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SARA LEON  
& ASSOCIATES, LLC

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August 30, 2019

*Via Electronic Mail and Hand Delivery:* [Tabita.Collazo@cpa.texas.gov](mailto:Tabita.Collazo@cpa.texas.gov)

Tabita Collazo  
Research Analyst  
Economic Development & Local Government  
Data Analysis & Transparency Division  
Texas Comptroller of Public Accounts  
111 E. 17<sup>th</sup> Street  
Austin, Texas 78774

Re: Application #1279 from Clean Vision Solar, LLC to Blooming Grove Independent School District-Amendment #002

Dear Economic Development Team:

The Blooming Grove Independent School District received the attached Amendment to the Application for Appraised Value Limitation on Qualified Property from Clean Vision Solar, LLC. Enumerated below are the changes contained in Amendment #002:

1. **Section 1 School District Information-Question 3:** Updated Firm Name, Phone Number, Fax Number and Email Address
2. **Section 9 Projected Timeline:**
  2. Commencement of Construction Updated from July 2019 to 3<sup>rd</sup> Q 2020
  3. Beginning of Qualifying Time Period Updated from January 2, 2019 to January 1, 2020
  4. First Year of Limitation Updated from January 2020 to January 1, 2022
  5. Begin Hiring of New Employees Updated from July 2019 to January 1, 2022
  6. Commencement of Commercial Operation Updated from December 2022 to 1<sup>st</sup> Q 2022
  8. New Buildings Placed in Service Updated from December 2020 to 1<sup>st</sup> Q 2022
3. **Section 10 The Property-Question 5:** Project No Longer Located Entirely in Blooming Grove ISD
4. **Section 14 Wage and Employment Information-Question 4:** Number of Qualifying Jobs Reduced from 5 to 2
5. **Tab 6:** Project Jurisdictions Updated
6. **Tab 9:** Description of Land Removed
7. **Tab 11:** Reinvestment Zone Expanded
8. **Tab 12:** Qualifying Jobs Reduced from 5 to 2



9. **Tab 14:** Schedules Updated to Reflect Change in Qualifying Time Period of Limitation Start
10. **Tab 16:** Ordinances Establishing Reinvestment Zones Included
11. **Tab 17:** Updated Signature page attached

Thank you for the update and let me know if you have any other questions.

Respectfully submitted,



Sara Hardner Leon

Enclosures

cc:

*Via Electronic Mail:* [jlee@bgrove.org](mailto:jlee@bgrove.org)

Jack Lee, Superintendent, Blooming Grove Independent School District

*Via Electronic Mail:* [adrian.ioance@alpin-sun.de](mailto:adrian.ioance@alpin-sun.de)

Adrian Ioance, Managing Director, Clean Vision Solar LLC

*Via Electronic Mail:* [valentina.ion@alpin-sun.de](mailto:valentina.ion@alpin-sun.de)

Valentina Ion, Project Manager, Clean Vision Solar LLC

*Via Electronic Mail:* [mfry@keatax.com](mailto:mfry@keatax.com)

Mike Fry, Director, Energy Services

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

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

Sara	Leon
First Name	Last Name
Sara Leon & Associates	
Title	
Partner	
Firm Name	
512-637-4244	512-637-4245
Phone Number	Fax Number
	SaraLeonGroup@saraleonlaw.com
	Email Address
Mobile Number (optional)	
4. On what date did the district determine this application complete? .....	August 7, 2018
5. Has the district determined that the electronic copy and hard copy are identical? .....	<input type="checkbox"/> Yes <input type="checkbox"/> No

**SECTION 2: Applicant Information**

**1. Authorized Company Representative (Applicant)**

Adrian	Ioance
First Name	Last Name
Managing Director	Clean Vision Solar LLC
Title	Organization
5001 Spring Valley Road, Dallas, Texas 75244	
Street Address	
5001 Spring Valley Road	
Mailing Address	
Dallas	Texas
City	State
888-963-75244	75244
Phone Number	ZIP
	0040368453781
	Fax Number
	adrian.ioance@alpin-sun.de
	Business Email Address
2. Will a company official other than the authorized company representative be responsible for responding to future information requests? .....	<input type="checkbox"/> Yes <input type="checkbox"/> No
2a. If yes, please fill out contact information for that person.	

