirements of Tax Code §313.021(1)? ... [x] 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? ... [x] Yes [ ] No

Texas Comptroller of Public Accounts

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? NA

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.

**Attachment 10**

***Description of all property not eligible to become qualified property (if applicable).***

*Not Applicable*

Knox County Appraisal District  
P.O. Box 47  
Benjamin, Texas 79505  
940-459-3891

November 29, 2018

Dear Sir or Madam:

The TG East Wind Project has a zero taxable value in the 2018 Knox County appraisal year. Our appraisal is based on what is there on January 1<sup>st</sup> of every year.

Sincerely,

  
Mitzi Welch, Chief Appraiser/Tax Assessor~ Collector

KNOX COUNTY APPRAISAL DISTRICT  
MITZI WELCH, CHIEF APPRAISER  
P.O. BOX 47  
BENJAMIN, TX 79505



Schedule A1: Total Investment for Economic Impact (through the Qualifying Time Period)

1274-benjamin-tgeast-amendment002  
November 29, 2018

Form 50-296A  
Revised Feb 2014

Applicant Name TG East Wind Project, LLC  
ISD Name Benjamin ISD

PROPERTY INVESTMENT AMOUNTS								
(Estimated Investment in each year. Do not put cumulative totals.)								
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in <b>tangible personal property</b> placed in service during this year that will become Qualified Property	New investment made during this year in <b>buildings or permanent nonremovable components of buildings</b> that will become Qualified Property	Other new investment made during this year that will <b>not</b> become Qualified Property [SEE NOTE]	Other new investment made during this year that may become Qualified Property [SEE NOTE]	Total Investment (Sum of Columns A+B+C+D)
Investment made before filing complete application with district	Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)	2018-2019	2018	Not eligible to become Qualified Property			[The only other investment made before filing complete application with district that may become Qualified Property is land.]	
Investment made after filing complete application with district, but before final board approval of application								
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period		2019-2020	2019	\$ 347,500,000.00	\$ -	\$ -	\$ -	\$ 347,500,000.00
Complete tax years of qualifying time period	QTP1	2020-2021	2020	\$ -	\$ -	\$ -	\$ -	\$ -
Complete tax years of qualifying time period	QTP2	2021-2022	2021	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]</b>				\$ 347,500,000.00	\$ -	\$ -	\$ -	\$ 347,500,000.00
				<b>Enter amounts from TOTAL row above in Schedule A2</b>				
<b>Total Qualified Investment (sum of green cells)</b>				\$ 347,500,000.00				

For All Columns: List amount invested each year, not cumulative totals.

Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application.

Only tangible personal property that is specifically described in the application can become qualified property.

Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.

Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property—described in SECTION 13, question #5 of the application.

Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

Total Investment: Add together each cell in a column and enter the sum in the blue total investment row. Enter the data from this row into the first row in Schedule A2.

Qualified Investment: For the green qualified investment cell, enter the sum of all the green-shaded cells.

Schedule A2: Total Investment for Economic Impact (including Qualified Property and other investments)

1274-benjamin-tgeast-amendment002  
November 29, 2018

Form 50-296A  
Revised Feb 2014

Applicant Name TG East Wind Project, LLC  
ISD Name Benjamin ISD

PROPERTY INVESTMENT AMOUNTS										
(Estimated investment in each year. Do not put cumulative totals.)										
				Column A	Column B	Column C	Column D	Column E		
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other investment made during this year that will not become Qualified Property [SEE NOTE]	Other investment made during this year that will become Qualified Property [SEE NOTE]	Total Investment (A+B+C+D)		
Total Investment from Schedule A1*	--	TOTALS FROM SCHEDULE A1		Enter amounts from TOTAL row in Schedule A1 in the row below						
				\$347,500,000	\$-		\$-	\$347,500,000.00		
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2018-2019	2018				\$-	\$-		
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2019-2020	2019	\$347,500,000.00	\$-			\$347,500,000.00		
Value limitation period***	1	2020-2021	2020							
	2	2021-2022	2021							
	3	2022-2023	2022							
	4	2023-2024	2023							
	5	2024-2025	2024							
	6	2025-2026	2025							
	7	2026-2027	2026							
	8	2027-2028	2027							
	9	2028-2029	2028							
	10	2029-2030	2029							
Total investment made through limitation				\$347,500,000.00	\$-	\$-	\$-	\$347,500,000.00		
Continue to maintain viable presence	11	2030-2031	2030							
	12	2031-2032	2031							
	13	2032-2033	2032							
	14	2033-2034	2033							
	15	2034-2035	2034							
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2035-2036	2035							
	17	2036-2037	2036							
	18	2037-2038	2037							
	19	2038-2039	2038							
	20	2039-2040	2039							
	21	2040-2041	2040							
	22	2041-2042	2041							
	23	2042-2043	2042							
	24	2043-2044	2043							
	25	2044-2045	2044							

\* All investments made through the qualifying time period are captured and totaled on Schedule A1 [blue box] and incorporated into this schedule in the first row.  
 \*\* Only investment made during deferrals of the start of the limitation (after the end of qualifying time period but before the start of the Value Limitation Period) should be included in the "year prior to start of value limitation period" row(s). If the limitation starts at the end of the qualifying time period or the qualifying time period overlaps the limitation, no investment should be included on this line.  
 \*\*\* If your qualifying time period will overlap your value limitation period, do not also include investment made during the qualifying time period in years 1 and/or 2 of the value limitation period, depending on the overlap. Only include investments/years that were not captured on Schedule A1.  
 For All Columns: List amount invested each year, not cumulative totals. Only include investments in the remaining rows of Schedule A2 that were not captured on Schedule A1.  
 Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application. Only tangible personal property that is specifically described in the application can become qualified property.  
 Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.  
 Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property—described in SECTION 13, question #5 of the application.  
 Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

**Schedule B: Estimated Market And Taxable Value (of Qualified Property Only)**

Date **6/11/2018**  
Applicant Name **TG East Wind Project, LLC**  
ISD Name **Benjamin ISD**

**Form 50-296A**  
*Revised May 2014*

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Qualified Property			Estimated Taxable Value		
				Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2018-2019	2018	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	0	2019-2020	2019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Value Limitation Period	1	2020-2021	2020	\$ -	\$ 537,400	\$ 347,500,000.00	\$ 348,037,399.60	\$ 348,037,399.60	\$ 20,000,000.00
	2	2021-2022	2021	\$ -	\$ 510,530	\$ 330,125,000.00	\$ 330,635,529.62	\$ 330,635,529.62	\$ 20,000,000.00
	3	2022-2023	2022	\$ -	\$ 483,660	\$ 312,750,000.00	\$ 313,233,659.64	\$ 313,233,659.64	\$ 20,000,000.00
	4	2023-2024	2023	\$ -	\$ 456,790	\$ 295,375,000.00	\$ 295,831,789.66	\$ 295,831,789.66	\$ 20,000,000.00
	5	2024-2025	2024	\$ -	\$ 429,920	\$ 278,000,000.00	\$ 278,429,919.68	\$ 278,429,919.68	\$ 20,000,000.00
	6	2025-2026	2025	\$ -	\$ 403,050	\$ 260,625,000.00	\$ 261,028,049.70	\$ 261,028,049.70	\$ 20,000,000.00
	7	2026-2027	2026	\$ -	\$ 376,180	\$ 243,250,000.00	\$ 243,626,179.72	\$ 243,626,179.72	\$ 20,000,000.00
	8	2027-2028	2027	\$ -	\$ 349,310	\$ 225,875,000.00	\$ 226,224,309.74	\$ 226,224,309.74	\$ 20,000,000.00
	9	2028-2029	2028	\$ -	\$ 322,440	\$ 208,500,000.00	\$ 208,822,439.76	\$ 208,822,439.76	\$ 20,000,000.00
	10	2029-2030	2029	\$ -	\$ 295,570	\$ 191,125,000.00	\$ 191,420,569.78	\$ 191,420,569.78	\$ 20,000,000.00
Continue to maintain viable presence	11	2030-2031	2030	\$ -	\$ 268,700	\$ 173,750,000.00	\$ 174,018,699.80	\$ 174,018,699.80	\$ 17,401,699.80
	12	2031-2032	2031	\$ -	\$ 241,830	\$ 156,375,000.00	\$ 156,616,829.82	\$ 156,616,829.82	\$ 15,616,829.82
	13	2032-2033	2032	\$ -	\$ 214,960	\$ 139,000,000.00	\$ 139,214,959.84	\$ 139,214,959.84	\$ 13,921,959.84
	14	2033-2034	2033	\$ -	\$ 188,090	\$ 121,625,000.00	\$ 121,813,089.86	\$ 121,813,089.86	\$ 12,181,089.86
	15	2034-2035	2034	\$ -	\$ 161,220	\$ 104,250,000.00	\$ 104,411,219.88	\$ 104,411,219.88	\$ 10,411,219.88
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2035-2036	2035	\$ -	\$ 134,350	\$ 86,875,000.00	\$ 87,009,349.90	\$ 87,009,349.90	\$ 8,700,9349.90
	17	2036-2037	2036	\$ -	\$ 107,480	\$ 69,500,000.00	\$ 69,607,479.92	\$ 69,607,479.92	\$ 6,960,7479.92
	18	2037-2038	2037	\$ -	\$ 107,480	\$ 69,500,000.00	\$ 69,607,479.92	\$ 69,607,479.92	\$ 6,960,7479.92
	19	2038-2039	2038	\$ -	\$ 107,480	\$ 69,500,000.00	\$ 69,607,479.92	\$ 69,607,479.92	\$ 6,960,7479.92
	20	2039-2040	2039	\$ -	\$ 107,480	\$ 69,500,000.00	\$ 69,607,479.92	\$ 69,607,479.92	\$ 6,960,7479.92
	21	2040-2041	2040	\$ -	\$ 107,480	\$ 69,500,000.00	\$ 69,607,479.92	\$ 69,607,479.92	\$ 6,960,7479.92
	22	2041-2042	2041	\$ -	\$ 107,480	\$ 69,500,000.00	\$ 69,607,479.92	\$ 69,607,479.92	\$ 6,960,7479.92
	23	2042-2043	2042	\$ -	\$ 107,480	\$ 69,500,000.00	\$ 69,607,479.92	\$ 69,607,479.92	\$ 6,960,7479.92
	24	2043-2044	2043	\$ -	\$ 107,480	\$ 69,500,000.00	\$ 69,607,479.92	\$ 69,607,479.92	\$ 6,960,7479.92
	25	2044-2045	2044	\$ -	\$ 107,480	\$ 69,500,000.00	\$ 69,607,479.92	\$ 69,607,479.92	\$ 6,960,7479.92

Notes: Market value in future years is good faith estimate of future taxable value for the purposes of property taxation.  
Only include market value for eligible property on this schedule.

Schedule C: Employment Information

Applicant Name **TG East Wind Project, LLC**  
ISD Name **Benjamin ISD**

Form 50-296A  
Revised Feb 2014

	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A Number of Construction FTE's or man-hours (specify)	Column B Average annual wage rates for construction workers	Column C Number of non-qualifying jobs applicant estimates it will create (cumulative)	Column D Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Column E 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)  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

Schedule D: Other Incentives (Estimated)

Applicant Name TG East Wind Project, LLC  
 ISD Name Benjamin ISD

State and Local Incentives for which the Applicant intends to apply (Estimated)						
Incentive Description	Taxing Entity (as applicable)	Beginning Year of Benefit	Duration of Benefit	Annual Tax Levy without Incentive	Annual Incentive	Annual Net Tax Levy
Tax Code Chapter 311	County: City: Other:					
Tax Code Chapter 312	Knox County	2020	2029	\$2,537,827	100% abatement years 1-10, PILOT payment of \$2,000/MW	\$556,000
	Hospital District	2020	2029	\$1,276,125	100% abatement years 1-10, PILOT payment of \$1,000/MW	\$278,000
Local Government Code Chapters 380/381	County: City: Other:					
Freeport Exemptions						
Non-Annexation Agreements						
Enterprise Zone/Project						
Economic Development Corporation						
Texas Enterprise Fund						
Employee Recruitment						
Skills Development Fund						
Training Facility Space and Equipment						
Infrastructure Incentives						
Permitting Assistance						
Other:						
Other:						
Other:						
Other:						
<b>TOTAL</b>				\$ 3,813,952.25		\$ 834,000.00

Additional information on incentives for this project:

Texas Comptroller of Public Accounts

Data Analysis and  
Transparency  
Form 50-296-A

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 HERRO GLORIA Superintendent  
Print Name (Authorized School District Representative) Title

sign here ▶ Olivia Del Herro Gloria, Supe. 11/29/2018  
Signature (Authorized School District Representative) Date

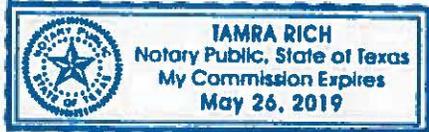
2. Authorized Company Representative (Applicant) Signature and Notarization

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 ▶ Donald J. Curry President  
Print Name (Authorized Company Representative (Applicant)) Title

sign here ▶ Donald J. Curry 11/28/2018  
Signature (Authorized Company Representative (Applicant)) Date



(Notary Seal)

GIVEN under my hand and seal of office this, the  
28<sup>th</sup> day of November, 2018

TAMRA RICH  
Notary Public in and for the State of Texas

My Commission expires: May 26, 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.

O'HANLON, DEMERATH & CASTILLO

ATTORNEYS AND COUNSELORS AT LAW

808 WEST AVENUE  
AUSTIN, TEXAS 78701  
TELEPHONE: (512) 494-9949  
FACSIMILE: (512) 494-9919

December 12, 2018

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

RE: (1274) Supplement001 to the Benjamin Independent School District from TG East Wind Project LLC

To the Local Government Assistance & Economic Analysis Division:

Enclosed is Supplement001 to Benjamin ISD from TG East Wind Project LLC. The following changes have been made.

1. Section 9: Answered Questions 3 and 7
2. Section 10: Answered Questions 3, 5 and 6
3. Updated Tab 10
4. Added Existing Property Map
5. Section 7: Added Value of Towers

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

SECTION 9: Projected Timeline

1. Application approval by school board ..... January 2019
2. Commencement of construction ..... February 2019
3. Beginning of qualifying time period ..... January 31, 2019
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) (Name, tax rate and percent of project)  
 Hospital District: Hospital District, .36723, 100% Water District: Rolling Plains GWD, .02086  
(Name, tax rate and percent of project) (Name, tax rate and percent of project)  
 Other (describe): N/A Other (describe): N/A  
(Name, tax rate and percent of project) (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/](http://comptroller.texas.gov/economy/local/ch313/).

1. At the time of application, what is the estimated minimum qualified investment required for this school district? ..... 10,000,000.00
2. What is the amount of appraised value limitation for which you are applying? ..... 20,000,000.00  
**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

Texas Comptroller of Public Accounts

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? NA

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): \$ 31,898.60
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.

**Attachment 10**

**Description of all property not eligible to become qualified property (if applicable).**

*Temporary Met tower that will be removed from property. There is not a CAD page from the Appraisal District at this time. Letter stating CAD has no current value for 2018 is attached.*

Knox County Appraisal District  
P.O. Box 47  
Benjamin, Texas 79505  
940-459-3891

November 29, 2018

Dear Sir or Madam:

The TG East Wind Project has a zero taxable value in the 2018 Knox County appraisal year. Our appraisal is based on what is there on January 1<sup>st</sup> of every year.

Sincerely,

  
Mitzi Welch, Chief Appraiser/Tax Assessor~ Collector

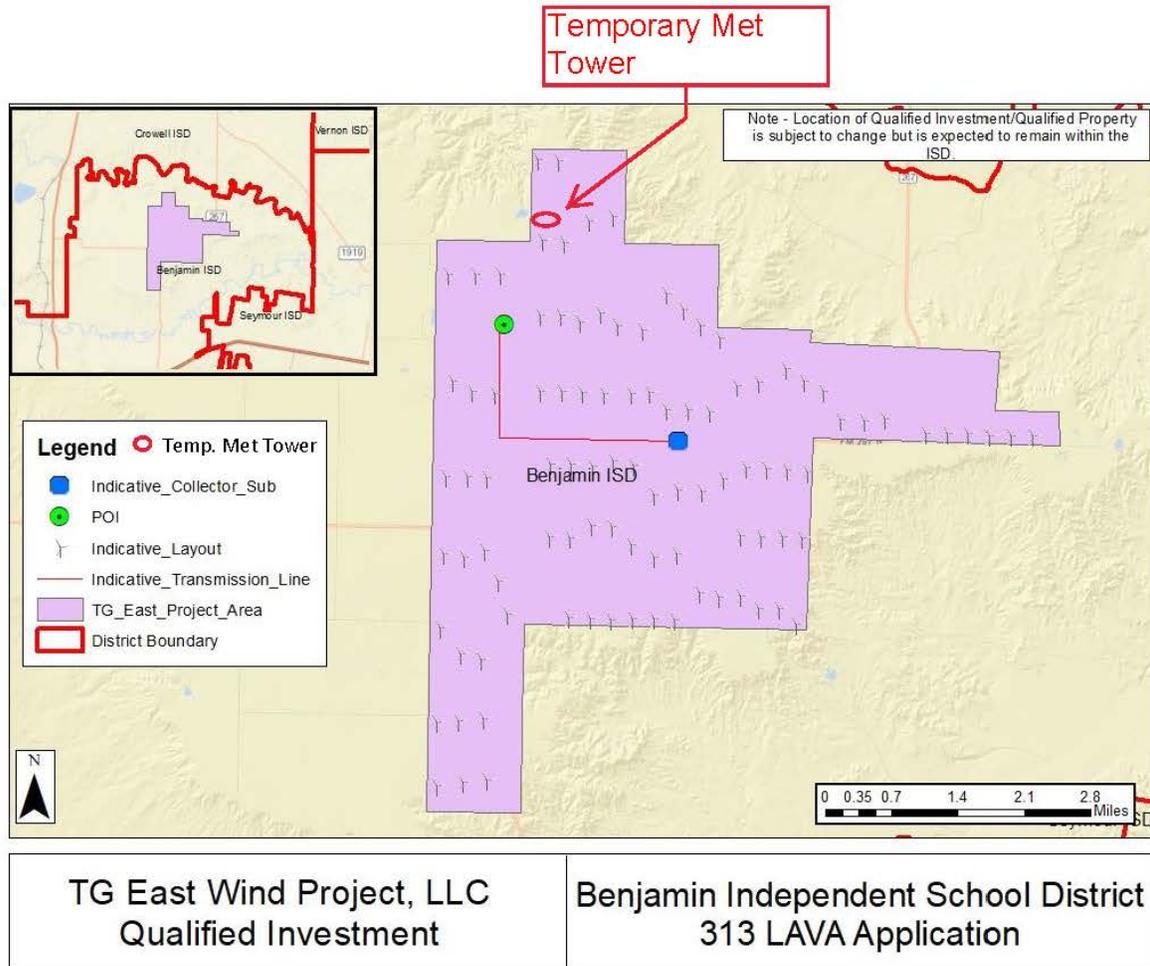
KNOX COUNTY APPRAISAL DISTRICT  
MITZI WELCH, CHIEF APPRAISER  
P.O. BOX 47  
BENJAMIN, TX 79505

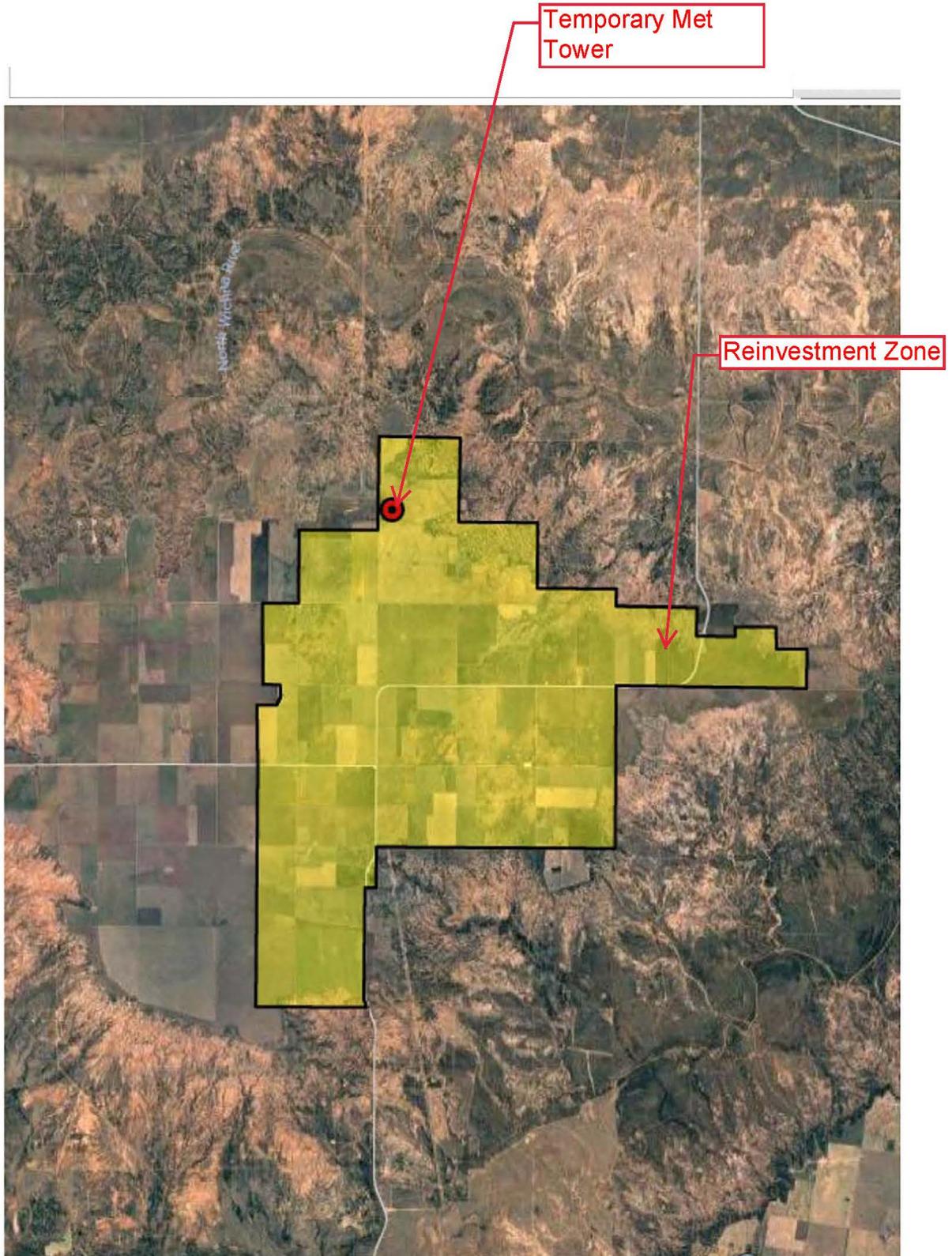


**Attachment 11b /11d**

**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/Existing Property Map**

Please see the attached map below.





## Attachment B

### Franchise Tax Account Status



## Franchise Tax Account Status

As of : 02/07/2019 09:43:47

This Page is Not Sufficient for Filings with the Secretary of State

TG EAST WIND PROJECT LLC	
<b>Texas Taxpayer Number</b>	32065148002
<b>Mailing Address</b>	31 ROSNER LN BECKET, MA 01223-3288
<b>Right to Transact Business in Texas</b>	ACTIVE
<b>State of Formation</b>	DE
<b>Effective SOS Registration Date</b>	10/16/2017
<b>Texas SOS File Number</b>	0802837943
<b>Registered Agent Name</b>	UNITED STATES CORPORATION AGENTS, INC.
<b>Registered Office Street Address</b>	9900 SPECTRUM DR AUSTIN, TX 78717

## Attachment C

### State Comptroller's Certification



**GLENN HEGAR** TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

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P.O. Box 13528 • Austin, TX 78711-3528

January 11, 2019

Olivia Del Hierro Gloria  
Superintendent  
Benjamin Independent School District  
300 W. Hays St.  
P.O. Box 166  
Benjamin, Texas 79505

Re: Certificate for Limitation on Appraised Value of Property for School District Maintenance and Operations taxes by and between Benjamin Independent School District and TG East Wind Project, LLC, Application 1274

Dear Superintendent Del Hierro Gloria:

On October 16, 2018, the Comptroller issued written notice that TG East Wind Project, LLC (applicant) submitted a completed application (Application 1274) for a limitation on appraised value under the provisions of Tax Code Chapter 313.<sup>1</sup> This application was originally submitted on July 9, 2018, to the Benjamin Independent School District (school district) by the applicant.

This presents the results of the Comptroller's review of the application and determinations required:

- 1) under Section 313.025(h) to determine if the property meets the requirements of Section 313.024 for eligibility for a limitation on appraised value under Chapter 313, Subchapter C; and
- 2) under Section 313.025(d), to issue a certificate for a limitation on appraised value of the property and provide the certificate to the governing body of the school district or provide the governing body a written explanation of the Comptroller's decision not to issue a certificate, using the criteria set out in Section 313.026.

**Determination required by 313.025(h)**

Sec. 313.024(a) Applicant is subject to tax imposed by Chapter 171.  
Sec. 313.024(b) Applicant is proposing to use the property for an eligible project.

---

<sup>1</sup> All Statutory references are to the Texas Tax Code, unless otherwise noted.

Sec. 313.024(d) Applicant has requested a waiver to create the required number of new qualifying jobs and pay all jobs created that are not qualifying jobs a wage that exceeds the county average weekly wage for all jobs in the county where the jobs are located.

Sec. 313.024(d-2) Not applicable to Application 1274.

Based on the information provided by the applicant, the Comptroller has determined that the property meets the requirements of Section 313.024 for eligibility for a limitation on appraised value under Chapter 313, Subchapter C.

**Certificate decision required by 313.025(d)**

Determination required by 313.026(c)(1)

The Comptroller has determined that the project proposed by the applicant is reasonably likely to generate tax revenue in an amount sufficient to offset the school district's maintenance and operations *ad valorem tax* revenue lost as a result of the agreement before the 25th anniversary of the beginning of the limitation period, see Attachment B.

Determination required by 313.026(c)(2)

The Comptroller has determined that the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in this state, see Attachment C.

Based on these determinations, the Comptroller issues a certificate for a limitation on appraised value. This certificate is contingent on the school district's receipt and acceptance of the Texas Education Agency's determination per 313.025(b-1).

The Comptroller's review of the application assumes the accuracy and completeness of the statements in the application. If the application is approved by the school district, the applicant shall perform according to the provisions of the Texas Economic Development Act Agreement (Form 50-826) executed with the school district. The school district shall comply with and enforce the stipulations, provisions, terms, and conditions of the agreement, applicable Texas Administrative Code and Chapter 313, per TAC 9.1054(i)(3).

This certificate is no longer valid if the application is modified, the information presented in the application changes, or the limitation agreement does not conform to the application. Additionally, this certificate is contingent on the school district approving and executing the agreement by December 31, 2019.

Note that any building or improvement existing as of the application review start date of October 16, 2018, or any tangible personal property placed in service prior to that date may not become "Qualified Property" as defined by 313.021(2) and the Texas Administrative Code.

Should you have any questions, please contact Will Counihan, Director, Data Analysis & Transparency, by email at [will.counihan@cpa.texas.gov](mailto:will.counihan@cpa.texas.gov) or by phone toll-free at 1-800-531-5441, ext. 6-0758, or at 512-936-0758.

Sincerely,



Lisa Craven  
Deputy Comptroller

Enclosure

cc: Will Counihan

### Attachment A – Economic Impact Analysis

The following tables summarize the Comptroller’s economic impact analysis of TG East Wind Project, LLC (project) applying to Benjamin Independent School District (district), as required by Tax Code, 313.026 and Texas Administrative Code 9.1055(d)(2).

**Table 1** is a summary of investment, employment and tax impact of TG East Wind Project, LLC.

Applicant	TG East Wind Project, LLC
Tax Code, 313.024 Eligibility Category	Renewable Energy Electric Generation
School District	Benjamin ISD
2017-2018 Average Daily Attendance	101
County	Knox
Proposed Total Investment in District	\$347,500,000
Proposed Qualified Investment	\$347,500,000
Limitation Amount	\$20,000,000
Qualifying Time Period (Full Years)	2020-2021
Number of new qualifying jobs committed to by applicant	3*
Number of new non-qualifying jobs estimated by applicant	0
Average weekly wage of qualifying jobs committed to by applicant	\$935
Minimum weekly wage required for each qualifying job by Tax Code, 313.021(5)(B)	\$935
Minimum annual wage committed to by applicant for qualified jobs	\$48,596
Minimum weekly wage required for non-qualifying jobs	\$780
Minimum annual wage required for non-qualifying jobs	\$40,548
Investment per Qualifying Job	\$115,833,333
Estimated M&O levy without any limit (15 years)	\$39,199,811
Estimated M&O levy with Limitation (15 years)	\$12,083,037
Estimated gross M&O tax benefit (15 years)	\$27,116,774

\* Applicant is requesting district to waive requirement to create minimum number of qualifying jobs pursuant to Tax Code, 313.025 (f-1).

**Table 2** is the estimated statewide economic impact of TG East Wind Project, LLC (modeled).

Year	Employment			Personal Income		
	Direct	Indirect + Induced	Total	Direct	Indirect + Induced	Total
2019	125	164	288.913	\$6,545,500	\$14,127,500	\$20,673,000
2020	3	30	33	\$145,788	\$3,694,212	\$3,840,000
2021	3	31	34	\$145,788	\$3,565,212	\$3,711,000
2022	3	26	29	\$145,788	\$3,161,212	\$3,307,000
2023	3	22	25	\$145,788	\$2,819,212	\$2,965,000
2024	3	19	22	\$145,788	\$2,631,212	\$2,777,000
2025	3	18	21	\$145,788	\$2,523,212	\$2,669,000
2026	3	17	20	\$145,788	\$2,455,212	\$2,601,000
2027	3	16	19	\$145,788	\$2,415,212	\$2,561,000
2028	3	16	19	\$145,788	\$2,448,212	\$2,594,000
2029	3	16	19	\$145,788	\$2,427,212	\$2,573,000
2030	3	11	14	\$145,788	\$1,975,212	\$2,121,000
2031	3	9	12	\$145,788	\$1,752,212	\$1,898,000
2032	3	8	11	\$145,788	\$1,614,212	\$1,760,000
2033	3	7	10	\$145,788	\$1,541,212	\$1,687,000
2034	3	7	10	\$145,788	\$1,520,212	\$1,666,000

Source: CPA REMI, TG East Wind Project, LLC

**Table 3** examines the estimated direct impact on ad valorem taxes to the region if all taxes are assessed.

Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O	Tax Rate*	Benjam in ISD I&S Tax	Benjamin ISD M&O Tax Levy	M&O and I&S Tax Levies	Knox Tax Levy	Hospital District Tax Levy	Rolling Plains GWD	Estimated Total Property Taxes
			0.0000		1.1700		0.7303	0.3672	0.2086	
2020	\$330,635,530	\$330,635,530		\$0	\$3,868,436	\$3,868,436	\$2,414,664	\$1,214,193	\$689,706	\$8,186,999
2021	\$309,233,660	\$309,233,660		\$0	\$3,618,034	\$3,618,034	\$2,258,364	\$1,135,599	\$645,061	\$7,657,058
2022	\$291,831,790	\$291,831,790		\$0	\$3,414,432	\$3,414,432	\$2,131,277	\$1,071,694	\$608,761	\$7,226,164
2023	\$261,028,050	\$261,028,050		\$0	\$3,054,028	\$3,054,028	\$1,906,314	\$958,573	\$544,505	\$6,463,420
2024	\$258,429,920	\$258,429,920		\$0	\$3,023,630	\$3,023,630	\$1,887,340	\$949,032	\$539,085	\$6,399,087
2025	\$243,626,180	\$243,626,180		\$0	\$2,850,426	\$2,850,426	\$1,779,226	\$894,668	\$508,204	\$6,032,525
2026	\$226,224,310	\$226,224,310		\$0	\$2,646,824	\$2,646,824	\$1,652,139	\$830,764	\$471,904	\$5,601,631
2027	\$208,822,440	\$208,822,440		\$0	\$2,443,223	\$2,443,223	\$1,525,051	\$766,859	\$435,604	\$5,170,736
2028	\$208,822,440	\$208,822,440		\$0	\$2,443,223	\$2,443,223	\$1,525,051	\$766,859	\$435,604	\$5,170,736
2029	\$179,018,700	\$179,018,700		\$0	\$2,094,519	\$2,094,519	\$1,307,391	\$657,410	\$373,433	\$4,432,754
2030	\$174,018,700	\$174,018,700		\$0	\$2,036,019	\$2,036,019	\$1,270,876	\$639,049	\$363,003	\$4,308,947
2031	\$172,278,513	\$172,278,513		\$0	\$2,015,659	\$2,015,659	\$1,258,167	\$632,658	\$359,373	\$4,265,857
2032	\$167,110,157	\$167,110,157		\$0	\$1,955,189	\$1,955,189	\$1,220,422	\$613,679	\$348,592	\$4,137,881
2033	\$162,096,853	\$162,096,853		\$0	\$1,896,533	\$1,896,533	\$1,183,810	\$595,268	\$338,134	\$4,013,745
2034	\$157,233,947	\$157,233,947		\$0	\$1,839,637	\$1,839,637	\$1,148,295	\$577,410	\$327,990	\$3,893,333
			<b>Total</b>	<b>\$0</b>	<b>\$39,199,811</b>	<b>\$39,199,811</b>	<b>\$24,468,388</b>	<b>\$12,303,715</b>	<b>\$6,988,958</b>	<b>\$82,960,872</b>

Source: CPA, TG East Wind Project, LLC

\*Tax Rate per \$100 Valuation

**Table 4** examines the estimated direct impact on ad valorem taxes to the school district and Knox County, with all property tax incentives sought being granted using estimated market value from the application. The project has applied for a value limitation under Chapter 313, Tax Code and tax abatement with the county.

The difference noted in the last line is the difference between the totals in Table 3 and Table 4.

Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O	Tax Rate*	Benjam in ISD I&S Tax	Benjam In ISD M&O Tax Levy	M&O and I&S Tax Levies	Knox Tax Levy	Hospital District Tax Levy	Rolling Plains GWD	Estimated Total Property Taxes
			<b>0.0000</b>		<b>1.1700</b>		<b>0.7303</b>	<b>0.3672</b>	<b>0.2086</b>	
2020	\$330,635,530	\$20,000,000		\$0	\$234,000	\$234,000	\$0	\$0	\$689,706	\$234,000
2021	\$309,233,660	\$20,000,000		\$0	\$234,000	\$234,000	\$0	\$0	\$645,061	\$234,000
2022	\$291,831,790	\$20,000,000		\$0	\$234,000	\$234,000	\$0	\$0	\$608,761	\$234,000
2023	\$261,028,050	\$20,000,000		\$0	\$234,000	\$234,000	\$0	\$0	\$544,505	\$234,000
2024	\$258,429,920	\$20,000,000		\$0	\$234,000	\$234,000	\$0	\$0	\$539,085	\$234,000
2025	\$243,626,180	\$20,000,000		\$0	\$234,000	\$234,000	\$0	\$0	\$508,204	\$234,000
2026	\$226,224,310	\$20,000,000		\$0	\$234,000	\$234,000	\$0	\$0	\$471,904	\$234,000
2027	\$208,822,440	\$20,000,000		\$0	\$234,000	\$234,000	\$0	\$0	\$435,604	\$234,000
2028	\$208,822,440	\$20,000,000		\$0	\$234,000	\$234,000	\$0	\$0	\$435,604	\$234,000
2029	\$179,018,700	\$20,000,000		\$0	\$234,000	\$234,000	\$0	\$0	\$373,433	\$234,000
2030	\$174,018,700	\$174,018,700		\$0	\$2,036,019	\$2,036,019	\$1,270,876	\$639,049	\$363,003	\$3,945,944
2031	\$172,278,513	\$172,278,513		\$0	\$2,015,659	\$2,015,659	\$1,258,167	\$632,658	\$359,373	\$3,906,484
2032	\$167,110,157	\$167,110,157		\$0	\$1,955,189	\$1,955,189	\$1,220,422	\$613,679	\$348,592	\$3,789,290
2033	\$162,096,853	\$162,096,853		\$0	\$1,896,533	\$1,896,533	\$1,183,810	\$595,268	\$338,134	\$3,675,611
2034	\$157,233,947	\$157,233,947		\$0	\$1,839,637	\$1,839,637	\$1,148,295	\$577,410	\$327,990	\$3,565,343
			<b>Total</b>	<b>\$0</b>	<b>\$12,083,037</b>	<b>\$12,083,037</b>	<b>\$6,081,570</b>	<b>\$3,058,064</b>	<b>\$6,988,958</b>	<b>\$21,222,671</b>
			<b>Diff</b>	<b>\$0</b>	<b>\$27,116,774</b>	<b>\$27,116,774</b>	<b>\$18,386,818</b>	<b>\$9,245,651</b>	<b>\$0</b>	<b>\$61,738,200</b>

Assumes School Value Limitation and Tax Abatements with the County.

Source: CPA, TG East Wind Project, LLC

\*Tax Rate per \$100 Valuation

**Disclaimer:** This examination is based on information from the application submitted to the school district and forwarded to the comptroller. It is intended to meet the statutory requirement of Chapter 313 of the Tax Code and is not intended for any other purpose.

**Attachment B – Tax Revenue before 25<sup>th</sup> Anniversary of Limitation Start**

This represents the Comptroller’s determination that TG East Wind Project, LLC (project) is reasonably likely to generate, before the 25th anniversary of the beginning of the limitation period, tax revenue in an amount sufficient to offset the school district maintenance and operations ad valorem tax revenue lost as a result of the agreement. This evaluation is based on an analysis of the estimated M&O portion of the school district property tax levy directly related to this project, using estimated taxable values provided in the application.

	Tax Year	Estimated ISD M&O Tax Levy Generated (Annual)	Estimated ISD M&O Tax Levy Generated (Cumulative)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Annual)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Cumulative)
<b>Limitation Pre-Years</b>	2016	\$0	\$0	\$0	\$0
	2017	\$0	\$0	\$0	\$0
	2018	\$0	\$0	\$0	\$0
<b>Limitation Period (10 Years)</b>	2020	\$234,000	\$234,000	\$3,634,436	\$3,634,436
	2021	\$234,000	\$468,000	\$3,384,034	\$7,018,470
	2022	\$234,000	\$702,000	\$3,180,432	\$10,198,901
	2023	\$234,000	\$936,000	\$2,820,028	\$13,018,930
	2024	\$234,000	\$1,170,000	\$2,789,630	\$15,808,560
	2025	\$234,000	\$1,404,000	\$2,616,426	\$18,424,986
	2026	\$234,000	\$1,638,000	\$2,412,824	\$20,837,810
	2027	\$234,000	\$1,872,000	\$2,209,223	\$23,047,033
	2028	\$234,000	\$2,106,000	\$2,209,223	\$25,256,256
	2029	\$234,000	\$2,340,000	\$1,860,519	\$27,116,774
<b>Maintain Viable Presence (5 Years)</b>	2030	\$2,036,019	\$4,376,019	\$0	\$27,116,774
	2031	\$2,015,659	\$6,391,677	\$0	\$27,116,774
	2032	\$1,955,189	\$8,346,866	\$0	\$27,116,774
	2033	\$1,896,533	\$10,243,399	\$0	\$27,116,774
	2034	\$1,839,637	\$12,083,037	\$0	\$27,116,774
<b>Additional Years as Required by 313.026(c)(1) (10 Years)</b>	2035	\$1,784,448	\$13,867,485	\$0	\$27,116,774
	2036	\$1,730,915	\$15,598,399	\$0	\$27,116,774
	2037	\$1,678,987	\$17,277,386	\$0	\$27,116,774
	2038	\$1,628,618	\$18,906,004	\$0	\$27,116,774
	2039	\$1,579,759	\$20,485,763	\$0	\$27,116,774
	2040	\$1,532,366	\$22,018,129	\$0	\$27,116,774
	2041	\$1,486,395	\$23,504,525	\$0	\$27,116,774
	2042	\$1,441,803	\$24,946,328	\$0	\$27,116,774
	2043	\$1,398,549	\$26,344,877	\$0	\$27,116,774
	2044	\$1,356,593	\$27,701,470	\$0	\$27,116,774

\$27,701,470 is greater than \$27,116,774

<b>Analysis Summary</b>	
Is the project reasonably likely to generate tax revenue in an amount sufficient to offset the M&O levy loss as a result of the limitation agreement?	Yes

NOTE: The analysis above only takes into account this project’s estimated impact on the M&O portion of the school district property tax levy directly related to this project.  
Source: CPA, TG East Wind Project, LLC

**Disclaimer:** This examination is based on information from the application submitted to the school district and forwarded to the comptroller. It is intended to meet the statutory requirement of Chapter 313 of the Tax Code and is not intended for any other purpose.

## Attachment C – Limitation as a Determining Factor

Tax Code 313.026 states that the Comptroller may not issue a certificate for a limitation on appraised value under this chapter for property described in an application unless the comptroller determines that “the limitation on appraised value is a determining factor in the applicant’s decision to invest capital and construct the project in this state.” This represents the basis for the Comptroller’s determination.

### Methodology

Texas Administrative Code 9.1055(d) states the Comptroller shall review any information available to the Comptroller including:

- the application, including the responses to the questions in Section 8 (Limitation as a Determining Factor);
- public documents or statements by the applicant concerning business operations or site location issues or in which the applicant is a subject;
- statements by officials of the applicant, public documents or statements by governmental or industry officials concerning business operations or site location issues;
- existing investment and operations at or near the site or in the state that may impact the proposed project;
- announced real estate transactions, utility records, permit requests, industry publications or other sources that may provide information helpful in making the determination; and
- market information, raw materials or other production inputs, availability, existing facility locations, committed incentives, infrastructure issues, utility issues, location of buyers, nature of market, supply chains, other known sites under consideration.

### Determination

The Comptroller **has determined** that the limitation on appraised value is a determining factor in the TG East Wind Project, LLC’s decision to invest capital and construct the project in this state. This is based on information available, including information provided by the applicant. Specifically, the comptroller notes the following:

- Per TG East Wind Project, LLC in Tab 5 of their Application for a Limitation on Appraised Value:
  - “While the wind regime for the TG East Wind Project, LLC is very good, there are currently many favorable locations for wind projects that could be developed across the US. TG East Wind Project, LLC has modeled its economics with an expectation that it will have a Limitation of Appraised Value Agreement with Benjamin ISD. Investors are looking for wind projects across the US and can locate projects in a wide variety of locations. Should TG East Wind Project, LLC be unable to develop a competitive project in Texas that is able to generate sufficient returns, these investors may deploy their investments elsewhere.”
  - “Without such a limitation the Project, competing against other Texas projects that have qualified, would likely be forced to redeploy its assets and capital to other counties or states competing for similar wind projects.”
- Supplemental information provided by the applicant stated the following:
  - A. TG East is a separately held, wholly owned project known only under the TG East Wind Project name.
  - B. The ERCOT IGNR number for the facility is 19INR0052 and was assigned on January 23, 2018.
- A February 8, 2018 news release by *Taaleri* states “Taaleri Energia Ltd has acquired the company’s first U.S. wind project. Located in Knox County, Texas, the 277 MW Truscott-Gilliland East Wind Project represents approximately USD 350 million of investment in the North American renewable power sector.”

- A July 16, 2018 *reNEWS* article states, "Finnish outfit Taaleri Energia has entered the US wind market with the acquisition of the 277MW Truscott-Gilliland East project in Texas for \$350m. The wind farm, which will be located in Knox County, will be developed with Taaleri's North American partner NorthRenew Energy. It was acquired from Truscott Gilliland Wind."

**Supporting Information**

- a) Section 8 of the Application for a Limitation on Appraised Value
- b) Attachments provided in Tab 5 of the Application for a Limitation on Appraised Value
- c) Additional information provided by the Applicant or located by the Comptroller

**Disclaimer:** This examination is based on information from the application submitted to the school district and forwarded to the comptroller. It is intended to meet the statutory requirement of Chapter 313 of the Tax Code and is not intended for any other purpose.

## **Supporting Information**

Section 8 of the Application for  
a Limitation on Appraised Value

SECTION 6: Eligibility Under Tax Code Chapter 313.024

1. Are you an entity subject to the tax under Tax Code, Chapter 171?  Yes  No
2. The property will be used for one of the following activities:
  - (1) manufacturing  Yes  No
  - (2) research and development  Yes  No
  - (3) a clean coal project, as defined by Section 5.001, Water Code  Yes  No
  - (4) an advanced clean energy project, as defined by Section 382.003, Health and Safety Code  Yes  No
  - (5) renewable energy electric generation  Yes  No
  - (6) electric power generation using integrated gasification combined cycle technology  Yes  No
  - (7) nuclear electric power generation  Yes  No
  - (8) a computer center that is used as an integral part or as a necessary auxiliary part for the activity conducted by applicant in one or more activities described by Subdivisions (1) through (7)  Yes  No
  - (9) a Texas Priority Project, as defined by 313.024(e)(7) and TAC 9.1051  Yes  No
3. Are you requesting that any of the land be classified as qualified investment?  Yes  No
4. Will any of the proposed qualified investment be leased under a capitalized lease?  Yes  No
5. Will any of the proposed qualified investment be leased under an operating lease?  Yes  No
6. Are you including property that is owned by a person other than the applicant?  Yes  No
7. Will any property be pooled or proposed to be pooled with property owned by the applicant in determining the amount of your qualified investment?  Yes  No

SECTION 7: Project Description

1. In **Tab 4**, attach a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information.
2. Check the project characteristics that apply to the proposed project:
 

<input checked="" type="checkbox"/> Land has no existing improvements	<input type="checkbox"/> Land has existing improvements ( <i>complete Section 13</i> )
<input type="checkbox"/> Expansion of existing operation on the land ( <i>complete Section 13</i> )	<input type="checkbox"/> Relocation within Texas

SECTION 8: Limitation as Determining Factor

1. Does the applicant currently own the land on which the proposed project will occur?  Yes  No
2. Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project?  Yes  No
3. Does the applicant have current business activities at the location where the proposed project will occur?  Yes  No
4. Has the applicant made public statements in SEC filings or other documents regarding its intentions regarding the proposed project location?  Yes  No
5. Has the applicant received any local or state permits for activities on the proposed project site?  Yes  No
6. Has the applicant received commitments for state or local incentives for activities at the proposed project site?  Yes  No
7. Is the applicant evaluating other locations not in Texas for the proposed project?  Yes  No
8. Has the applicant provided capital investment or return on investment information for the proposed project in comparison with other alternative investment opportunities?  Yes  No
9. Has the applicant provided information related to the applicant's inputs, transportation and markets for the proposed project?  Yes  No
10. Are you submitting information to assist in the determination as to whether the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in Texas?  Yes  No

Chapter 313.026(e) states "the applicant may submit information to the Comptroller that would provide a basis for an affirmative determination under Subsection (c)(2)." If you answered "yes" to any of the questions in Section 8, attach supporting information in Tab 5.

## **Supporting Information**

Attachments provided in Tab 5  
of the Application for a  
Limitation on Appraised Value

## Attachment 5

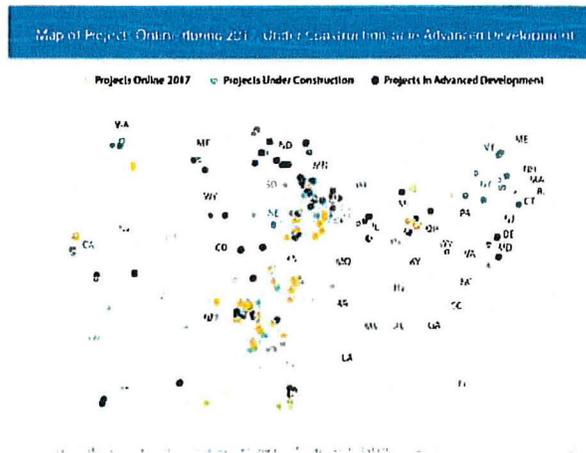
### **Documentation to assist in determining if limitation is a determining factor.**

*Chapter 313.026(e) states "the applicant may submit information to the Comptroller that would provide a basis for an affirmative determination under Subsection (c)(2)." If you answered "yes" to any of the questions in Section 8, attach supporting information in Tab 5.*

While the wind regime for the TG East Wind Project, LLC is very good, there are currently many favorable locations for wind projects that could be developed across the US. TG East Wind Project, LLC has modeled its economics with an expectation that it will have a Limitation of Appraised Value Agreement with Benjamin ISD. Investors are looking for wind projects across the US and can locate projects in a wide variety of locations. Should TG East Wind Project, LLC be unable to develop a competitive project in Texas that is able to generate sufficient returns, these investors may deploy their investments elsewhere.

Wind farms are operating and under development in many states throughout the country. According to the American Wind Energy Association ("AWEA") there are now 89,077 MW of installed wind capacity in the United States and over 54,000 wind turbines. At the beginning of 2017 there has been more U.S. wind power under development than ever in history with more than 13,332 MW that are currently under construction.

When completed, these projects will generate enough electricity annually to power millions of households. A graphic provided by AWEA in its market report demonstrates the national geographic diversity of successfully completed projects.



Clearly wind projects are abundant and the Applicant can locate the Project in a wide variety of locations across the United States should it be unable to develop a competitive project in Texas that is able to generate returns sufficient to attract investment capital.

Taaleri team member accomplishments include leadership roles in the development, construction, and operations of approximately 5.3 Billion Euros worth of installations. Taaleri Energia North America's President, Don Curry, has served in multiple roles across the renewable energy and finance space in the United States. His experience, combined with the overall Taaleri group's expertise, provide for a very competitive group uniquely positioned to find suitable projects across not only the State of Texas, but also global markets.

The Northrenew staff have a proven track record of sourcing strong projects and moving them through the development process. Team members have been involved in the development of over 3,500MW's of wind and over 1,000MW's of solar projects.

As such, the development resources necessary to advance the subject planned 278 MW TG East Wind Project, LLC could be redeployed to other renewable energy development projects in other power markets in the United States. TG East Wind Project, LLC, however, was formed for the express purpose of developing a wind farm that would help bring economic development to the area. Northrenew and Taaleri identified Texas, and in particular Benjamin ISD, for its strong wind resource, access to available transmission capacity, participation in the ERCOT market, and favorable property tax incentives under the Tax Code for Chapter 312 tax abatement and Chapter 313 Appraised Value Limitation.

Taaleri prefers to finalize development and build the proposed TG East Wind Project, LLC as described throughout this Application. Should the appraised value limitation be granted, TG East Wind Project, LLC has created a development and investment plan that it is capitalized to implement. Without such a limitation the Project, competing against other Texas projects that have qualified, would likely be forced to redeploy its assets and capital to other counties or states competing for similar wind projects.

**Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project?**

TG East Wind Project, LLC was formed in 2018.

Since its formation, TG East Wind Project, LLC and its associate parties have entered into the following representative agreements and contracts for the development of a project phase within Benjamin ISD and intend to assign these assets to TG East Wind Project, LLC:

- Grants of leases and easements covering approximately 26,400 acres with 39 landowners.
- Full wind study and contract with Adams Wind
- Geotechnical study contract with Adams Wind
- Interconnection studies with AEP

**Does the applicant have current business activities at the location where the proposed project will occur?**

The business activities these agreements and contracts listed above will help to determine with greater certainty and granularity the feasibility of completing development of an economic renewable energy project in Benjamin ISD.

These contracts and initial investments are preliminary in nature as TG East Wind Project, LLC has determined that a value limitation agreement with Benjamin ISD is an essential economic driver to allow for the return on investment necessary to finance and construct the wind energy project.

**Is the applicant evaluating other locations not in Texas for the proposed project?**

Taaleri's team along with Northrenew has extensive experience in markets across the country. Based on this experience the management team evaluates all potential projects for feasibility, finance-ability, and the economic returns they represent in comparison to other project opportunities across the country.

The TG East Project is currently in such a period of assessment to determine whether the identified site in Benjamin ISD represents the best location or whether redeployment of its development resources and capital to other power markets in the United States is more advisable.

A 313 Limitation of Appraised Value Agreement is a key tax incentive agreement necessary to ensure the Project is on a level playing field with other wind projects with similar incentives and with alternative forms of generation that receive their own forms of economic support. Without the requested limitation the Project will be unable to generate sufficient operating margins and net income to produce economically competitive energy and associated returns necessary to attract tax and sponsor equity investment. Such third-party investment is mandatory to finance the projected capital costs of approximately 347M needed to purchase wind turbines and other infrastructure and to fund the construction and closing costs of the facility.

**Are you submitting information to assist in the determination as to whether the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in Texas?**

The information provided in this Attachment and throughout the application has been assembled to provide the reviewer with the best possible data on which to make an assessment and determination of the critical nature of the limitation on appraised value to the feasibility of the TG East Wind Project, LLC.

The applicant continually evaluates locations outside of Texas for its project development activities. The project capital that is planned to be deployed for the Applicant's project (dependent upon approval of the Appraised Value Limitation) has been considered for use in projects located in numerous states, which include Kansas, New Mexico, Colorado, Illinois, Montana, Pennsylvania, and Oklahoma.

# **Supporting Information**

Additional information  
provided by the Applicant or  
located by the Comptroller



## Taaleri Energia secures its first wind project in the U.S.



Share2

Source: Taaleri Oyj

multilang-release

TAALERI PLC

PRESS RELEASE

8 February 2018

### Taaleri Energia secures its first wind project in the U.S.

Taaleri Energia Ltd has acquired the company's first U.S. wind project. Located in Knox County, Texas, the 277 MW Truscott-Gilliland East Wind Project represents approximately USD 350 million of investment in the North American renewable power sector.

"This project is located in a strong wind area with excellent grid connectivity. By avoiding areas within ERCOT plagued by high levels of curtailment, the TG East project represents an excellent first American project for Taaleri," says Mr. **Taamir Fareed** who is in charge of Taaleri Energia's operations in the U.S.

Taaleri Energia is finalizing the project together with its North American development partner NorthRenew Energy. The project is planned to reach commercial operations in the end of 2019. The project was acquired from Truscott Gilliland Wind LLC, who had development assistance from Chermac Energy Corporation.

Taaleri Energia will begin negotiations for the full financing package for the project in mid-2018, and due to the project size Taaleri will be seeking co-investors to invest alongside with its renewable energy fund.

"This project is a great addition to our existing wind energy portfolio. Our strategy of working with co-investors on large-scale projects has served Taaleri well throughout global markets. We are excited to have the same opportunity in the U.S.," explains Dr. **Kai Rintala**, Managing Director of Taaleri Energia.

Taaleri has identified the North American market as one of the key market areas for renewable energy future growth. Due to the corporate social responsibility initiatives, the falling cost of

Taaleri Energia secures its first wind project in the U.S.

renewable technologies and flexible policy instruments, private enterprises and public institutions other than utilities signed in 2017 a record amount of 2.8 GW of contracts to purchase renewable energy power.

"Cost of energy produced by wind and solar has constantly been decreasing. It has led to a situation in several regions in the U.S. where wind and solar are cheaper to build than coal and natural gas. Therefore the future of renewables in the U.S. market looks very bright," says Fareed.

Due to the constantly growing market opportunities, Taaleri Energia is looking forward to expanding its U.S. portfolio with new wind and solar projects during 2018.

Taaleri Plc  
Communications

Further information:

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Kai Rintala, Managing Director, Taaleri Energia, tel. +358 40 162 5711,  
[kai.rintala@taaleri.com](mailto:kai.rintala@taaleri.com)

### **About Taaleri Energia**

Taaleri Energia is focused on development and long-term ownership of renewable energy assets and a subsidiary of Taaleri Plc. Taaleri Energia is an energy infrastructure developer and investor, managing energy infrastructure assets over their entire lifecycle.

Currently Taaleri Energia manages a 750 MW portfolio of renewable energy assets under construction and in operation in the Nordics and Europe. It is the second largest wind power producer in Finland with 312 MW of production capacity.

### **About North Renew**

NorthRenew Energy is a renewable energy development company focused on acquiring early stage wind and solar projects throughout North America that can deliver attractive current income and limited downside risk through the early application of critical project development skillsets.

NorthRenew's partners have over 80 years of collective experience in all aspects of project development having been involved in over 200 transactions representing more than 5,000 megawatts of capacity and USD 100 billion in transaction value across a wide range of renewables, traditional power, utility and real estate transactions. In addition to traditional utility-scale projects, NRE is pursuing advanced energy initiatives including energy storage and microgrid projects.

### **About Chermac**

Chermac Energy Corporation is an experienced wind developer which began work on

Taaleri Energia secures its first wind project in the U.S.

alternative energy wind development in the State of Oklahoma that expanded into Texas, Kansas and New Mexico already in 1999. To date 1,000 MW of wind projects Chermac Energy has developed has been placed into production with an additional 2,500 MW of Chermac developed wind and solar capacity expected to be completed by the end of 2021.

### Taaleri in brief

Taaleri is a financial group whose parent company Taaleri Plc is listed on Nasdaq Helsinki's main market. The Taaleri Group comprises three business areas: Wealth Management, Financing, and Energy. Taaleri provides services to institutional investors, companies and private individuals. The Group's operational subsidiaries are: Taaleri Wealth Management Ltd and its subsidiaries, Taaleri Private Equity Funds Ltd Group, Taaleri Investments Ltd Group, Taaleri Energia Oy and Garantia Insurance Company Ltd. In addition, Taaleri has associated companies Fellow Finance Plc, which offers peer-to-peer lending services, and Inderes Oy, which produces analyses and marketing information for investors.

At the end of June 2017, Taaleri had assets under management totalling EUR 5.3 billion and 4,300 wealth management customers. Taaleri Plc has over 3,200 shareholders. Taaleri's operations are supervised by the Finnish Financial Supervisory Authority.

More information about our company and services:

[www.taaleri.com](http://www.taaleri.com)

[www.fellowfinance.fi](http://www.fellowfinance.fi)

[www.garantia.fi](http://www.garantia.fi)

[www.inderes.fi](http://www.inderes.fi)

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HOME > ONSHORE WIND > FINNS PLAY 277MW TEXAS HAND

# Finns play 277MW Texas hand

Taaleri Energia acquiring Truscott-Gilliland East wind farm for \$350m

08/02/2018

Finnish outfit Taaleri Energia has entered the US wind market with the acquisition of the 277MW Truscott-Gilliland East project in Texas for \$350m.

The wind farm, which will be located in Knox County, will be developed with Taaleri's North American partner NorthRenew Energy. It was acquired from Truscott Gilliland Wind.

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The project is scheduled to be operational by the end of 2019.

Taaleri Energia said it will start

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negotiations for the full financing package for Truscott-Gilliland East in mid-2018. The Finns will be seeking co-investors because of the size of the wind farm.

30%'

Finns take Serbia wind interest  
28 Nov 2017

Beatrice seal of approval

Taaleri US operations head Taamir Fareed said: "This project is located in a strong wind area with excellent grid connectivity."

UK counts offshore retirement cost

The company said it plans to grow its US portfolio with further wind and solar acquisitions in 2018.

WPD 'surprised' by Ontario U-turn

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# Finland Developer Eyes North America, Makes First U.S. Wind Deal

Posted by Betsy Lillian - February 8, 2018

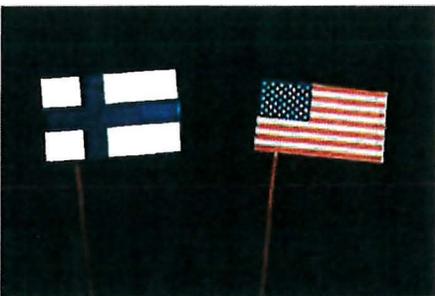
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**With PTC Deadlines Looming, C Wind Catcher Cancellation Be P Trend?**

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**GE Unveils New Cypress Onshc Turbine**



Finland-based Taaleri Energia Ltd. has acquired its first U.S. wind farm, the 277 MW Truscott-Gilliland East Wind Project in Knox County, Texas.

The project represents an approximately \$350 million investment in the North American renewable power sector, the company says.

"This project is located in a strong wind area with excellent grid connectivity. By avoiding areas within ERCOT plagued by high levels of curtailment, the TG East project represents an excellent first American project for Taaleri," says Taamir

Fareed, who is in charge of Taaleri Energia's operations in the U.S.

Taaleri Energia is finalizing the project with its North American development partner, NorthRenew Energy. The wind farm is expected to reach commercial operations by the end of 2019. The project was acquired from Truscott Gilliland Wind LLC, which had development assistance from Chermac Energy Corp.

Taaleri Energia will begin negotiations for the full financing package for the project in mid-2018, and due to the project size, Taaleri will be seeking co-investors.

"This project is a great addition to our existing wind energy portfolio. Our strategy of working with co-investors on large-scale projects has served Taaleri well throughout global markets. We are excited to have the same opportunity in the U.S.," says Kai Rintala, managing director of Taaleri Energia.

Taaleri says it has identified North America as a key market area for future renewable energy growth for the company. It plans to further expand its U.S. portfolio with more wind and solar projects in 2018.

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TAGS renewables wind wind-power windpower

COMPTROLLER QUERY RELATED TO TAX CODE CHAPTER 313.026(c)(2)

Benjamin ISD – TG East Wind, LLC App. #1274

The Applicant provided the following statements in Tab 4:

- TG East is a separately held, wholly owned project known only under the TG East Wind Project name.
- The ERCOT IGNR number for the facility is 191NR0052.

Comptroller Questions (via email on September 18, 2018):

1. *When was the ERCOT IGNR number assigned?*
2. *The date was 01/23/2018.*

## Attachment D

# Summary of Financial Impact

**CHAPTER 313 PROPERTY VALUE LIMITATION  
FINANCIAL IMPACT OF THE PROPOSED TG EAST WIND  
PROJECT LLC PROJECT IN THE BENJAMIN INDEPENDENT  
SCHOOL DISTRICT  
(PROJECT # 1274)**

**PREPARED BY**



**JANUARY 30, 2019**

## Executive Summary

TG East Wind Project LLC (Company) has requested that the Benjamin Independent School District (BISD) consider granting a property value limitation under Chapter 313 of the Tax Code, also known as the Texas Economic Development Act. In an application submitted to BISD on June 11, 2018 the Company plans to invest \$348 million to construct a renewable wind energy electric generation facility. Moak, Casey & Associates (MCA) has been retained to prepare an analysis of this value limitation and help the district navigate the overall application and agreement process.

The TG East Wind project is consistent with the state's goal to "encourage large scale capital investments in this state." When enacted as House Bill 1200 in 2001, Chapter 313 of the Tax Code granted eligibility to companies engaged in manufacturing, research and development, and renewable electric energy production to apply to school districts for property value limitations. Subsequent legislative changes expanded eligibility to clean coal projects, nuclear power generation and data centers, among others.

Under the provisions of Chapter 313, BISD may offer a minimum value limitation of \$20 million. This value limitation, under the proposed application, will begin in the 2020-21 school year and remain at that level of taxable value for Maintenance and Operations (M&O) tax purposes for ten years. The entire project value will remain taxable for I&S or debt service purposes for the term of the agreement.

MCA's initial school finance analysis is detailed in this report, incorporating the major legislative changes adopted in 2017. The overall conclusions are as follows, but please read all of the subsequent details in the report below for more information.

Total Revenue Loss Payment owed to BISD	\$4.6 million
Total Savings to Company after Revenue Loss Payment. (This does not include any supplemental benefit payments to the district.)	\$24.6 million

## Application Process

After the school district has submitted an application to the Comptroller's Office (Comptroller), the Comptroller begins reviewing the application for completeness. The purpose of this review is to ensure all necessary information and attachments are included in the application before moving forward with the formal review process. The Comptroller issued a Completeness Letter for this application on October 16, 2018.

The issuance of a Completeness Letter is important because it sets the timeline for the rest of process. From the date of issuance, the Comptroller has 90 days to conduct its full review of the project and provide its certificate for a limitation on appraised value. After the certificate is received, the district has until the 150<sup>th</sup> day from the receipt of the Completeness Letter to

adopt an agreement. The Certificate for the TG East Wind Project was issued on January 11, 2019.

After the Comptroller's certificate is received, O'Hanlon, McCollom & Demerath contacted the school district to discuss the value limitation agreement and begin negotiations of the supplemental benefit payment with the Company. A final version of the agreement must be submitted to the Comptroller for review prior to final adoption by the school district's board of trustees.

Prior to final board meeting, O'Hanlon, McCollom & Demerath will provide the district with the necessary agenda language and any additional action items. The school board will review the Value Limitation Agreement and Findings of Fact that detail the project's conformance with state law. The school board will also be asked to consider the adoption of a job waiver during this meeting, as requested in the TG East Wind application.

## How the 313 Agreement Interacts with Texas School Finance

M&O funding for Texas schools relies on two methods of finance: local school district property taxes and state aid. State aid consists of two components: Tier I (based on ADA, special student populations and M&O taxes at the compressed tax rate) and Tier II (based on weighted ADA for each penny of tax effort above a specified level). (For more detailed information on the school finance funding system, please review the Texas Education Agency's website ([Manuals and Presentations](#)) or ([School Finance-One Page Descriptions](#)).

Because the general school finance formula system calculates state aid entitlements using the Comptroller's certified property value for the preceding year, the first year is often problematic financially. The implementation of the value limitation often results in an M&O revenue loss to the school district in the first year of the limitation that would not be reimbursed by the state but require some type of compensation from the Company under the revenue protection provisions of the agreement. **If the full value of the project increases significantly during the value limitation period, the revenue losses may be greater than originally estimated.**

A taxpayer receiving a value limitation pays M&O taxes on the reduced value for the project in years 1-10 and receives a tax bill for I&S taxes based on the full project value throughout the qualifying and value limitation period (and thereafter).

Future legislative action on school funding could potentially affect the impact of the value limitation on the school district's finances and result in revenue-loss estimates that differ from the estimates presented in this report. In 2019, the Texas Legislature is expected to consider a major overhaul of the public-school finance system which could have an impact on future calculations under the proposed Agreement.

## Underlying School District Data Assumptions

The agreement between the school district and the applicant calls for a calculation of the revenue impact of the value limitation in years 1-10 of the agreement, under whatever school finance and property tax laws are in effect in each of those years. The Basic Allotment

remained at \$5,140 and the Tier II Austin yield increased to \$106.28 for 2018-19, which is maintained for future years.

Static school district enrollment and property values are used to isolate the effects of the value limitation under the school finance system. Any previously-approved Chapter 313 projects are also factored into the M&O tax bases used, if applicable. The impact of the Chapter 313 project value returning to the total tax roll for M&O funding purposes is beyond the scope of this revenue report.

ADA: 92  
 Local Tax Base: \$63.0 million  
 M&O Tax Rate: \$1.17 per \$100  
 I&S Tax Rate: \$0.00 per \$100  
 Wealth per WADA: \$240,223

Table 1 summarizes the enrollment and property value assumptions for the 15 years that are the subject of this analysis.

**Table 1 – Base District Information with TG East Wind Project Value and Limitation Values**

Year of Agreement	School Year	ADA	WADA	M&O Tax Rate	I&S Tax Rate	CAD Value with Project	CAD Value with Limitation	CPTD with Project	CPTD With Limitation	CPTD Value with Project per WADA	CPTD Value with Limitation per WADA
<b>QTP0</b>	2019-20	92.00	261.30	\$1.1700	\$0.0000	\$62,950,350	\$62,950,350	\$62,769,068	\$62,769,068	\$240,223	\$240,223
QTP1/VL1	2020-21	92.00	261.30	\$1.1700	\$0.0000	\$410,987,750	\$82,950,350	\$62,769,068	\$62,769,068	\$240,223	\$240,223
QTP2/VL2	2021-22	92.00	261.30	\$1.1700	\$0.0000	\$393,585,880	\$82,950,350	\$410,806,468	\$82,769,068	\$1,572,194	\$316,765
VL3	2022-23	92.00	261.30	\$1.1700	\$0.0000	\$376,184,010	\$82,950,350	\$393,404,598	\$82,769,068	\$1,505,596	\$316,765
VL4	2023-24	92.00	261.30	\$1.1700	\$0.0000	\$358,782,140	\$82,950,350	\$376,002,728	\$82,769,068	\$1,438,997	\$316,765
VL5	2024-25	92.00	261.30	\$1.1700	\$0.0000	\$341,380,270	\$82,950,350	\$358,600,858	\$82,769,068	\$1,372,398	\$316,765
VL6	2025-26	92.00	261.30	\$1.1700	\$0.0000	\$323,978,400	\$82,950,350	\$341,198,988	\$82,769,068	\$1,305,800	\$316,765
VL7	2026-27	92.00	261.30	\$1.1700	\$0.0000	\$306,576,530	\$82,950,350	\$323,797,118	\$82,769,068	\$1,239,201	\$316,765
VL8	2027-28	92.00	261.30	\$1.1700	\$0.0000	\$289,174,660	\$82,950,350	\$306,395,248	\$82,769,068	\$1,172,603	\$316,765
VL9	2028-29	92.00	261.30	\$1.1700	\$0.0000	\$271,772,790	\$82,950,350	\$288,993,378	\$82,769,068	\$1,106,004	\$316,765
VL10	2029-30	92.00	261.30	\$1.1700	\$0.0000	\$254,370,920	\$82,950,350	\$271,591,508	\$82,769,068	\$1,039,406	\$316,765
<b>VP1</b>	2030-31	92.00	261.30	\$1.1700	\$0.0000	\$236,969,050	\$236,969,050	\$254,189,638	\$82,769,068	\$972,807	\$316,765
<b>VP2</b>	2031-32	92.00	261.30	\$1.1700	\$0.0000	\$219,567,180	\$219,567,180	\$236,787,768	\$236,787,768	\$906,209	\$906,209
<b>VP3</b>	2032-33	92.00	261.30	\$1.1700	\$0.0000	\$202,165,310	\$202,165,310	\$219,385,898	\$219,385,898	\$839,610	\$839,610
<b>VP4</b>	2033-34	92.00	261.30	\$1.1700	\$0.0000	\$184,763,440	\$184,763,440	\$201,984,028	\$201,984,028	\$773,011	\$773,011
<b>VP5</b>	2034-35	92.00	261.30	\$1.1700	\$0.0000	\$167,361,570	\$167,361,570	\$184,582,158	\$184,582,158	\$706,413	\$706,413

\*Basic Allotment: \$5,140; AISD Yield: \$106.28; Equalized Wealth: \$514,000 per WADA

QTP=	Qualifying Time Period
VL=	Value Limitation
VP=	Viable Presence

### M&O Impact of the TG East Wind project on BISD

A model is established to make a calculation of the “Baseline Revenue Model” (Table 2) by adding the total value of the project to the model, without assuming a value limitation is approved. A separate model is established to make a calculation of the “Value Limitation Revenue Model” (Table 3) by adding the project’s limited value of \$20 million to the model. The difference between the two models (Table 4) indicates there will be a total revenue loss of \$4.6 million over the course of the Agreement, with nearly all the loss reflected in the first limitation year (2020-21). Nearly all reduction in M&O taxes under the limitation agreement

is offset through a reduction in recapture costs that would be owed to the state under current law.

**Table 2- "Baseline Revenue Model" --Project Value Added with No Value Limitation**

Year of Agreement	School Year	M&O Taxes @ Compressed Rate		Recapture Costs	Additional Local M&O Collections	State Aid from Additional M&O Tax Collections	Recapture from the Additional Local Tax Effort	Homestead Hold Harmless	Other State Aid	Total General Fund
QTP0	2019-20	\$617,265	\$767,713	\$0	\$104,935	\$149,225	\$0	\$0	\$2,229	\$1,641,367
QTP1/VL1	2020-21	\$4,093,639	\$767,713	\$0	\$695,918	\$876,257	\$0	\$0	\$2,229	\$6,435,756
QTP2/VL2	2021-22	\$3,919,620	\$26,842	-\$2,612,043	\$666,335	\$0	-\$326,362	\$362	\$2,229	\$1,676,983
VL3	2022-23	\$3,745,601	\$40,958	-\$2,440,749	\$636,752	\$0	-\$308,354	\$361	\$2,229	\$1,676,798
VL4	2023-24	\$3,571,582	\$26,842	-\$2,269,708	\$607,169	\$0	-\$290,362	\$360	\$2,229	\$1,648,112
VL5	2024-25	\$3,397,564	\$40,958	-\$2,098,956	\$577,586	\$0	-\$272,389	\$359	\$2,229	\$1,647,351
VL6	2025-26	\$3,223,545	\$26,842	-\$1,928,536	\$548,003	\$0	-\$254,438	\$358	\$2,229	\$1,618,002
VL7	2026-27	\$3,049,526	\$40,958	-\$1,758,504	\$518,420	\$0	-\$236,512	\$357	\$2,229	\$1,616,474
VL8	2027-28	\$2,875,508	\$26,842	-\$1,588,925	\$488,836	\$0	-\$218,616	\$356	\$2,229	\$1,586,230
VL9	2028-29	\$2,701,489	\$40,958	-\$1,419,880	\$459,253	\$0	-\$200,754	\$355	\$2,229	\$1,583,649
VL10	2029-30	\$2,527,470	\$26,842	-\$1,251,473	\$429,670	\$3,411	-\$182,934	\$0	\$2,229	\$1,555,215
VP1	2030-31	\$2,322,648	\$40,958	-\$1,069,306	\$394,850	\$12,886	-\$163,001	\$0	\$2,229	\$1,541,264
VP2	2031-32	\$2,152,110	\$26,842	-\$905,307	\$365,859	\$22,300	-\$145,605	\$0	\$2,229	\$1,518,428
VP3	2032-33	\$1,981,571	\$40,958	-\$742,346	\$336,867	\$31,609	-\$128,276	\$0	\$2,229	\$1,522,613
VP4	2033-34	\$1,811,033	\$26,842	-\$580,690	\$307,876	\$40,738	-\$111,031	\$0	\$2,229	\$1,496,997
VP5	2034-35	\$1,640,495	\$40,958	-\$424,496	\$278,884	\$49,634	-\$93,895	\$0	\$2,229	\$1,493,808

QTP= Qualifying Time Period  
 VL= Value Limitation  
 VP= Viable Presence

**Table 3- "Value Limitation Revenue Model" --Project Value Added with Value Limit**

Year of Agreement	School Year	M&O Taxes @ Compressed Rate		Recapture Costs	Additional Local M&O Collections	State Aid from Additional M&O Tax Collections	Recapture from the Additional Local Tax Effort	Homestead Hold Harmless	Other State Aid	Total General Fund
QTP0	2019-20	\$617,265	\$767,713	\$0	\$104,935	\$149,225	\$0	\$0	\$2,229	\$1,641,367
QTP1/VL1	2020-21	\$813,265	\$767,713	\$0	\$138,255	\$196,522	\$0	\$0	\$2,229	\$1,917,984
QTP2/VL2	2021-22	\$813,265	\$567,713	\$0	\$138,255	\$115,785	\$0	\$0	\$2,229	\$1,637,247
VL3	2022-23	\$813,265	\$567,713	\$0	\$138,255	\$115,785	\$0	\$0	\$2,229	\$1,637,247
VL4	2023-24	\$813,265	\$567,713	\$0	\$138,255	\$115,785	\$0	\$0	\$2,229	\$1,637,247
VL5	2024-25	\$813,265	\$567,713	\$0	\$138,255	\$115,785	\$0	\$0	\$2,229	\$1,637,247
VL6	2025-26	\$813,265	\$567,713	\$0	\$138,255	\$115,785	\$0	\$0	\$2,229	\$1,637,247
VL7	2026-27	\$813,265	\$567,713	\$0	\$138,255	\$115,785	\$0	\$0	\$2,229	\$1,637,247
VL8	2027-28	\$813,265	\$567,713	\$0	\$138,255	\$115,785	\$0	\$0	\$2,229	\$1,637,247
VL9	2028-29	\$813,265	\$567,713	\$0	\$138,255	\$115,785	\$0	\$0	\$2,229	\$1,637,247
VL10	2029-30	\$813,265	\$567,713	\$0	\$138,255	\$115,785	\$0	\$0	\$2,229	\$1,637,247
VP1	2030-31	\$2,322,648	\$567,713	\$0	\$394,850	\$329,486	\$0	\$0	\$2,229	\$3,616,926
VP2	2031-32	\$2,152,110	\$26,842	-\$905,307	\$365,859	\$22,300	-\$145,605	\$0	\$2,229	\$1,518,428
VP3	2032-33	\$1,981,571	\$40,958	-\$742,346	\$336,867	\$31,609	-\$128,276	\$0	\$2,229	\$1,522,613
VP4	2033-34	\$1,811,033	\$26,842	-\$580,690	\$307,876	\$40,738	-\$111,031	\$0	\$2,229	\$1,496,997
VP5	2034-35	\$1,640,495	\$40,958	-\$424,496	\$278,884	\$49,634	-\$93,895	\$0	\$2,229	\$1,493,808

QTP= Qualifying Time Period  
 VL= Value Limitation  
 VP= Viable Presence

**Table 4 – Value Limit less Project Value with No Limit**

Year of Agreement	School Year	M&O Taxes @ Compressed Rate	State Aid	Recapture Costs	Additional Local M&O Collections	State Aid from Additional M&O Tax Collections	Recapture from the Additional Local Tax Effort	Homestead Hold Harmless	Other State Aid	Total General Fund
QTP0	2019-20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
QTP1/VL1	2020-21	-\$3,280,374	\$0	\$0	-\$557,663	-\$679,735	\$0	\$0	\$0	-\$4,517,772
QTP2/VL2	2021-22	-\$3,106,355	\$540,871	\$2,612,043	-\$528,080	\$115,785	\$326,362	-\$362	\$0	-\$39,737
VL3	2022-23	-\$2,932,336	\$526,755	\$2,440,749	-\$498,497	\$115,785	\$308,354	-\$361	\$0	-\$39,551
VL4	2023-24	-\$2,758,317	\$540,871	\$2,269,708	-\$468,914	\$115,785	\$290,362	-\$360	\$0	-\$10,866
VL5	2024-25	-\$2,584,299	\$526,755	\$2,098,956	-\$439,331	\$115,785	\$272,389	-\$359	\$0	-\$10,104
VL6	2025-26	-\$2,410,280	\$540,871	\$1,928,536	-\$409,748	\$115,785	\$254,438	-\$358	\$0	\$19,244
VL7	2026-27	-\$2,236,261	\$526,755	\$1,758,504	-\$380,165	\$115,785	\$236,512	-\$357	\$0	\$20,773
VL8	2027-28	-\$2,062,243	\$540,871	\$1,588,925	-\$350,581	\$115,785	\$218,616	-\$356	\$0	\$51,017
VL9	2028-29	-\$1,888,224	\$526,755	\$1,419,880	-\$320,998	\$115,785	\$200,754	-\$355	\$0	\$53,598
VL10	2029-30	-\$1,714,205	\$540,871	\$1,251,473	-\$291,415	\$112,374	\$182,934	\$0	\$0	\$82,031
VP1	2030-31	\$0	\$526,755	\$1,069,306	\$0	\$316,600	\$163,001	\$0	\$0	\$2,075,662
VP2	2031-32	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
VP3	2032-33	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
VP4	2033-34	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
VP5	2034-35	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

QTP= Qualifying Time Period  
 VL= Value Limitation  
 VP= Viable Presence

**M&O Impact on the Taxpayer**

Under the assumptions used here, the potential tax savings from the value limitation total \$29.2 million over the life of the agreement. The BISD revenue losses are expected to total approximately \$4.6 million over the course of the agreement. The potential total net tax benefits (after hold-harmless payments are made) are estimated to total \$24.6 million, prior to any negotiations with TG East Wind on supplemental payments.

**I&S Funding Impact on School District**

The project remains fully taxable for debt services taxes, with BISD not currently levying an I&S tax rate. The project is not expected to affect school district enrollment and is expected to depreciate over the life of the agreement and beyond. Continued expansion of the project and related development could result in additional employment in the area and an increase in the school-age population, but this project is unlikely to have much impact on a stand-alone basis.

**Note: School district revenue-loss estimates are subject to change based on numerous factors, including:**

- Legislative and Texas Education Agency administrative changes to the underlying school finance formulas used in these calculations.
- Legislative changes addressing property value appraisals and exemptions.
- Year-to-year appraisals of project values and district taxable values.
- Changes in school district tax rates and student enrollment.

**Table 5 - Estimated Financial Impact of the TG East Wind Project Property Value Limitation Request Submitted to BISD at \$1.17 per \$100 M&O Tax Rate**

Year of Agreement	School Year	Project Value	Estimated Taxable Value	Value Savings	Assumed M&O Tax Rate	Taxes Before Value Limit	Taxes after Value Limit	Tax Savings @ Projected M&O Rate	School District Revenue Losses	Estimated Net Tax Benefits
QTP0	2019-20	\$0	\$0	\$0	\$1.170	\$0	\$0	\$0	\$0	\$0
QTP1/VL1	2020-21	\$348,037,400	\$20,000,000	\$328,037,400	\$1.170	\$4,072,038	\$234,000	\$3,838,038	-\$4,517,772	-\$679,734
VL2	2021-22	\$330,635,530	\$20,000,000	\$310,635,530	\$1.170	\$3,868,436	\$234,000	\$3,634,436	-\$39,737	\$3,594,699
VL3	2022-23	\$313,233,660	\$20,000,000	\$293,233,660	\$1.170	\$3,664,834	\$234,000	\$3,430,834	-\$39,551	\$3,391,282
VL4	2023-24	\$295,831,790	\$20,000,000	\$275,831,790	\$1.170	\$3,461,232	\$234,000	\$3,227,232	-\$10,866	\$3,216,366
VL5	2024-25	\$278,429,920	\$20,000,000	\$258,429,920	\$1.170	\$3,257,630	\$234,000	\$3,023,630	-\$10,104	\$3,013,526
VL6	2025-26	\$261,028,050	\$20,000,000	\$241,028,050	\$1.170	\$3,054,028	\$234,000	\$2,820,028	\$0	\$2,820,028
VL7	2026-27	\$243,626,180	\$20,000,000	\$223,626,180	\$1.170	\$2,850,426	\$234,000	\$2,616,426	\$0	\$2,616,426
VL8	2027-28	\$226,224,310	\$20,000,000	\$206,224,310	\$1.170	\$2,646,824	\$234,000	\$2,412,824	\$0	\$2,412,824
VL9	2028-29	\$208,822,440	\$20,000,000	\$188,822,440	\$1.170	\$2,443,223	\$234,000	\$2,209,223	\$0	\$2,209,223
VL10	2029-30	\$191,420,570	\$20,000,000	\$171,420,570	\$1.170	\$2,239,621	\$234,000	\$2,005,621	\$0	\$2,005,621
VP1	2030-31	\$174,018,700	\$174,018,700	\$0	\$1.170	\$2,036,019	\$2,036,019	\$0	\$0	\$0
VP2	2031-32	\$156,616,830	\$156,616,830	\$0	\$1.170	\$1,832,417	\$1,832,417	\$0	\$0	\$0
VP3	2032-33	\$139,214,960	\$139,214,960	\$0	\$1.170	\$1,628,815	\$1,628,815	\$0	\$0	\$0
VP4	2033-34	\$121,813,090	\$121,813,090	\$0	\$1.170	\$1,425,213	\$1,425,213	\$0	\$0	\$0
VP5	2034-35	\$104,411,220	\$104,411,220	\$0	\$1.170	\$1,221,611	\$1,221,611	\$0	\$0	\$0
						<b>\$39,702,366</b>	<b>\$10,484,075</b>	<b>\$29,218,291</b>	<b>-\$4,618,030</b>	<b>\$24,600,261</b>

QTP=	Qualifying Time Period
VL=	Value Limitation
VP=	Viable Presence

# Attachment E

## Taxable Value of Property


**Taxes**

Property Tax Assistance

**2017 ISD Summary Worksheet****138/Knox****138-904/Benjamin ISD**

<b>Category</b>	<b>Local Tax Roll Value</b>	<b>2017 WTD Mean Ratio</b>	<b>2017 PTAD Value Estimate</b>	<b>2017 Value Assigned</b>
<b>A. Single-Family Residences</b>	3,209,440	.8871	3,617,901	3,209,440
<b>B. Multi-Family Residences</b>	0	N/A	0	0
<b>C1. Vacant Lots</b>	352,530	N/A	352,530	352,530
<b>C2. Colonia Lots</b>	0	N/A	0	0
<b>D1. Rural Real(Taxable)</b>	16,222,550	1.0572	15,344,709	16,222,550
<b>D2. Real Prop Farm &amp; Ranch</b>	422,270	N/A	422,270	422,270
<b>E. Real Prop NonQual Acres</b>	3,583,510	.8282	4,326,865	3,583,510
<b>F1. Commercial Real</b>	503,210	N/A	503,210	503,210
<b>F2. Industrial Real</b>	9,491,910	N/A	9,491,910	9,491,910
<b>G. Oil, Gas, Minerals</b>	1,510,770	N/A	1,510,770	1,510,770
<b>J. Utilities</b>	28,807,370	.9756	29,527,850	28,807,370
<b>L1. Commercial Personal</b>	127,240	N/A	127,240	127,240
<b>L2. Industrial Personal</b>	800,260	N/A	800,260	800,260
<b>M. Other Personal</b>	0	N/A	0	0

<b>N. Intangible Personal Prop</b>	0	N/A	0	0
<b>O. Residential Inventory</b>	0	N/A	0	0
<b>S. Special Inventory</b>	0	N/A	0	0
<b>Subtotal</b>	65,031,060		66,025,515	65,031,060
<b>Less Total Deductions</b>	2,261,992		2,460,656	2,261,992
<b>Total Taxable Value</b>	62,769,068		63,564,859	62,769,068 T2

The taxable values shown here will not match the values reported by your appraisal district

See the ISD DEDUCTION Report for a breakdown of deduction values

Government code subsections 403.302 (J) AND (K) require the Comptroller to certify alternative measures of school district wealth. These measures are reported for taxable values for maintenance and operation (M&O) tax purposes and for interest and sinking fund (I&S) tax purposes. For districts that have not entered into value limitation agreements, T1 through T4 will be the same as T7 through T10.

### Value Taxable For M&O Purposes

<b>T1</b>	<b>T2</b>	<b>T3</b>	<b>T4</b>
63,348,128	62,769,068	63,348,128	62,769,068

<b>Loss To the Additional \$10,000 Homestead Exemption</b>	<b>50% of the loss to the Local Optional Percentage Homestead Exemption</b>
579,060	0

T1 = School district taxable value for M&O purposes before the loss to the additional \$10,000 homestead exemption

T2 = School district taxable value for M&O purposes after the loss to the additional \$10,000 homestead exemption and the tax ceiling reduction

T3 = T1 minus 50% of the loss to the local optional percentage homestead exemption

T4 = T2 minus 50% of the loss to the local optional percentage homestead exemption

**Value Taxable For I&S Purposes**

<b>T7</b>	<b>T8</b>	<b>T9</b>	<b>T10</b>
63,348,128	62,769,068	63,348,128	62,769,068

T7 = School district taxable value for I&S purposes before the loss to the additional \$10,000 homestead exemption

T8 = School district taxable value for I&S purposes after the loss to the additional \$10,000 homestead exemption and the tax ceiling reduction

T9 = T7 minus 50% of the loss to the local optional percentage homestead exemption

T10 = T8 minus 50% of the loss to the local optional percentage homestead exemption

The PVS found your local value to be valid, and local value was certified

# Attachment F

## TEA's Facilities Value

Attachment G

Participation Agreement

**AGREEMENT FOR LIMITATION ON APPRAISED VALUE  
OF PROPERTY FOR SCHOOL DISTRICT  
MAINTENANCE AND OPERATIONS TAXES**

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by and between

**BENJAMIN INDEPENDENT SCHOOL DISTRICT**

and

**TG EAST WIND PROJECT LLC**

*(Texas Taxpayer ID #32065148002)*

Comptroller Application # 1274

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Dated

February 11, 2019

**AGREEMENT FOR LIMITATION ON APPRAISED VALUE OF PROPERTY FOR  
SCHOOL DISTRICT MAINTENANCE AND OPERATIONS TAXES**

*STATE OF TEXAS*  
*COUNTY OF KNOX*

§  
§

THIS AGREEMENT FOR LIMITATION ON APPRAISED VALUE OF PROPERTY FOR SCHOOL DISTRICT MAINTENANCE AND OPERATIONS TAXES, hereinafter referred to as this “Agreement,” is executed and delivered by and between the **BENJAMIN INDEPENDENT SCHOOL DISTRICT**, hereinafter referred to as the “District,” a lawfully created independent school district within the State of Texas operating under and subject to the TEXAS EDUCATION CODE, and **TG EAST WIND PROJECT LLC**, Texas Taxpayer Identification Number 32065148002, hereinafter referred to as the “Applicant.” The Applicant and the District are hereinafter sometimes referred to individually as a “Party” and collectively as the “Parties.”

**RECITALS**

**WHEREAS**, on June 11, 2018, the Superintendent of Schools of the Benjamin Independent School District, acting as agent of the Board of Trustees of the District, received from the Applicant an Application for Appraised Value Limitation on Qualified Property, pursuant to Chapter 313 of the TEXAS TAX CODE;

**WHEREAS**, on June 11, 2018, the Board of Trustees has acknowledged receipt of the Application, and along with the requisite application fee as established pursuant to Section 313.025(a) of the TEXAS TAX CODE and Local District Policy CCG (Local), and agreed to consider the Application;

**WHEREAS**, the Application was delivered to the Texas Comptroller’s Office for review pursuant to Section 313.025 of the TEXAS TAX CODE;

**WHEREAS**, the District and the Texas Comptroller’s Office have determined that the Application is complete and October 16, 2018 is the Application Review Start Date as that term is defined by 34 TEXAS ADMIN. CODE Section 9.1051;

**WHEREAS**, pursuant to 34 TEXAS ADMIN. CODE Section 9.1054, the Application was delivered to the Knox County Appraisal District established in Knox County, Texas (the “Knox County Appraisal District”), pursuant to Section 6.01 of the TEXAS TAX CODE;

**WHEREAS**, the Texas Comptroller’s Office reviewed the Application pursuant to Section 313.025 of the TEXAS TAX CODE, conducted an economic impact evaluation pursuant to Section 313.026 of the TEXAS TAX CODE, and on January 11, 2019, issued a certificate for limitation on appraised value of the property described in the Application and provided the certificate to the District;

**WHEREAS**, the Board of Trustees has reviewed and carefully considered the economic impact evaluation and certificate for limitation on appraised value submitted by the Texas Comptroller's Office pursuant to Section 313.025 of the TEXAS TAX CODE;

**WHEREAS**, on February 11, 2019, the Board of Trustees conducted a public hearing on the Application at which it solicited input into its deliberations on the Application from all interested parties within the District;

**WHEREAS**, on February 11, 2019, the Board of Trustees made factual findings pursuant to Section 313.025(f) of the TEXAS TAX CODE, including, but not limited to findings that: (i) the information in the Application is true and correct; (ii) the Applicant is eligible for the limitation on appraised value of the Applicant's Qualified Property; (iii) the project proposed by the Applicant is reasonably likely to generate tax revenue in an amount sufficient to offset the District's maintenance and operations ad valorem tax revenue lost as a result of the Agreement before the 25th anniversary of the beginning of the limitation period; (iv) the limitation on appraised value is a determining factor in the Applicant's decision to invest capital and construct the project in this State; and (v) this Agreement is in the best interest of the District and the State of Texas;

**WHEREAS**, on February 11, 2019, pursuant to the provisions of 313.025(f-1) of the TEXAS TAX CODE, the Board of Trustees waived the job creation requirement set forth in Section 313.051(b) of the TEXAS TAX CODE;

**WHEREAS**, on February 7, 2019, the Texas Comptroller's Office approved the form of this Agreement for a Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes; and

**WHEREAS**, on February 11, 2019, the Board of Trustees approved the form of this Agreement for a Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes, and authorized the Board President and Secretary, or in the event the Board President and Secretary are unavailable or have disclosed a conflict of interest, the Board of Trustees has authorized the Board Vice President to execute and deliver such Agreement to the Applicant.

**NOW, THEREFORE**, for and in consideration of the premises and the mutual covenants and agreements herein contained, the Parties agree as follows:

## **ARTICLE I** **DEFINITIONS**

**Section 1.1. DEFINITIONS.** Wherever used in this Agreement, the following terms shall have the following meanings, unless the context in which used clearly indicates another meaning. Words or terms defined in 34 TEXAS ADMIN. CODE Section 9.1051 and not defined in this Agreement shall have the meanings provided by 34 TEXAS ADMIN. CODE Section 9.1051.

“*Act*” means the Texas Economic Development Act set forth in Chapter 313 of the TEXAS TAX CODE, as amended.

“Agreement” means this Agreement, as the same may be modified, amended, restated, amended and restated, or supplemented as approved pursuant to Sections 10.2 and 10.3.

“Applicant” means TG East Wind Project LLC, (Texas Taxpayer ID #32065148002) the entity listed in the Preamble of this Agreement and that is listed as the Applicant on the Application as of the Application Approval Date. The term “Applicant” shall also include the Applicant’s assigns and successors-in-interest as approved according to Sections 10.2 and 10.3 of this Agreement.

“Applicant’s Qualified Investment” means the Qualified Investment of the Applicant during the Qualifying Time Period and as more fully described in **EXHIBIT 3** of this Agreement.

“Applicant’s Qualified Property” means the Qualified Property of the Applicant to which the value limitation identified in the Agreement will apply and as more fully described in **EXHIBIT 4** of this Agreement.

“Application” means the Application for Appraised Value Limitation on Qualified Property (Chapter 313, Subchapter B or C of the TEXAS TAX CODE) filed with the District by the Applicant on June 11, 2018. The term includes all forms required by the Comptroller, the schedules attached thereto, and all other documentation submitted by the Applicant for the purpose of obtaining an Agreement with the District. The term also includes all amendments and supplements thereto submitted by the Applicant.

“Application Approval Date” means the date that the Application is approved by the Board of Trustees of the District and as further identified in Section 2.3.B of this Agreement.

“Application Review Start Date” means the later date of either the date on which the District issues its written notice that the Applicant has submitted a completed Application or the date on which the Comptroller issues its written notice that the Applicant has submitted a completed Application and as further identified in Section 2.3.A of this Agreement.

“Appraised Value” shall have the meaning assigned to such term in Section 1.04(8) of the TEXAS TAX CODE.

“Appraisal District” means the Knox County Appraisal District.

“Board of Trustees” means the Board of Trustees of the Benjamin Independent School District.

“Commercial Operation” means the date on which the project becomes commercially operational, has installed or constructed Qualified Property on the Land having a value that equals or exceeds \$20,000,000, and is able to generate electricity and is connected to the grid with an interconnection agreement.

“Comptroller” means the Texas Comptroller of Public Accounts, or the designated representative of the Texas Comptroller of Public Accounts acting on behalf of the Comptroller.

“Comptroller’s Rules” means the applicable rules and regulations of the Comptroller set forth in Chapter 34 TEXAS ADMIN. CODE Chapter 9, Subchapter F, together with any court or administrative decisions interpreting same.

“County” means Knox County, Texas.

“District” or “School District” means the Benjamin Independent School District, being a duly authorized and operating school district in the State, having the power to levy, assess, and collect ad valorem taxes within its boundaries and to which Subchapter C of the Act applies. The term also includes any successor independent school district or other successor governmental authority having the power to levy and collect ad valorem taxes for school purposes on the Applicant’s Qualified Property or the Applicant’s Qualified Investment.

“Final Termination Date” means the last date of the final year in which the Applicant is required to Maintain Viable Presence and as further identified in Section 2.3.E of this Agreement.

“Force Majeure” means those causes generally recognized under Texas law as constituting impossible conditions. Each Party must inform the other in writing with proof of receipt within sixty (60) business days of the existence of such Force Majeure or otherwise waive this right as a defense.

“Land” means the real property described on **EXHIBIT 2**, which is attached hereto and incorporated herein by reference for all purposes.

“Maintain Viable Presence” means (i) the operation during the term of this Agreement of the facility or facilities for which the tax limitation is granted; and (ii) the Applicant’s maintenance of jobs and wages as required by the Act and as set forth in its Application.

“Market Value” shall have the meaning assigned to such term in Section 1.04(7) of the TEXAS TAX CODE.

“New Qualifying Jobs” means the total number of jobs to be created by the Applicant after the Application Approval Date in connection with the project that is the subject of its Application that meet the criteria of Qualifying Job as defined in Section 313.021(3) of the TEXAS TAX CODE and the Comptroller’s Rules.

“New Non-Qualifying Jobs” means the number of Non-Qualifying Jobs, as defined in 34 TEXAS ADMIN. CODE Section 9.1051(14), to be created by the Applicant after the Application Approval Date in connection with the project which is the subject of its Application.

“Qualified Investment” has the meaning set forth in Section 313.021(1) of the TEXAS TAX CODE, as interpreted by the Comptroller’s Rules.

“Qualified Property” has the meaning set forth in Section 313.021(2) of the TEXAS TAX CODE and as interpreted by the Comptroller’s Rules and the Texas Attorney General, as these provisions existed on the Application Review Start Date.

“Qualifying Time Period” means the period defined in Section 2.3.C, during which the Applicant shall make investment on the Land where the Qualified Property is located in the amount required by the Act, the Comptroller’s Rules, and this Agreement.

“State” means the State of Texas.

“Supplemental Payment” means any payments or transfers of things of value made to the District or to any person or persons in any form if such payment or transfer of thing of value being provided is in recognition of, anticipation of, or consideration for the Agreement and that is not authorized pursuant to Sections 313.027(f)(1) or (2) of the TEXAS TAX CODE, and specifically includes any payments required pursuant to Article VI of this Agreement.

“Tax Limitation Amount” means the maximum amount which may be placed as the Appraised Value on the Applicant’s Qualified Property for maintenance and operations tax assessment in each Tax Year of the Tax Limitation Period of this Agreement pursuant to Section 313.054 of the TEXAS TAX CODE.

“Tax Limitation Period” means the Tax Years for which the Applicant’s Qualified Property is subject to the Tax Limitation Amount and as further identified in Section 2.3.D of this Agreement.

“Tax Year” shall have the meaning assigned to such term in Section 1.04(13) of the TEXAS TAX CODE (*i.e.*, the calendar year).

“Taxable Value” shall have the meaning assigned to such term in Section 1.04(10) of the TEXAS TAX CODE.

**Section 1.2. NEGOTIATED DEFINITIONS.** Wherever used in Articles IV, V, and VI, the following terms shall have the following meanings, unless the context in which used clearly indicates another meaning or otherwise; provided however, if there is a conflict between a term defined in this section and a term defined in the Act, the Comptroller’s Rules, or Section 1.1 of Agreement, the conflict shall be resolved by reference to Section 10.9.C.

“Applicable School Finance Law” means Chapters 41 and 42 of the TEXAS EDUCATION CODE, the Texas Economic Development Act (Chapter 313 of the TEXAS TAX CODE), Chapter 403, Subchapter M, of the TEXAS GOVERNMENT CODE applicable to District, and the Constitution and general laws of the State applicable to the school districts of the State for each and every year of this Agreement, including specifically, the applicable rules and regulations of the agencies of the State having jurisdiction over any matters relating to the public school systems and school districts of the State, and judicial decisions construing or interpreting any of the above. The term includes any and all amendments or successor statutes that may be adopted in the future that could impact or alter the calculation of Applicant’s ad valorem tax obligation to District, either with or without the limitation of property values made pursuant to this Agreement. For each year of this Agreement, the “Applicable School Finance Law” shall be interpreted to include all provisions made applicable for any calculations made for the specific year for which calculations are being made.

“Maintenance and Operations Revenue” means (i) those revenues which the District receives from the levy of its annual ad valorem maintenance and operations tax pursuant to Section 45.002 of the TEXAS EDUCATION CODE and Article VII § 3 of the TEXAS CONSTITUTION, plus (ii) all State revenues to which the District is or may be entitled under Chapter 42 of the TEXAS EDUCATION CODE or any other statutory provision as well as any amendment or successor statute to these provisions, plus (iii) any indemnity payments received by the District under other agreements similar to this Agreement to the extent that such payments are designed to replace the District’s Maintenance and Operations Revenue lost as a result of such similar agreements, minus (iv) any amounts necessary to reimburse the State of Texas or another school district for the education of additional students pursuant to Chapter 41 of the TEXAS EDUCATION CODE, in each case, as any of the items in clauses (i), (ii), and (iv) above may be amended by Applicable School Finance Law from time to time, and plus or minus, as applicable, any other revenues, payments or amounts received or required to be reimbursed by the District from State and local funding for maintenance and operations purposes under Applicable School Finance Law, such that Maintenance and Operations Revenue shall be the net amount of all such revenues, payments or other amounts which the District is entitled to receive and retain from State and local funding for maintenance and operations purposes under Applicable School Finance Law.

“M&O Amount” means the amount to be paid by Applicant to compensate District for loss of Maintenance and Operations Revenue resulting from, or on account of, this Agreement for each year starting in the year of the Application Review Start Date and ending on the Final Termination Date as set forth in Section 4.2 of this Agreement.

“New M&O Revenue” means the total State and local Maintenance and Operations Revenue that District actually received for such school year.

“Original M&O Revenue” means the total State and local Maintenance and Operations Revenue that District would have received for the Tax Year, under the Applicable School Finance Law had this Agreement not been entered into by the Parties and the Applicant’s Qualified Property been subject to the ad valorem maintenance & operations tax at the rate applicable for such Tax Year. For purposes of this calculation, the Third Party will base its calculations upon actual local Taxable Values for each applicable year as certified by the County Appraisal District for all other taxable accounts in the District, save and except for the Qualified Property subject to this Agreement, *plus* the total appraised value of the Qualified Property subject to this Agreement. In this calculation, the total appraised value of the Qualified Property subject to this Agreement will be used for the Qualified Property in lieu of the property’s maintenance and operations Taxable Value. For clarification, the maintenance and operations Taxable Value used by the District in calculating the taxes payable for interest and sinking fund taxation purposes on Applicant’s Qualified Property will be used for the Qualified Property in lieu of the property’s maintenance and operations Taxable Value.

**ARTICLE II**  
**AUTHORITY, PURPOSE AND LIMITATION AMOUNTS**

**Section 2.1. AUTHORITY.** This Agreement is executed by the District as its written agreement with the Applicant pursuant to the provisions and authority granted to the District in Section 313.027 of the TEXAS TAX CODE.

**Section 2.2. PURPOSE.** In consideration of the execution and subsequent performance of the terms and obligations by the Applicant pursuant to this Agreement, identified in Sections 2.5 and 2.6 as more fully specified in this Agreement, the value of the Applicant's Qualified Property listed and assessed by the County Appraiser for the District's maintenance and operation ad valorem property tax shall be the Tax Limitation Amount as set forth in Section 2.4 of this Agreement during the Tax Limitation Period.

**Section 2.3. TERM OF THE AGREEMENT.**

- A. The Application Review Start Date for this Agreement is October 16, 2018, which will be used to determine the eligibility of the Applicant's Qualified Property and all applicable wage standards.
- B. The Application Approval Date for this Agreement is February 11, 2019.
- C. The Qualifying Time Period for this Agreement:
  - i. Starts on February 11, 2019, the Application Approval Date; and
  - ii. Ends on December 31, 2021, the last day of the second complete Tax Year following the Qualifying Time Period start date.
- D. The Tax Limitation Period for this Agreement:
  - i. Starts on January 1, 2020, the first complete Tax Year that begins after the date of the commencement of Commercial Operation; and
  - ii. Ends on December 31, 2029.
- E. The Final Termination Date for this Agreement is December 31, 2034.
- F. This Agreement, and the obligations and responsibilities created by this Agreement, shall be and become effective on the Application Approval Date identified in Section 2.3.B. This Agreement, and the obligations and responsibilities created by this Agreement, terminate on the Final Termination Date identified in Section 2.3.E, unless extended by the express terms of this Agreement.

**Section 2.4. TAX LIMITATION.** So long as the Applicant makes the Qualified Investment as required by Section 2.5, during the Qualifying Time Period, and unless this Agreement has been terminated as provided herein before such Tax Year, on January 1 of each Tax Year of the Tax Limitation Period, the Appraised Value of the Applicant's Qualified Property for the District's maintenance and operations ad valorem tax purposes shall not exceed the lesser of:

- A. The Market Value of the Applicant's Qualified Property; or
- B. Twenty Million Dollars (\$20,000,000) based on Section 313.054 of the TEXAS TAX CODE.

This Tax Limitation Amount is based on the limitation amount for the category that applies to the District on the Application Approval Date, as set out by Section 313.052.

**Section 2.5. TAX LIMITATION ELIGIBILITY.** In order to be eligible and entitled to receive the value limitation identified in Section 2.4 for the Qualified Property identified in Article III, the Applicant shall:

- A. have completed the Applicant's Qualified Investment in the amount of \$20,000,000 during the Qualifying Time Period;
- B. have created and maintained, subject to the provisions of Section 313.0276 of the TEXAS TAX CODE, New Qualifying Jobs as required by the Act; and
- C. pay an average weekly wage of at least \$780 for all New Non-Qualifying Jobs created by the Applicant.

**Section 2.6. TAX LIMITATION OBLIGATIONS.** In order to receive and maintain the limitation authorized by Section 2.4, Applicant shall:

- A. provide payments to District sufficient to protect future District revenues through payment of revenue offsets and other mechanisms as more fully described in Article IV;
- B. provide payments to the District that protect the District from the payment of extraordinary education- related expenses related to the project, as more fully specified in Article V;
- C. provide such Supplemental Payments as more fully specified in Article VI;
- D. create and Maintain Viable Presence on or with the Qualified Property and perform additional obligations as more fully specified in Article VIII of this Agreement; and
- E. No additional conditions are identified in the certificate for a limitation on appraised value by the Comptroller for this project.

**ARTICLE III**  
**QUALIFIED PROPERTY**

**Section 3.1. LOCATION WITHIN ENTERPRISE OR REINVESTMENT ZONE.** At the time of the Application Approval Date, the Land is within an area designated either as an enterprise zone, pursuant to Chapter 2303 of the TEXAS GOVERNMENT CODE, or a reinvestment zone, pursuant to Chapter 311 or 312 of the TEXAS TAX CODE. The legal description, and information concerning the designation, of such zone is attached to this Agreement as **EXHIBIT 1** and is incorporated herein by reference for all purposes.

**Section 3.2. LOCATION OF QUALIFIED PROPERTY AND INVESTMENT.** The Land on which the Qualified Property shall be located and on which the Qualified Investment shall be made is described in **EXHIBIT 2**, which is attached hereto and incorporated herein by reference for all purposes. The Parties expressly agree that the boundaries of the Land may not be materially changed from its configuration described in **EXHIBIT 2** unless amended pursuant to the provisions of Section 10.2 of this Agreement.

**Section 3.3. DESCRIPTION OF QUALIFIED PROPERTY.** The Qualified Property that is subject to the Tax Limitation Amount is described in **EXHIBIT 4**, which is attached hereto and incorporated herein by reference for all purposes. Property which is not specifically described in **EXHIBIT 4** shall not be considered by the District or the Appraisal District to be part of the Applicant's Qualified Property for purposes of this Agreement, unless by official action the Board of Trustees provides that such other property is a part of the Applicant's Qualified Property for purposes of this Agreement in compliance with Section 313.027(e) of the TEXAS TAX CODE, the Comptroller's Rules, and Section 10.2 of this Agreement.

**Section 3.4. CURRENT INVENTORY OF QUALIFIED PROPERTY.** In addition to the requirements of Section 10.2 of this Agreement, if there is a material change in the Qualified Property described in **EXHIBIT 4**, then within 60 days from the date commercial operation begins, the Applicant shall provide to the District, the Comptroller, the Appraisal District or the State Auditor's Office a specific and detailed description of the tangible personal property, buildings, and/or permanent, nonremovable building components (including any affixed to or incorporated into real property) on the Land to which the value limitation applies including maps or surveys of sufficient detail and description to locate all such described property on the Land.

**Section 3.5. QUALIFYING USE.** The Applicant's Qualified Property described in Section 3.3 qualifies for a tax limitation agreement under Section 313.024(b)(5) property used for renewable energy electric generation.

**ARTICLE IV**  
**PROTECTION AGAINST LOSS OF FUTURE DISTRICT REVENUES**

**Section 4.1. INTENT OF THE PARTIES.** Subject only to the limitations contained in Section 7.1 of this Agreement, it is the intent of the Parties that the District shall, in accordance with the provisions

of Section 313.027(f)(1) of the TEXAS TAX CODE, be compensated by Applicant for any loss that District incurs in its Maintenance and Operations Revenue in each year of this Agreement for which this Agreement was, in any manner, a producing cause, resulting, at least in part because of or on account of, the execution of this Agreement. Such payments shall be independent of, and in addition to such other payments as set forth in Article V and Article VI in this Agreement. Subject only to the limitations contained in Section 7.1 of this Agreement, it is the intent of the Parties that the risk of any and all negative financial consequences to the District's total annual Maintenance and Operations Revenue, to which the execution of this Agreement contributed in any manner, will be borne solely by Applicant and not by District.

The Parties hereto expressly understand and agree that, for all years to which this Agreement may apply, the calculation of negative financial consequences will be defined for each applicable year in accordance with the Applicable School Finance Law, as defined in Section 1.2 above, and that such definition specifically contemplates that calculations made under this Agreement may well periodically change in accordance with changes made from time to time in the Applicable School Finance Law. The Parties further agree that the printouts and projections produced during the negotiations and approval of this Agreement are: (i) for illustrative purposes only, are not intended to be relied upon, and have not been relied upon by the Parties as a prediction of future consequences to either Party to the Agreement; (ii) are based upon Applicable School Finance Law, which is subject to change by statute, by administrative regulation, or by judicial decision at any time; and (iii) may change in future years to reflect changes in the Applicable School Finance Law.

**Section 4.2. CALCULATING THE AMOUNT OF LOSS OF REVENUES BY THE DISTRICT.**

Subject only to the provisions of Section 7.1 of this Agreement, the amount to be paid by Applicant to compensate District for loss of Maintenance and Operations Revenue resulting from, or on account of, this Agreement for each year starting in the year of the Application Review Start Date and ending on the Final Termination Date, the "M&O Amount" shall be determined in compliance with the Applicable School Finance Law in effect for such year and according to the following formula:

- A. Notwithstanding any other provision in this Agreement, the M&O Amount owed by Applicant to District means the Original M&O Revenue *minus* the New M&O Revenue.
- B. In making the calculations required by this Section 4.2 of this Agreement:
  - i. The Taxable Value of property for each school year will be determined under the Applicable School Finance Law as that law exists for each year for which the calculation is made.
  - ii. For purposes of this calculation, the tax collection rate on the Applicant's Qualified Property will be presumed to be one hundred percent (100%).
  - iii. If, for any year of this Agreement, the difference between the Original M&O Revenue and the New M&O Revenue, as calculated under this Section 4.2 of this Agreement, results in a negative number, the negative number will be considered to be zero.

- iv. For all calculations made for years during the Tax Limitation Period under Section 4.2 of this Agreement, Subsection ii of this subsection will reflect the Tax Limitation Amount for such year

**Section 4.3. CALCULATIONS TO BE MADE BY THIRD PARTY.** All calculations under this Agreement shall be made annually by an independent third party (the “Third Party”) approved each year by the District.

**Section 4.4. DATA USED FOR CALCULATIONS.** The calculations for payments under this Agreement shall be initially based upon the valuations placed upon the Applicant’s Qualified Investment and/or the Applicant’s Qualified Property by the Appraisal District in its annual certified tax roll submitted to the District for each Tax Year pursuant to Texas Tax Code § 26.01 on or about July 25 of each year of this Agreement. Immediately upon receipt of the valuation information by the District, the District shall submit the valuation information to the Third Party selected under Section 4.3. The certified tax roll data shall form the basis of the calculation of any and all amounts due under this Agreement. All other data utilized by the Third Party to make the calculations contemplated by this Agreement shall be based upon the best available current estimates. The data utilized by the Third Party shall be adjusted from time to time by the Third Party to reflect actual amounts, subsequent adjustments by the Appraisal District to the District’s certified tax roll or any other changes in student counts, tax collections, or other data.

**Section 4.5. DELIVERY OF CALCULATIONS.** On or before November 1 of each year for which this Agreement is effective, the Third Party appointed pursuant to Section 4.3 of this Agreement shall forward to the Parties a certification containing the calculations required under Sections 4.2 and/or 4.3, Article VI, and/or Section 7.1 of this Agreement in sufficient detail to allow the Parties to understand the manner in which the calculations were made. The Third Party shall simultaneously submit his, her or its invoice for fees for services rendered to the Parties, if any fees are being claimed, which fee shall be the sole responsibility of the District, but subject to the provisions of Section 4.7, below. Upon reasonable prior notice, the employees and agents of the Applicant shall have access, at all reasonable times, to the Third Party’s calculations, records, and correspondence pertaining to the calculation and fee for the purpose of verification. The Third Party shall maintain supporting data consistent with generally accepted accounting practices, and the employees and agents of the Applicant shall have the right to reproduce and retain for purpose of audit, any of these documents. The Third Party shall preserve all documents pertaining to the calculation until the Final Termination Date of this Agreement. The Applicant shall not be liable for any of the Third Party’s costs resulting from an audit of the Third Party’s books, records, correspondence, or work papers pertaining to the calculations contemplated by this Agreement.

**Section 4.6. PAYMENT BY APPLICANT.** The Applicant shall pay any amount determined by the Third Party to be due and owing to the District under this Agreement on or before the January 31 next following the tax levy for each year for which this Agreement is effective. By such date, the Applicant shall also pay any amount billed by the Third Party, plus any reasonable and necessary legal expenses paid by the District to its attorneys, auditors, or financial consultants for the preparation and filing of any financial reports, disclosures, or other reimbursement applications filed with or sent to the State of Texas which are, or may be required under the terms or because of the execution of this Agreement. For no Tax Year during the term of this Agreement shall the Applicant be responsible for the payment

of an aggregate amount of fees and expenses under this Section 4.6 which exceeds Fifteen Thousand Dollars (\$15,000.00).

**Section 4.7. EFFECT OF PROPERTY VALUE APPEAL OR OTHER ADJUSTMENT.** If at the time the Third Party selected under Section 4.3 makes its calculations under this Agreement, the Applicant has appealed any matter relating to the valuations placed by the Appraisal District on the Applicant's Qualified Property, and/or the Applicant's Qualified Property and such appeal remains unresolved, the Third Party shall base its calculations upon the values placed upon the Applicant's Qualified Property and/or the Applicant's Qualified Property by the Appraisal District.

If as a result of an appeal or for any other reason, the Taxable Value of the Applicant's Qualified Investment and/or the Applicant's Qualified Property is changed, once the determination of the new Taxable Value becomes final, the Parties shall immediately notify the Third Party who shall immediately issue new calculations for the applicable year or years using the new Taxable Value. In the event the new calculations result in a change in any amount paid or payable by the Applicant under this Agreement, the Party from whom the adjustment is payable shall remit such amounts to the other Party within thirty (30) days of the receipt of the new calculations from the Third Party.

**Section 4.8. STATUTORY CHANGES AFFECTING M&O REVENUE.** Notwithstanding any other provision in this Agreement, but subject to the limitations contained in Section 7.1 of this Agreement, in the event that, by virtue of statutory changes to the Applicable School Finance Law, administrative interpretations by Comptroller, Commissioner of Education, or the Texas Education Agency, or for any other reason attributable to statutory change, District will receive less Maintenance and Operations Revenue, or, if applicable, will be required to increase its payment of funds to the State, because of its participation in this Agreement, Applicant shall make payments to District, up to the revenue protection amount limit set forth in Section 7.1, that are necessary to offset any negative impact on District's Maintenance and Operations Revenue, as a result of its participation in this Agreement. Such calculation shall take into account any adjustments to the amount calculated for the current fiscal year that should be made in order to reflect the actual impact on District.

**Section 4.9. REVENUE PROTECTION PAYMENT FOR FIRST YEAR OF LIMITATION.** The Parties agree that the amount calculated by the Third Party for the first year of the Tax Limitation Period will be paid to the District in four equal installments. Each installment payment is due on or before the January 31 next following the tax levy for each of the first four years of the Tax Limitation Period. All payments made by the Applicant to the District under this Section 4.9 will be independent of and in addition to any payments due in the future from the Applicant to the District under this Agreement.

## ARTICLE V

### PAYMENT OF EXTRAORDINARY EDUCATION-RELATED EXPENSES

**Section 5.1. EXTRAORDINARY EXPENSES.** In addition to the amounts determined pursuant to Section 4.2 of this Agreement above, Applicant on an annual basis shall also indemnify and reimburse District for the following: all non-reimbursed costs, certified by District's external auditor to have

been incurred by District for extraordinary education-related expenses related to the project that are not directly funded in state aid formulas, including expenses for the purchase of portable classrooms and the hiring of additional personnel to accommodate a temporary increase in student enrollment attributable to the project during any project construction year.

**ARTICLE VI**  
**SUPPLEMENTAL PAYMENTS**

**Section 6.1. INTENT OF PARTIES WITH RESPECT TO SUPPLEMENTAL PAYMENTS**

A. Amounts Exclusive of Indemnity Amounts. In addition to undertaking the responsibility for the payment of all of the amounts set forth under Articles IV and V, and as further consideration for the execution of this Agreement by the District, the Applicant shall also be responsible for the supplemental payments set forth in this Article VI, (the “Supplemental Payments”). The Applicant shall not be responsible to the District or to any other person or persons in any form for the payment or transfer of money or any other thing of value in recognition of, anticipation of, or consideration for this Agreement for limitation on appraised value made pursuant to Chapter 313, Texas Tax Code, unless it is explicitly set forth in this Agreement. It is the express intent of the Parties that the Applicant’s obligation to make Supplemental Payments under this Article VI is separate and independent of the obligation of the Applicant to pay the amounts described in Articles IV and V; provided, however, that all payments under Articles IV and V are subject to the limitations contained in Section 7.1, and that all payments under this Article IV are subject to the separate limitations contained in Section 6.2.

B. Adherence to Statutory Limits on Supplemental Payments. It is the express intent of the Parties that any Supplemental Payments made to or on behalf of the District by the Applicant under this Article VI shall not exceed the limit imposed by the provisions of Texas Tax Code §313.027(i), as such limit is allowed to be increased by the legislature for any future year of this Agreement.

**Section 6.2. SUPPLEMENTAL PAYMENT LIMITATION.** Notwithstanding the foregoing:

A. The total of the Supplemental Payments made pursuant to this Article shall: not exceed for any calendar year of this Agreement an amount equal to the greater of One Hundred Dollars (\$100.00) per student per year in average daily attendance, as defined by Section 42.005 of the TEXAS EDUCATION CODE, or Fifty Thousand Dollars (\$50,000.00) per year times the number of years beginning with the first complete or partial year of the Qualifying Time Period identified in Section 2.3.C and ending with the year for which the Supplemental Payment is being calculated minus all Supplemental Payments previously made by the Application;

B. Supplemental Payments may only be made during the period starting the first year of the Qualifying Time Period and ending December 31 of the third year following the end of the Tax Limitation Period;

C. The limitation in Section 6.2.A does not apply to amounts described by Section 313.027(f)(1)– (2) of the TEXAS TAX CODE as implemented in Articles IV and V of this Agreement; and

D. For purposes of this Agreement, the calculation of the limit of the annual Supplemental Payment shall be the greater of \$50,000 or \$100 multiplied by the District’s Average Daily Attendance as calculated pursuant to Section 42.005 of the TEXAS EDUCATION CODE, based upon the District’s Average Daily Attendance for the previous school year.

**Section 6.3. STIPULATED SUPPLEMENTAL PAYMENT AMOUNT - SUBJECT TO ANNUAL PAYMENT LIMIT.** The District shall receive Supplemental Payments on in the dates set forth on the following schedule.

TAX YEAR	PAYMENT DUE DATE	AMOUNT OF ANNUAL PAYMENT LIMIT
2019	July 31, 2019	\$50,000
2020	January 31, 2021	\$50,000
2021	January 31, 2022	\$50,000
2022	January 31, 2023	\$50,000
2023	January 31, 2024	\$50,000
2024	January 31, 2025	\$50,000
2025	January 31, 2026	\$50,000
2026	January 31, 2027	\$50,000
2027	January 31, 2028	\$50,000
2028	January 31, 2029	\$50,000
2029	January 31, 2030	\$50,000
2030	January 31, 2031	\$50,000
2031	January 31, 2032	\$50,000
2032	January 31, 2033	\$50,000

Applicant expressly agrees and warrants that Applicant will be obligated to have made Supplemental Payments to the District in an amount equal to Fifty Thousand Dollars (\$50,000) per year for each Tax Year of this Agreement beginning with tax year 2019 and ending on the date of the termination of this Agreement. In calculating any amount owed under this provision, Applicant shall be entitled to a credit for all payments made to the District under the chart set forth in the foregoing paragraph. Applicant’s payments under this Section 6.3 shall be due and owing to the District on or before thirty (30) days following the termination of this Agreement. The payment obligation for all Tax Years up to the point of termination shall survive the termination or the expiration dates of this Agreement. Failure to make such payments shall be treated as a Material Breach of the Agreement and be subject to the provisions of Article IX, below.

**Section 6.4. PROCEDURES FOR SUPPLEMENTAL PAYMENT CALCULATIONS.**

A. All calculations required by this Article shall be calculated by the Third Party selected pursuant to Section 4.3, above.

B. The calculations made by the Third Party shall be made at the same time and on the same schedule as the calculations made pursuant to Section 4.6, above.

C. The payment of all amounts due under this Article shall be made shall be paid on the same date established by Section 4.6 for such Tax Year.

**Section 6.5. DISTRICT'S OPTION TO DESIGNATE SUCCESSOR BENEFICIARY.** At any time during this Agreement, the District's Board of Trustees may, in its sole discretion, so long as such decision does not result in additional costs to the Applicant under this Agreement, direct that the Applicant's payment obligations under Article VI of this agreement be made to its educational foundation, or to a similar entity. The alternative entity may only use such funds received under this Article to support the educational mission of the District and its students. Any designation of an alternative entity must be made by recorded vote of the District's Board of Trustees at a properly posted public Board meeting. Any such designation will become effective after public vote and the delivery of notice of said vote to the Applicant in conformance with the provisions of Section 10.1, below. Such designation may be rescinded, with respect to future payments only, by action of the District's Board of Trustees at any time.

Any designation of a successor beneficiary under this Section shall not alter the Supplemental Payments calculated as described in Section 6.5, above.

## **ARTICLE VII**

### **ANNUAL LIMITATION OF PAYMENTS BY APPLICANT**

**Section 7.1. ANNUAL LIMITATION.** Notwithstanding anything contained in this Agreement to the contrary, and with respect to each Tax Year of the Tax Limitation Period beginning after the first Tax Year of the Tax Limitation Period, in no event shall (i) the sum of the maintenance and operations ad valorem taxes paid by the Applicant to the District for such Tax Year, plus the sum of all payments otherwise due from the Applicant to the District under Articles IV, V, and VI of this Agreement with respect to such Tax Year, exceed (ii) the amount of the maintenance and operations ad valorem taxes that the Applicant would have paid to the District for such Tax Year (determined by using the District's actual maintenance and operations tax rate for such Tax Year) if the Parties had not entered into this Agreement. The calculation and comparison of the amounts described in clauses (i) and (ii) of the preceding sentence shall be included in all calculations made pursuant to Article IV of this Agreement, and in the event the sum of the amounts described in said clause (i) exceeds the amount described in said clause (ii), then the payments otherwise due from the Applicant to the District under Articles IV, V, and VI shall be reduced until such excess is eliminated.

**Section 7.2. OPTION TO TERMINATE AGREEMENT.** In the event that any payment otherwise due from the Applicant to the District under Article IV, Article V, or Article VI of this Agreement with respect to a Tax Year is subject to reduction in accordance with the provisions of Section 7.1, then the Applicant shall have the option to terminate this Agreement. The Applicant may exercise such option to terminate this Agreement by notifying the District of its election in writing not later

than the July 31 of the year following the Tax Year with respect to which a reduction under Section 7.1 is applicable. Any termination of this Agreement under the foregoing provisions of this Section 7.2 shall be effective immediately prior to the second Tax Year next following the Tax Year in which the reduction giving rise to the option occurred.

**Section 7.3. EFFECT OF OPTIONAL TERMINATION.** Upon the exercise of the option to terminate pursuant to Section 7.2, this Agreement shall terminate and be of no further force or effect; provided, however, that:

A. the Parties respective rights and obligations under this Agreement with respect to the Tax Year or Tax Years (as the case may be) through and including the Tax Year during which such notification is delivered to the District, shall not be impaired or modified as a result of such termination and shall survive such termination unless and until satisfied and discharged; and

B. the provisions of this Agreement regarding payments (including liquidated damages and tax payments), records and dispute resolution shall survive the termination or expiration of this Agreement.

## **ARTICLE VIII**

### **ADDITIONAL OBLIGATIONS OF APPLICANT**

**Section 8.1. APPLICANT'S OBLIGATION TO MAINTAIN VIABLE PRESENCE.** In order to receive and maintain the limitation authorized by Section 2.4 in addition to the other obligations required by this Agreement, the Applicant shall Maintain Viable Presence in the District commencing at the start of the Tax Limitation Period through the Final Termination Date of this Agreement. Notwithstanding anything contained in this Agreement to the contrary, the Applicant shall not be in breach of, and shall not be subject to any liability for failure to Maintain Viable Presence to the extent such failure is caused by Force Majeure, provided the Applicant makes commercially reasonable efforts to remedy the cause of such Force Majeure.

**Section 8.2. REPORTS.** In order to receive and maintain the limitation authorized by Section 2.4 in addition to the other obligations required by this Agreement, the Applicant shall submit all reports required from time to time by the Comptroller, listed in 34 TEXAS ADMIN. CODE Section 9.1052 and as currently located on the Comptroller's website, including all data elements required by such form to the satisfaction of the Comptroller on the dates indicated on the form or the Comptroller's website and starting on the first such due date after the Application Approval Date.

**Section 8.3. COMPTROLLER'S REPORT ON CHAPTER 313 AGREEMENTS.** During the term of this Agreement, both Parties shall provide the Comptroller with all information reasonably necessary for the Comptroller to assess performance under this Agreement for the purpose of issuing the Comptroller's report, as required by Section 313.032 of the TEXAS TAX CODE.

**Section 8.4. DATA REQUESTS.** Upon the written request of the District, the State Auditor's Office, the Appraisal District, or the Comptroller during the term of this Agreement, the Applicant, the District

or any other entity on behalf of the District shall provide the requesting party with all information reasonably necessary for the requesting party to determine whether the Applicant is in compliance with its rights, obligations or responsibilities, including, but not limited to, any employment obligations which may arise under this Agreement.

**Section 8.5. SITE VISITS AND RECORD REVIEW.** The Applicant shall allow authorized employees of the District, the Comptroller, the Appraisal District, and the State Auditor's Office to have reasonable access to the Applicant's Qualified Property and business records from the Application Review Start Date through the Final Termination Date, in order to inspect the project to determine compliance with the terms hereof or as necessary to properly appraise the Taxable Value of the Applicant's Qualified Property.

A. All inspections will be made at a mutually agreeable time after the giving of not less than forty-eight (48) hours prior written notice and will be conducted in such a manner so as not to unreasonably interfere with either the construction or operation of the Applicant's Qualified Property.

B. All inspections may be accompanied by one or more representatives of the Applicant and shall be conducted in accordance with the Applicant's safety, security, and operational standards. Notwithstanding the foregoing, nothing contained in this Agreement shall require the Applicant to provide the District, the Comptroller, or the Appraisal District with any technical or business information that is proprietary, a trade secret, or is subject to a confidentiality agreement with any third party.

**Section 8.6. RIGHT TO AUDIT; SUPPORTING DOCUMENTS; AUTHORITY OF STATE AUDITOR.** By executing this Agreement, implementing the authority of, and accepting the benefits provided by Chapter 313 of the TEXAS TAX CODE, the Parties agree that this Agreement and their performance pursuant to its terms are subject to review and audit by the State Auditor as if they are parties to a State contract and subject to the provisions of Section 2262.154 of the TEXAS GOVERNMENT CODE and Section 313.010(a) of the TEXAS TAX CODE. The Parties further agree to comply with the following requirements:

A. The District and the Applicant shall maintain and retain supporting documents adequate to ensure that claims for the Tax Limitation Amount are in accordance with applicable Comptroller and State of Texas requirements. The Applicant and the District shall maintain all such documents and other records relating to this Agreement and the State's property for a period of four (4) years after the latest occurring date of:

- i. date of submission of the final payment;
- ii. Final Termination Date; or
- iii. date of resolution of all disputes or payment.

B. During the time period defined under Section 8.6.A, the District and the Applicant shall make available at reasonable times and upon reasonable notice, and for reasonable periods, all information related to this Agreement; the Applicant's Application; and the Applicant's Qualified

Property, Qualified Investment, New Qualifying Jobs, and wages paid for New Non-Qualifying Jobs such as work papers, reports, books, data, files, software, records, calculations, spreadsheets and other supporting documents pertaining to this Agreement, for purposes of inspecting, monitoring, auditing, or evaluating by the Comptroller, State Auditor's Office, State of Texas or their authorized representatives. The Applicant and the District shall cooperate with auditors and other authorized Comptroller and State of Texas representatives and shall provide them with prompt access to all of such property as requested by the Comptroller or the State of Texas. By example and not as an exclusion to other breaches or failures, the Applicant's or the District's failure to comply with this Section shall constitute a Material Breach of this Agreement.

C. In addition to and without limitation on the other audit provisions of this Agreement, the acceptance of tax benefits or funds by the Applicant or the District or any other entity or person directly under this Agreement acts as acceptance of the authority of the State Auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. Under the direction of the legislative audit committee, the Applicant or the District or other entity that is the subject of an audit or investigation by the State Auditor must provide the State Auditor with access to any information the State Auditor considers relevant to the investigation or audit. The Parties agree that this Agreement shall for its duration be subject to all rules and procedures of the State Auditor acting under the direction of the legislative audit committee.

D. The Applicant shall include the requirements of this Section 8.6 in its subcontract with any entity whose employees or subcontractors are subject to wage requirements under the Act, the Comptroller's Rules, or this Agreement, or any entity whose employees or subcontractors are included in the Applicant's compliance with job creation or wage standard requirement of the Act, the Comptroller's Rules, or this Agreement.

**Section 8.7. FALSE STATEMENTS; BREACH OF REPRESENTATIONS.** The Parties acknowledge that this Agreement has been negotiated, and is being executed, in reliance upon the information contained in the Application, and any supplements or amendments thereto, without which the Comptroller would not have approved this Agreement and the District would not have executed this Agreement. By signature to this Agreement, the Applicant:

A. represents and warrants that all information, facts, and representations contained in the Application are true and correct to the best of its knowledge;

B. agrees and acknowledges that the Application and all related attachments and schedules are included by reference in this Agreement as if fully set forth herein; and

C. acknowledges that if the Applicant submitted its Application with a false statement, signs this Agreement with a false statement, or submits a report with a false statement, or it is subsequently determined that the Applicant has violated any of the representations, warranties, guarantees, certifications, or affirmations included in the Application or this Agreement, the Applicant shall have materially breached this Agreement and the Agreement shall be invalid and void except for the enforcement of the provisions required by Section 9.2 of this Agreement.

**ARTICLE IX**  
**MATERIAL BREACH OR EARLY TERMINATION**

**Section 9.1. EVENTS CONSTITUTING MATERIAL BREACH OF AGREEMENT.** The Applicant shall be in Material Breach of this Agreement if it commits one or more of the following acts or omissions (each a “Material Breach”):

A. The Application, any Application Supplement, or any Application Amendment on which this Agreement is approved is determined to be inaccurate as to any material representation, information, or fact or is not complete as to any material fact or representation or such application;

B. The Applicant failed to complete Qualified Investment as required by Section 2.5.A. of this Agreement during the Qualifying Time Period;

C. The Applicant failed to create and maintain the number of New Qualifying Jobs required by the Act;

D. The Applicant failed to create and maintain the number of New Qualifying Jobs specified in Schedule C of the Application;

E. The Applicant failed to pay at least the average weekly wage of all jobs in the county in which the jobs are located for all New Non-Qualifying Jobs created by the Applicant;

F. The Applicant failed to provide payments to the District sufficient to protect future District revenues through payment of revenue offsets and other mechanisms as more fully described in Article IV of this Agreement;

G. The Applicant failed to provide the payments to the District that protect the District from the payment of extraordinary education-related expenses related to the project to the extent and in the amounts that the Applicant agreed to provide such payments in Article V of this Agreement;

H. The Applicant failed to provide the Supplemental Payments to the extent and in the amounts that the Applicant agreed to provide such Supplemental Payments in Article VI of this Agreement;

I. The Applicant failed to create and Maintain Viable Presence on or with the Qualified Property as more fully specified in Article VIII of this Agreement;

J. The Applicant failed to submit the reports required to be submitted by Section 8.2 to the satisfaction of the Comptroller;

K. The Applicant failed to provide the District or the Comptroller with all information reasonably necessary for the District or the Comptroller to determine whether the Applicant is in compliance with its obligations, including, but not limited to, any employment obligations which may arise under this Agreement;

L. The Applicant failed to allow authorized employees of the District, the Comptroller, the Appraisal District, or the State Auditor's Office to have access to the Applicant's Qualified Property or business records in order to inspect the project to determine compliance with the terms hereof or as necessary to properly appraise the Taxable Value of the Applicant's Qualified Property under Sections 8.5 and 8.6;

M. The Applicant failed to comply with a request by the State Auditor's office to review and audit the Applicant's compliance with this Agreement;

N. The Applicant has made any payments to the District or to any other person or persons in any form for the payment or transfer of money or any other thing of value in recognition of, anticipation of, or consideration for this Agreement for limitation on Appraised Value made pursuant to Chapter 313 of the TEXAS TAX CODE, in excess of the amounts set forth in Articles IV, V and VI of this Agreement; or

O. The Applicant failed to comply with the conditions included in the certificate for limitation issued by the Comptroller.

## **Section 9.2. DETERMINATION OF BREACH AND TERMINATION OF AGREEMENT.**

A. Prior to making a determination that the Applicant has failed to comply in any material respect with the terms of this Agreement or to meet any material obligation under this Agreement, the District shall provide the Applicant with a written notice of the facts which it believes have caused the breach of this Agreement, and if cure is possible, the cure proposed by the District. After receipt of the notice, the Applicant shall be given ninety (90) days to present any facts or arguments to the Board of Trustees showing that it is not in breach of its obligations under this Agreement, or that it has cured or undertaken to cure any such breach.

B. If the Board of Trustees is not satisfied with such response or that such breach has been cured, then the Board of Trustees shall, after reasonable notice to the Applicant, conduct a hearing called and held for the purpose of determining whether such breach has occurred and, if so, whether such breach has been cured. At any such hearing, the Applicant shall have the opportunity, together with their counsel, to be heard before the Board of Trustees. At the hearing, the Board of Trustees shall make findings as to:

- i. whether or not a breach of this Agreement has occurred;
- ii. whether or not such breach is a Material Breach;
- iii. the date such breach occurred, if any; and
- iv. whether or not any such breach has been cured.

C. In the event that the Board of Trustees determines that such a breach has occurred and has not been cured, it shall at that time determine:

- i. the amount of recapture taxes under Section 9.4.C (net of all credits under Section 9.4.C);
- ii. the amount of any penalty or interest under Section 9.4.E that are owed to the District; and
- iii. in the event of a finding of a Material Breach, whether to terminate this Agreement.

D. After making its determination regarding any alleged breach, the Board of Trustees shall cause the Applicant to be notified in writing of its determination (a “Determination of Breach and Notice of Contract Termination”) and provide a copy to the Comptroller.

### **Section 9.3. DISPUTE RESOLUTION.**

A. After receipt of notice of the Board of Trustees’ Determination of Breach and Notice of Contract Termination under Section 9.2, the Applicant shall have not greater than thirty (30) days in which either to tender payment or evidence of its efforts to cure, or to initiate mediation of the dispute by written notice to the District, in which case the District and the Applicant shall be required to make a good faith effort to resolve, without resort to litigation and within thirty (30) days after the Applicant initiates mediation, such dispute through mediation with a mutually agreeable mediator and at a mutually convenient time and place for the mediation. If the Parties are unable to agree on a mediator, a mediator shall be selected by the senior state district court judge then presiding in Knox County. The Parties agree to sign a document that provides the mediator and the mediation will be governed by the provisions of Chapter 154 of the TEXAS CIVIL PRACTICE AND REMEDIES CODE and such other rules as the mediator shall prescribe. With respect to such mediation, (i) the District shall bear one-half of such mediator’s fees and expenses and the Applicant shall bear one-half of such mediator’s fees and expenses and (ii) otherwise each Party shall bear all of its costs and expenses (including attorneys’ fees) incurred in connection with such mediation.

B. In the event that any mediation is not successful in resolving the dispute or that payment is not received within the time period described for mediation in Section 9.3.A, either the District or the Applicant may seek a judicial declaration of their respective rights and duties under this Agreement or otherwise, in a judicial proceeding in a state district court in Knox County, assert any rights or defenses, or seek any remedy in law or in equity, against the other Party with respect to any claim relating to any breach, default, or nonperformance of any contract, agreement or undertaking made by a Party pursuant to this Agreement.

C. If payments become due under this Agreement and are not received before the expiration of the 30 days provided for such payment in Section 9.3.A, and if the Applicant has not contested such payment calculations under the procedures set forth herein, including judicial proceedings, the District shall have the remedies for the collection of the amounts determined under Section 9.4 as are set forth in Chapter 33, Subchapters B and C, of the TEXAS TAX CODE for the collection of delinquent taxes. In the event that the District successfully prosecutes legal proceedings under this

section, the Applicant shall also be responsible for the payment of attorney's fees to the attorneys representing the District pursuant to Section 6.30 of the TEXAS TAX CODE and a tax lien shall attach to the Applicant's Qualified Property and the Applicant's Qualified Investment pursuant to Section 33.07 of the TEXAS TAX CODE to secure payment of such fees.

**Section 9.4. CONSEQUENCES OF EARLY TERMINATION OR OTHER BREACH BY APPLICANT.**

A. In the event that the Applicant terminates this Agreement without the consent of the District, except as provided in Section 7.2 of this Agreement, the Applicant shall pay to the District liquidated damages for such failure within thirty (30) days after receipt of the notice of breach.

B. In the event that the District determines that the Applicant has failed to comply in any material respect with the terms of this Agreement or to meet any material obligation under this Agreement, the Applicant shall pay to the District liquidated damages, as calculated by Section 9.4.C, prior to, and the District may terminate the Agreement effective on the later of: (i) the expiration of the (60) days provided for in Section 9.3.A, and (ii) thirty (30) days after any mediation and judicial proceedings initiated pursuant to Sections 9.3.A and 9.3.B are resolved in favor of the District.

C. The sum of liquidated damages due and payable shall be the sum total of the District ad valorem taxes for all of the Tax Years for which a tax limitation was granted pursuant to this Agreement prior to the year in which the default occurs that otherwise would have been due and payable by the Applicant to the District without the benefit of this Agreement, including penalty and interest, as calculated in accordance with Section 9.4.E. For purposes of this liquidated damages calculation, the Applicant shall be entitled to a credit for all payments made to the District pursuant to Articles IV, V, and VI. Upon payment of such liquidated damages, the Applicant's obligations under this Agreement shall be deemed fully satisfied, and such payment shall constitute the District's sole remedy.

D. In the event that the District determines that the Applicant has committed a Material Breach identified in Section 9.1, after the notice and mediation periods provided by Sections 9.2 and 9.3, then the District may, in addition to the payment of liquidated damages required pursuant to Section 9.4.C, terminate this Agreement.

E. In determining the amount of penalty or interest, or both, due in the event of a breach of this Agreement, the District shall first determine the base amount of recaptured taxes less all credits under Section 9.4.C owed for each Tax Year during the Tax Limitation Period. The District shall calculate penalty or interest for each Tax Year during the Tax Limitation Period in accordance with the methodology set forth in Chapter 33 of the TEXAS TAX CODE, as if the base amount calculated for such Tax Year less all credits under Section 9.4.C had become due and payable on February 1 of the calendar year following such Tax Year. Penalties on said amounts shall be calculated in accordance with the methodology set forth in Section 33.01(a) of the TEXAS TAX CODE, or its successor statute. Interest on said amounts shall be calculated in accordance with the methodology set forth in Section 33.01(c) of the TEXAS TAX CODE, or its successor statute.

**Section 9.5. LIMITATION OF OTHER DAMAGES.** Notwithstanding anything contained in this Agreement to the contrary, in the event of default or breach of this Agreement by the Applicant, the District's damages for such a default shall under no circumstances exceed the amounts calculated under Section 9.4. In addition, the District's sole right of equitable relief under this Agreement shall be its right to terminate this Agreement. The Parties further agree that the limitation of damages and remedies set forth in this Section 9.5 shall be the sole and exclusive remedies available to the District, whether at law or under principles of equity.

**Section 9.6. STATUTORY PENALTY FOR INADEQUATE QUALIFIED INVESTMENT.** Pursuant to Section 313.0275 of the TEXAS TAX CODE, in the event that the Applicant fails to make \$20,000,000 of Qualified Investment, in whole or in part, during the Qualifying Time Period, the Applicant is liable to the State for a penalty. The amount of the penalty is the amount determined by: (i) multiplying the maintenance and operations tax rate of the school district for that tax year that the penalty is due by (ii) the amount obtained after subtracting (a) the Tax Limitation Amount identified in Section 2.4.B from (b) the Market Value of the property identified on the Appraisal District's records for the Tax Year the penalty is due. This penalty shall be paid on or before February 1 of the year following the expiration of the Qualifying Time Period and is subject to the delinquent penalty provisions of Section 33.01 of the TEXAS TAX CODE. The Comptroller may grant a waiver of this penalty in the event of Force Majeure which prevents compliance with this provision.

**Section 9.7. REMEDY FOR FAILURE TO CREATE AND MAINTAIN REQUIRED NEW QUALIFYING JOBS.** Pursuant to Section 313.0276 of the TEXAS TAX CODE, for any full Tax Year that commences after the project has become operational, in the event that it has been determined that the Applicant has failed to meet the job creation or retention requirements defined in Sections 9.1.C, the Applicant shall not be deemed to be in Material Breach of this Agreement until such time as the Comptroller has made a determination to rescind this Agreement under Section 313.0276 of TEXAS TAX CODE, and that determination is final.

**Section 9.8. REMEDY FOR FAILURE TO CREATE AND MAINTAIN COMMITTED NEW QUALIFYING JOBS**

A. In the event that the Applicant fails to create and maintain the number of New Qualifying Jobs specified in Schedule C of the Application, an event constituting a Material Breach as defined in Section 9.1.D, the Applicant and the District may elect to remedy the Material Breach through a penalty payment.

B. Following the notice and mediation periods provided by Sections 9.2 and 9.3, the District may request the Applicant to make a payment to the State in an amount equal to: (i) multiplying the maintenance and operations tax rate of the school district for that Tax Year that the Material Breach occurs by (ii) the amount obtained after subtracting (a) the Tax Limitation Amount identified in Section 2.4.B from (b) the market value of the property identified on the Appraisal District's records for each tax year the Material Breach occurs.

C. In the event that there is no tax limitation in place for the tax year that the Material Breach occurs, the payment to the State shall be in an amount equal to: (i) multiplying the maintenance and operations tax rate of the School District for each tax year that the Material Breach occurs by (ii) the amount obtained after subtracting (a) the tax limitation amount identified in Section 2.4.B from (b) the Market Value of the property identified on the Appraisal District's records for the last Tax Year for which the Applicant received a tax limitation.

D. The penalty shall be paid no later than 30 days after the notice of breach and is subject to the delinquent penalty provisions of Section 33.01 of the TEXAS TAX CODE.

**ARTICLE X.**  
**MISCELLANEOUS PROVISIONS**

**Section 10.1. INFORMATION AND NOTICES.**

A. Unless otherwise expressly provided in this Agreement, all notices required or permitted hereunder shall be in writing and deemed sufficiently given for all purposes hereof if (i) delivered in person, by courier (*e.g.*, by Federal Express) or by registered or certified United States Mail to the Party to be notified, with receipt obtained, or (ii) sent by facsimile or email transmission, with notice of receipt obtained, in each case to the appropriate address or number as set forth below. Each notice shall be deemed effective on receipt by the addressee as aforesaid; provided that, notice received by facsimile or email transmission after 5:00 p.m. at the location of the addressee of such notice shall be deemed received on the first business day following the date of such electronic receipt.

B. Notices to the District shall be addressed to the District's Authorized Representative as follows:

Dr. Olivia Del Hierro Gloria  
Superintendent  
Benjamin Independent School District  
300 W. Hays St.  
Benjamin, TX 79505  
Phone: 940-459-2231  
Email: olivia.gloria@esc9.net

C. Notices to the Applicant shall be addressed to its Authorized Representative as follows:

Donald Curry  
President  
TG East Wind Project LLC  
3501 Washington Drive  
Frisco, TX 75034  
Phone: 212-3210617  
Email: don.curry@taaleri.com

or at such other address or to such other facsimile transmission number and to the attention of such other person as a Party may designate by written notice to the other.

D. A copy of any notice delivered to the Applicant shall also be delivered to any lender for which the Applicant has provided the District notice of collateral assignment information pursuant to Section 10.3.C, below.

## **Section 10.2. AMENDMENTS TO APPLICATION AND AGREEMENT; WAIVERS.**

A. This Agreement may not be modified or amended except by an instrument or instruments in writing signed by all of the Parties and after completing the requirements of Section 10.2.B. Waiver of any term, condition, or provision of this Agreement by any Party shall only be effective if in writing and shall not be construed as a waiver of any subsequent breach of, or failure to comply with, the same term, condition, or provision, or a waiver of any other term, condition, or provision of this Agreement.

B. By official action of the District's Board of Trustees, the Application and this Agreement may only be amended according to the following:

i. The Applicant shall submit to the District and the Comptroller:

a. a written request to amend the Application and this Agreement, which shall specify the changes the Applicant requests;

b. any changes to the information that was provided in the Application that was approved by the District and considered by the Comptroller;

c. and any additional information requested by the District or the Comptroller necessary to evaluate the amendment or modification;

ii. The Comptroller shall review the request and any additional information for compliance with the Act and the Comptroller's Rules and provide a revised Comptroller certificate for a limitation within 90 days of receiving the revised

Application and, if the request to amend the Application has not been approved by the Comptroller by the end of the 90-day period, the request is denied; and

iii. If the Comptroller has not denied the request, the District's Board of Trustees shall approve or disapprove the request before the expiration of 150 days after the request is filed.

C. Any amendment of the Application and this Agreement adding additional or replacement Qualified Property pursuant to this Section 10.2 of this Agreement shall:

i. require that all property added by amendment be eligible property as defined by Section 313.024 of the TEXAS TAX CODE; and

ii. clearly identify the property, investment, and employment information added by amendment from the property, investment, and employment information in the original Agreement.

D. The Application and this Agreement may not be amended to extend the value limitation time period beyond its ten-year statutory term.

E. The Comptroller determination made under Section 313.026(c)(2) of the TEXAS TAX CODE in the original certificate for a limitation satisfies the requirement of the Comptroller to make the same determination for any amendment of the Application and this Agreement, provided that the facts upon which the original determination was made have not changed.

### **Section 10.3. ASSIGNMENT.**

A. Any assignment of any rights, benefits, obligations, or interests of the Parties in this Agreement, other than an assignment purely for the benefit of creditors of the project, is considered an amendment to the Agreement and such Party may only assign such rights, benefits, obligations, or interests of this Agreement after complying with the provisions of Section 10.2 regarding amendments to the Agreement. Other than an assignment to a creditor, this Agreement may only be assigned to an entity that is eligible to apply for and execute an agreement for limitation on appraised value pursuant to the provisions of Chapter 313 of the TEXAS TAX CODE and the Comptroller's Rules.

B. In the event of a merger or consolidation of the District with another school district or other governmental authority, this Agreement shall be binding on the successor school district or other governmental authority.

C. In the event of an assignment to a creditor, the Applicant must notify the District and the Comptroller in writing no later than 30 days after the assignment. This Agreement shall be binding on the assignee.

**Section 10.4. MERGER.** This Agreement contains all of the terms and conditions of the understanding of the Parties relating to the subject matter hereof. All prior negotiations, discussions, correspondence, and preliminary understandings between the Parties and others relating hereto are superseded by this Agreement.

**Section 10.5. GOVERNING LAW.** This Agreement and the transactions contemplated hereby shall be governed by and interpreted in accordance with the laws of the State of Texas without giving effect to principles thereof relating to conflicts of law or rules that would direct the application of the laws of another jurisdiction. Venue in any legal proceeding shall be in a state district court in Knox County.

**Section 10.6. AUTHORITY TO EXECUTE AGREEMENT.** Each of the Parties represents and warrants that its undersigned representative has been expressly authorized to execute this Agreement for and on behalf of such Party.

**Section 10.7. SEVERABILITY.** If any term, provision or condition of this Agreement, or any application thereof, is held invalid, illegal, or unenforceable in any respect under any Law (as hereinafter defined), this Agreement shall be reformed to the extent necessary to conform, in each case consistent with the intention of the Parties, to such Law, and to the extent such term, provision, or condition cannot be so reformed, then such term, provision, or condition (or such invalid, illegal or unenforceable application thereof) shall be deemed deleted from (or prohibited under) this Agreement, as the case may be, and the validity, legality, and enforceability of the remaining terms, provisions, and conditions contained herein (and any other application such term, provision, or condition) shall not in any way be affected or impaired thereby. Upon such determination that any term or other provision is invalid, illegal, or incapable of being enforced, the Parties hereto shall negotiate in good faith to modify this Agreement in an acceptable manner so as to effect the original intent of the Parties as closely as possible so that the transactions contemplated hereby are fulfilled to the extent possible. As used in this Section 10.7, the term "Law" shall mean any applicable statute, law (including common law), ordinance, regulation, rule, ruling, order, writ, injunction, decree, or other official act of or by any federal, state or local government, governmental department, commission, board, bureau, agency, regulatory authority, instrumentality, or judicial or administrative body having jurisdiction over the matter or matters in question.

**Section 10.8. PAYMENT OF EXPENSES.** Except as otherwise expressly provided in this Agreement, or as covered by the application fee, each of the Parties shall pay its own costs and expenses relating to this Agreement, including, but not limited to, its costs and expenses of the negotiations leading up to this Agreement, and of its performance and compliance with this Agreement.

**Section 10.9. INTERPRETATION.**

A. When a reference is made in this Agreement to a Section, Article, or Exhibit, such reference shall be to a Section or Article of, or Exhibit to, this Agreement unless otherwise indicated. The headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

B. The words “include,” “includes,” and “including” when used in this Agreement shall be deemed in such case to be followed by the phrase, “but not limited to”. Words used in this Agreement, regardless of the number or gender specifically used, shall be deemed and construed to include any other number, singular or plural, and any other gender, masculine, feminine or neuter, as the context shall require.

C. The provisions of the Act and the Comptroller’s Rules are incorporated by reference as if fully set forth in this Agreement. In the event of a conflict, the conflict will be resolved by reference to the following order of precedence:

- i. The Act;
- ii. The Comptroller’s Rules as they exist at the time the Agreement is executed, except as allowed in the definition of Qualified Property in Section 1.1; and
- iii. This Agreement and its Attachments including the Application as incorporated by reference.

**Section 10.10. EXECUTION OF COUNTERPARTS.** This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and all of which, taken together, shall constitute but one and the same instrument, which may be sufficiently evidenced by one counterpart.

**Section 10.11. PUBLICATION OF DOCUMENTS.** The Parties acknowledge that the District is required to publish the Application and its required schedules, or any amendment thereto; all economic analyses of the proposed project submitted to the District; and the approved and executed copy of this Agreement or any amendment thereto, as follows:

A. Within seven (7) days of receipt of such document, the District shall submit a copy to the Comptroller for publication on the Comptroller’s Internet website;

B. The District shall provide on its website a link to the location of those documents posted on the Comptroller’s website; and

C. This Section does not require the publication of information that is confidential under Section 313.028 of the TEXAS TAX CODE.

**Section 10.12. CONTROL; OWNERSHIP; LEGAL PROCEEDINGS.** The Applicant shall immediately notify the District in writing of any actual or anticipated change in the control or ownership of the Applicant and of any legal or administrative investigations or proceedings initiated against the Applicant related to the project regardless of the jurisdiction from which such proceedings originate.

**Section 10.13. DUTY TO DISCLOSE.** If circumstances change or additional information is obtained regarding any of the representations and warranties made by the Applicant in the Application or this Agreement, or any other disclosure requirements, subsequent to the date of this Agreement, the Applicant's duty to disclose continues throughout the term of this Agreement.

**Section 10.14. CONFLICTS OF INTEREST.**

A. The District represents that, after diligent inquiry, each local public official or local government officer, as those terms are defined in Chapters 171 and 176 of the TEXAS LOCAL GOVERNMENT CODE, has disclosed any conflicts of interest in obtaining or performing this Agreement and related activities, appropriately recused from any decisions relating to this Agreement when a disclosure has been made, and the performance of this Agreement will not create any appearance of impropriety. The District represents that it, the District's local public officials or local government officer, as those terms are defined in Chapters 171 and 176 of the TEXAS LOCAL GOVERNMENT CODE, have not given, nor intend to give, at any time hereafter, any future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant, employee, or representative of the other Party or the State of Texas in connection with this Agreement.

B. The Applicant represents that, after diligent inquiry, each of its agents, as defined in Chapter 176 of the TEXAS LOCAL GOVERNMENT CODE, involved in the representation of the Applicant with the District has complied with the provisions of Chapter 176 of the TEXAS LOCAL GOVERNMENT CODE. The Applicant represents that it and its agents, as defined in Chapter 176 of the TEXAS LOCAL GOVERNMENT CODE, have not given, nor intend to give, at any time hereafter, any future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant, employee, or representative of the other Party or the State of Texas in connection with this Agreement.

C. The District and the Applicant each separately agree to notify the other Party and the Comptroller immediately upon learning of any conflicts of interest.

**Section 10.15. PROVISIONS SURVIVING EXPIRATION OR TERMINATION.**

Notwithstanding the expiration or termination (by agreement, breach, or operation of time) of this Agreement, the provisions of this Agreement regarding payments (including liquidated damages and tax payments), reports, records, and dispute resolution of the Agreement shall survive the termination or expiration dates of this Agreement until the following occurs:

- A. all payments, including liquidated damage and tax payments, have been made;
- B. all reports have been submitted;
- C. all records have been maintained in accordance with Section 8.6.A; and
- D. all disputes in controversy have been resolved.

**Section 10.16. FACSIMILE OR ELECTRONIC DELIVERY.**

A. This Agreement may be duly executed and delivered in person, by mail, or by facsimile or other electronic format (including portable document format (pdf) transmitted by e-mail). The executing Party must promptly deliver a complete, executed original or counterpart of this Agreement to the other executing Parties. This Agreement shall be binding on and enforceable against the executing Party whether or not it delivers such original or counterpart.

B. Delivery is deemed complete as follows:

- i. When delivered if delivered personally or sent by express courier service;
- ii. Three (3) business days after the date of mailing if sent by registered or certified U.S. mail, postage prepaid, with return receipt requested;
- iii. When transmitted if sent by facsimile, provided a confirmation of transmission is produced by the sending machine; or
- iv. When the recipient, by an e-mail sent to the e-mail address for the executing Parties acknowledges having received that e-mail (an automatic “read receipt” does not constitute acknowledgment of an e-mail for delivery purposes).

[ The signature page to this Agreement appears on the next page ]  
[ The remainder of this page is intentionally left blank ]

IN WITNESS WHEREOF, this Agreement has been executed by the Parties in multiple originals on this 11th day of February, 2019.

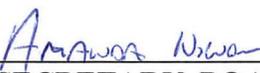
**TG EAST WIND PROJECT LLC**

By:   
Donald J. Curry  
President

**BENJAMIN INDEPENDENT SCHOOL DISTRICT**

By:   
**PRESIDENT, BOARD OF TRUSTEES**

**ATTEST:**

By:   
**SECRETARY, BOARD OF TRUSTEES**

**IN THE EVENT OF CONFLICT**

By: \_\_\_\_\_  
**VICE PRESIDENT, BOARD OF TRUSTEES**

## **EXHIBIT 1**

### **DESCRIPTION AND LOCATION OF ENTERPRISE OR REINVESTMENT ZONE**

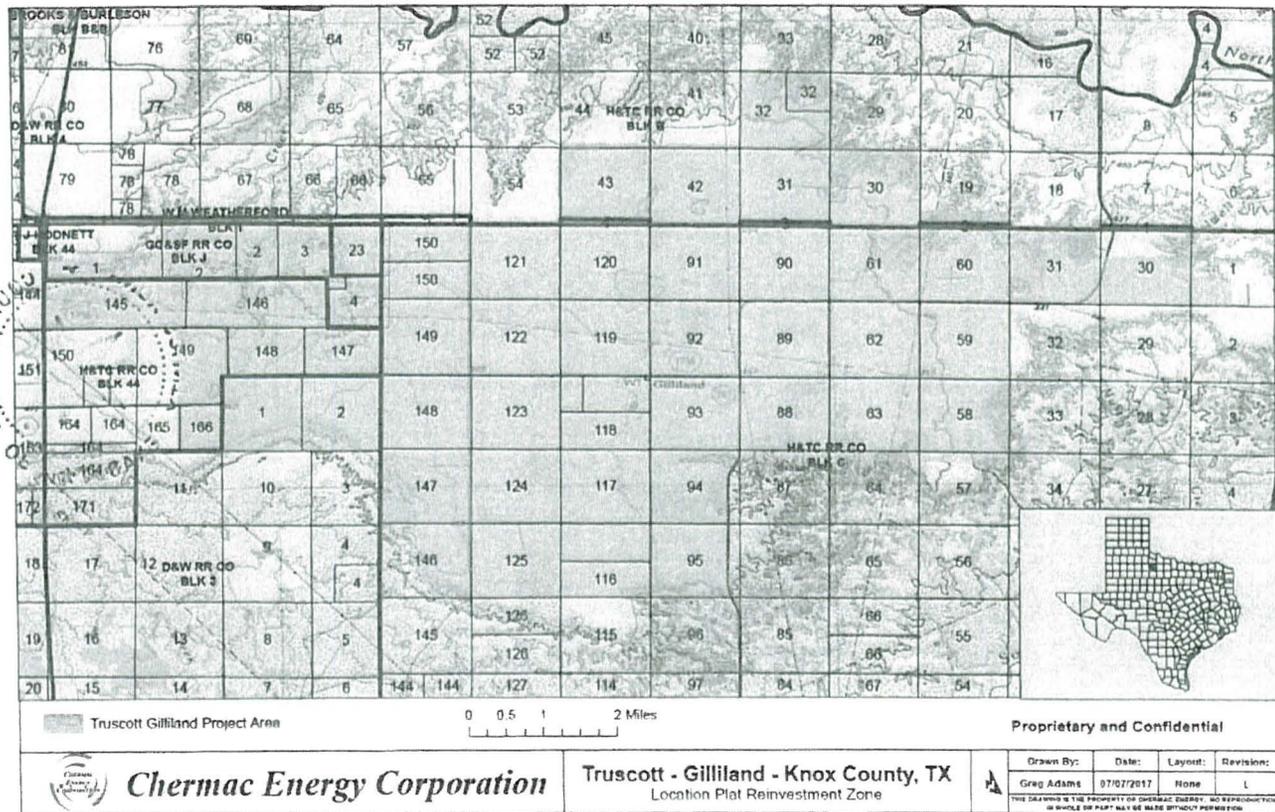
At the time of the Application Approval Date, pursuant to Chapter 312 of the Texas Tax Code, the Knox County Commissioner's Court designated the below tracts of land as the Knox-Gilliland Reinvestment Zone. A map of this Knox-Gilliland Reinvestment Zone is attached as the last page of this **EXHIBIT 1** following the legal description of the zone. All of the Applicant's Qualified Property and Applicant's Qualified Investment will be located within the boundaries of the Knox-Gilliland Reinvestment Zone.

**EXHIBIT A**  
LEGAL DESCRIPTION AND MAP OF  
KNOX-GILLILAND REINVESTMENT ZONE

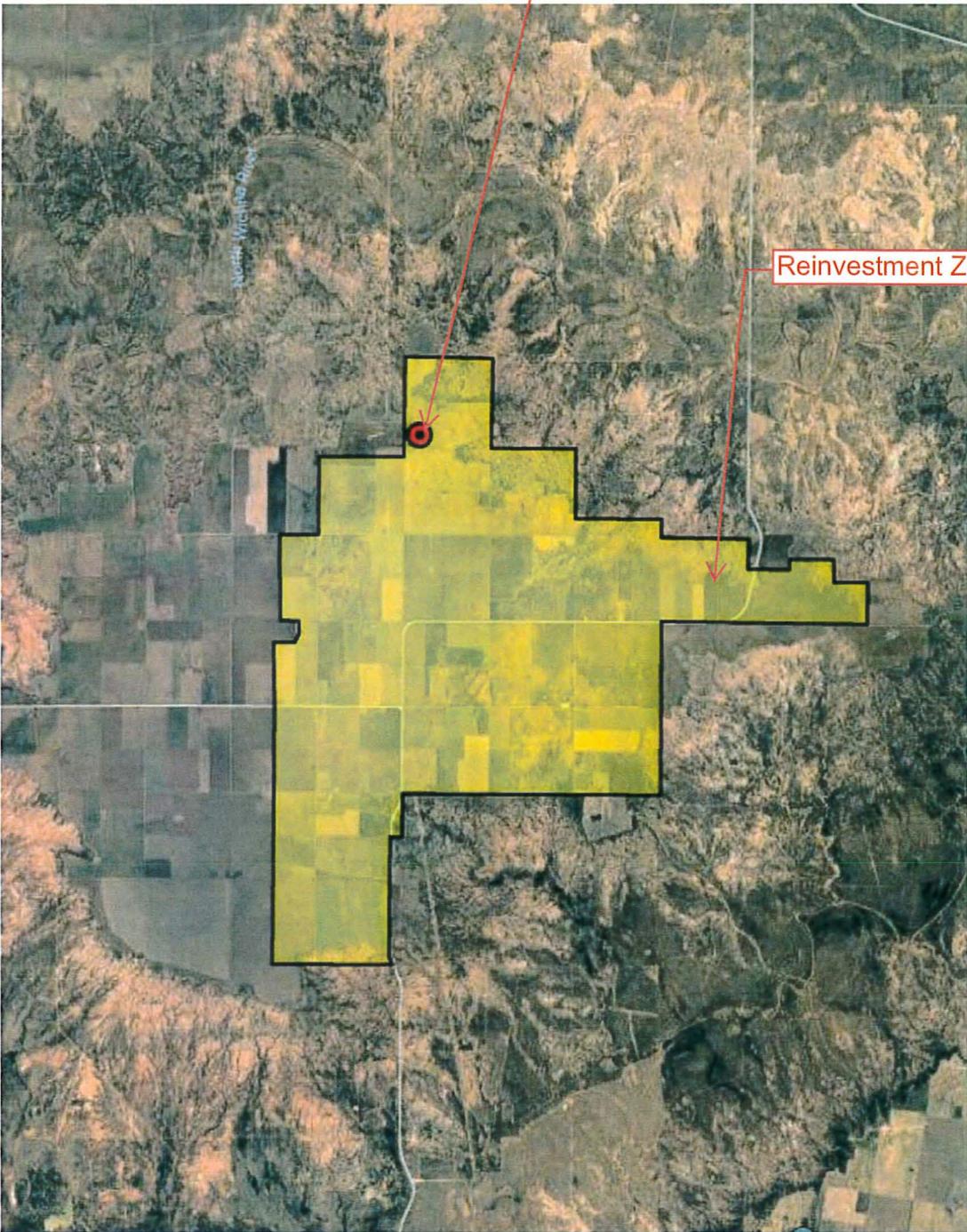
The Knox-Gilliland Reinvestment Zone is comprised of the following parcels located in Knox County, Texas. In the event of discrepancy between the following legal description and the attached map, the map shall control; provided however, the Knox-Gilliland Reinvestment Zone shall in no way be deemed to include any portion of any municipality.

**Legal Description:**

Twenty-six thousand four hundred (26,400) acres, more or less, all in Sections 19, 30, 31, 32, 42, 43 and 78 Blk B H&TC RR Co. Survey; Sections 1, 30, 31, 58, 59, 60, 61, 62, 63, 88, 89, 90, 91, 92, 93, 94, 95, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 146, 147, 148, 149, and 150 Blk C H&TC RR Co. Survey; Sections 1, 2, 3, 4, and 23 Blk J GC&SF RR Co. Survey; Sections 145, 146, 147, 149, and 166 Blk 44 H&TC RR Co. Survey; Sections 1 and 2 Blk 3 D&W RR Co. Survey, save and except any and all areas in the taxing jurisdiction of any municipality located therein, if any.



Temporary Met Tower



Reinvestment Zone

**EXHIBIT 2**

**DESCRIPTION AND LOCATION OF LAND**

The Land on which the Qualified Property shall be located and on which the Qualified Investment shall be made is described by the map attached to **Exhibit 1**.

### EXHIBIT 3

#### APPLICANT'S QUALIFIED INVESTMENT

Applicant's Qualified Investment shall be all tangible personal property first placed in service after February 11, 2019, that is owned by the Applicant, as more fully described in Tab #7 of the Application, and located within the boundaries of the Benjamin Independent School District and the reinvestment zone and project boundaries depicted on the map attached to **Exhibit 1**.

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

The intended qualified investment 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 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 ISO. Current plans are to install 68 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 11b shows the proposed project area with the anticipated improvement locations.

## EXHIBIT 4

### DESCRIPTION AND LOCATION OF QUALIFIED PROPERTY

This Agreement covers all qualified property within Benjamin ISD and the reinvestment zone and project boundaries depicted on the map attached to this **EXHIBIT 4** necessary for the commercial operations of the wind-powered electric generating facility.

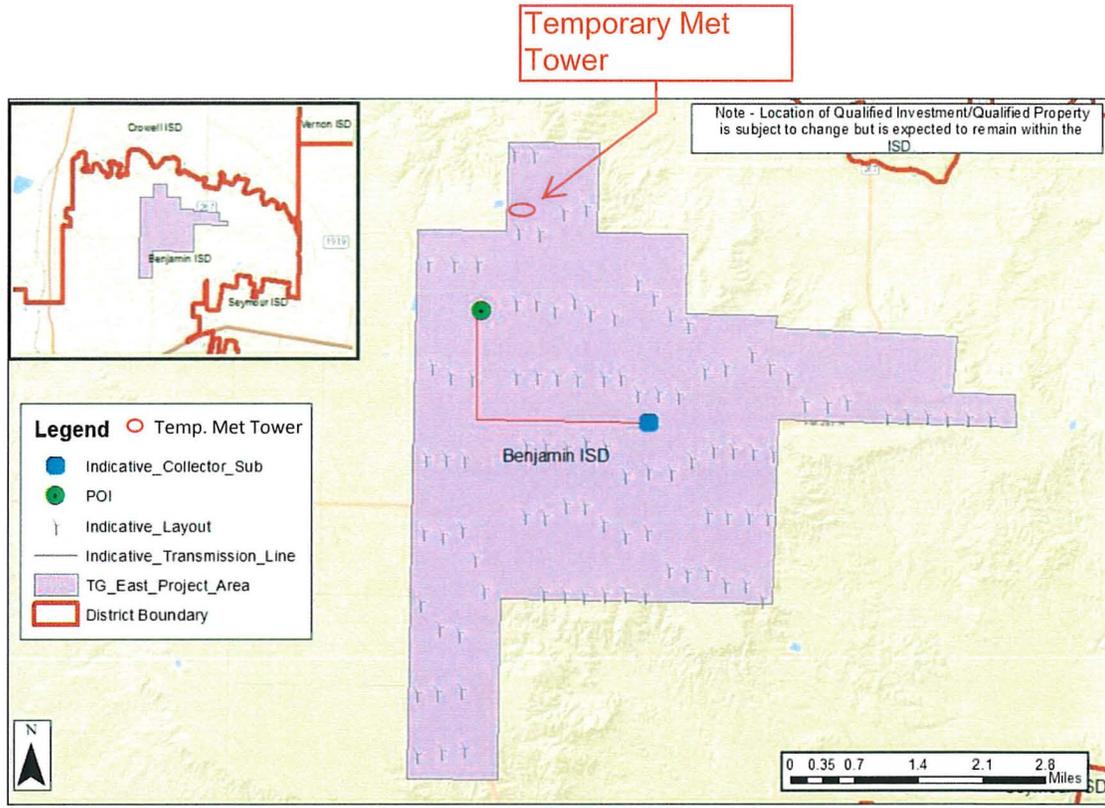
TG East Wind Project, LLC plans to construct an estimated 278 MW wind farm in Knox County, located entirely within Benjamin ISD. All of the Qualified Property for this Project will be located entirely within Benjamin ISD.

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.

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/Existing Property Map*



<p>TG East Wind Project, LLC Qualified Investment</p>	<p>Benjamin Independent School District 313 LAVA Application</p>
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## Attachment H

### Consultant Verification Letter



LYNN M. MOAK, PARTNER

DANIEL T. CASEY, PARTNER

February 11, 2019

President and Members  
Board of Trustees  
Benjamin Independent School District  
300 W. Hays St.  
P.O. Box 166  
Benjamin, Texas 79505

*Re: Recommendations and Findings of the firm Concerning Application of TG East Wind Project LLC (#1274) for Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes*

Dear President and Members of the Board of Trustees:

Please accept this letter as formal notification of the completion of due diligence research on behalf of the Benjamin Independent School District, with respect to the pending Application of TG East Wind Project LLC for Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes. Since our engagement on behalf of the District, we have been actively engaged in reviewing the pending Application and verifying its contents. Based upon our review, we have drawn the following conclusions:

1. All statements of current fact contained in the Application are true and correct.
2. The project proposed in the Application meets all applicable eligibility criteria of Chapter 313 of the Texas Tax Code.
3. The Applicant has the current means and ability to complete the proposed project.
4. All applicable school finance implications arising from the contemplated Agreement have been explored.
5. The proposed Agreement contains adequate revenue protection provisions to protect the interests of the District over the course of the Agreement.

As a result of the foregoing it is our recommendation that the Board of Trustees approve the Application of TG East Wind Project LLC for a Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes.

Sincerely,

Daniel T. Casey

[www.moakcasey.com](http://www.moakcasey.com)

# O'HANLON, DEMERATH & CASTILLO

ATTORNEYS & COUNSELORS AT LAW

808 WEST AVE

AUSTIN, TEXAS 78701

TELEPHONE: (512) 494-9949

FACSIMILE: (512) 494-9919

**KEVIN O'HANLON**  
CERTIFIED, CIVIL APPELLATE  
CERTIFIED, CIVIL TRIAL

**JUSTIN DEMERATH**  
**BENJAMIN CASTILLO**

February 11, 2019

President and Members  
Board of Trustees  
Benjamin Independent School District  
300 W. Hays St.  
P.O. Box 166  
Benjamin, Texas 79505

*Re: Recommendations and Findings of the Firm Concerning Application of TG East Wind Project LLC for Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes*

Dear President and Members of the Board of Trustees:

Please accept this letter as formal notification of the completion of due diligence research on behalf of the Benjamin Independent School District, with respect to the pending Application of TG East Wind Project LLC for a Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes. Since our engagement on behalf of the District, we have been actively engaged in reviewing the pending Application and verifying its contents. We have also negotiated an Agreement between the District and TG East Wind Project LLC. Based upon our review we have drawn the following conclusions:

1. All statements of current fact contained in the Application are true and correct.
2. The project proposed in the Application meets all applicable eligibility criteria of Chapter 313 of the Texas Tax Code.
3. The Applicant has the current means and ability to complete the proposed project.
4. All applicable school finance implications arising from the contemplated Agreement have been explored.

5. The proposed Agreement contains adequate legal provisions so as to protect the interests of the District.

As a result of the foregoing conclusions it is our recommendation that the Board of Trustees approve the Application of TG East Wind Project LLC for Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin O'Hanlon", written in a cursive style.

Kevin O'Hanlon  
For the Firm

Attachment I

Agreement Review Letter



**GLENN HEGAR** TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

---

P.O. Box 13528 • Austin, TX 78711-3528

February 7, 2019

Olivia Del Hierro Gloria  
Superintendent  
Benjamin Independent School District  
300 W. Hays St.  
P.O. Box 166  
Benjamin, Texas 79505

Re: Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations taxes by and between Benjamin Independent School District and TG East Wind Project, LLC, Application 1274

Dear Superintendent Del Hierro Gloria:

This office has been provided with the Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations taxes by and between Benjamin Independent School District and TG East Wind Project, LLC (Agreement). As requested, the Agreement has been reviewed pursuant to 34 TAC 9.1055(e)(1).

Based on our review, this office concludes that the Agreement complies with the provisions of Tax Code, Chapter 313 and 34 TAC Chapter 9, Subchapter F.

Should you have any questions, please contact Ginger Flowers with our office. She can be reached by email at [ginger.flowers@cpa.texas.gov](mailto:ginger.flowers@cpa.texas.gov) or by phone at 1-800-531-5441, ext. 5-0552, or at 512-475-0552.

Sincerely,

A handwritten signature in cursive script that reads "Will Counihan".

Will Counihan  
Director  
Data Analysis & Transparency Division

cc: Chris Grammer, Moak, Casey & Associates LLP  
Donald Curry, Taaleri USA  
Fareed Taamir, Taaleri Energia

# Attachment J

## Conflict Of Interest Disclosure

### **Conflicts of Interest Disclosure Procedure**

In its recent audits of Chapter 313 Agreements, The Texas State Auditor's Office has required documentation of inquiries concerning Board Member conflicts of interest at critical junctions in the Chapter 313 approval process. A local public official or a person related to a local public official in the first degree by either affinity or consanguinity has a substantial interest in a business entity or in real property, the local public official, before a vote or decision on any matter involving the business entity or the real property, is required to file an affidavit with an official Board record keeper stating the nature and extent of the interest and shall abstain from further participation in the matter if:

1. In the case of a substantial interest in a business entity, the action on the matter will have a special economic effect on the business entity that is distinguishable from the effect on the public; or
2. In the case of a substantial interest in real property, it is reasonably foreseeable that an action on the matter will have a special economic effect on the value of the property, distinguishable from its effect on the public.
3. A person has a substantial interest in a business entity if:  
The person owns at least:
  - a. Ten percent of the voting stock or shares of the business entity, or
  - b. Either ten percent or \$15,000 of the fair market value of the business entity; or
  - c. Funds received by the person from the business entity exceed ten percent of the person's gross income for the previous year.
4. In the case of a substantial interest in real property, it is reasonably foreseeable that an action on the matter will have a special economic effect on the value of the property, distinguishable from its effect on the public.

The Board may contract with a business entity in which a Trustee has a substantial interest if the Trustee follows the disclosure and abstention procedure set out above.

Does any Board Member have a conflict of interest as defined above?

If so, has the required Affidavit, set forth at District Policy BBFA (Exhibit) been filed?

Please have the answers to the foregoing 2 questions and a copy of this Procedure included in the minutes of this meeting.