Valentina	Ion
First Name	Last Name
Project Manager	Clean Vision Solar LLC
Title	Organization
5001 Spring Valley Road, Dallas, Texas 75244	
Street Address	
5001 Spring Valley Road	
Mailing Address	
Dallas	Texas
City	State
18556227675	75244
Phone Number	ZIP
	0040368453781
	Fax Number
	valentina.ion@alpin-sun.de
	Business Email Address

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

**SECTION 9: Projected Timeline**

- 1. Application approval by school board ..... August 6, 2018
- 2. Commencement of construction ..... 3rd Q 2020
- 3. Beginning of qualifying time period ..... January 1, 2020
- 4. First year of limitation ..... January 1, 2022
- 5. Begin hiring new employees ..... January 1, 2022
- 6. Commencement of commercial operations ..... 1st Q 2022
- 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? ..... 1st Q 2022

**SECTION 10: The Property**

- 1. Identify county or counties in which the proposed project will be located ..... Navarro County
- 2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property ..... Navarro 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: Navarro County, .5109 (100%) City: N/A  
(Name, tax rate and percent of project) (Name, tax rate and percent of project)  
 Hospital District: N/A Water District: Navarro Flood Control, .0090 (100%)  
(Name, tax rate and percent of project) (Name, tax rate and percent of project)  
 Other (describe): Navarro College, .1218 (100%) Other (describe): Navarro Road & Bridge, .1071 (100%)  
(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

**SECTION 14: Wage and Employment Information**

1. What is the estimated number of permanent jobs (more than 1,600 hours a year), with the applicant or a contractor of the applicant, on the proposed qualified property during the last complete quarter before the application review start date (date your application is finally determined to be complete)? ..... 0
2. What is the last complete calendar quarter before application review start date:  
 First Quarter     Second Quarter     Third Quarter     Fourth Quarter of 2018  
(year)
3. What were the number of permanent jobs (more than 1,600 hours a year) this applicant had in Texas during the most recent quarter reported to the Texas Workforce Commission (TWC)? ..... 0  
**Note:** For job definitions see TAC §9.1051 and Tax Code §313.021(3).
4. What is the number of new qualifying jobs you are committing to create? ..... 2
5. What is the number of new non-qualifying jobs you are estimating you will create? ..... 0
6. Do you intend to request that the governing body waive the minimum new qualifying job creation requirement, as provided under Tax Code §313.025(f-1)? .....  Yes     No
  - 6a. If yes, attach evidence in **Tab 12** documenting that the new qualifying job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards.
7. Attach in **Tab 13** the four most recent quarters of data for each wage calculation below, including documentation from the TWC website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information from the four quarterly periods for which data were available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22).
  - a. Average weekly wage for all jobs (all industries) in the county is ..... 719.75
  - b. 110% of the average weekly wage for manufacturing jobs in the county is ..... 937.48
  - c. 110% of the average weekly wage for manufacturing jobs in the region is ..... 1,179.26
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? ..... 61,321.70
10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? ..... 61,321.70
11. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? .....  Yes     No
12. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? .....  Yes     No
  - 12a. If yes, attach in **Tab 12** supporting documentation from the TWC, pursuant to §313.021(3)(F).
13. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? .....  Yes     No
  - 13a. If yes, attach in **Tab 6** supporting documentation including a list of qualifying jobs in the other school district(s).

**SECTION 15: Economic Impact**

1. Complete and attach Schedules A1, A2, B, C, and D in **Tab 14**. Note: Excel spreadsheet versions of schedules are available for download and printing at URL listed below.
2. Attach an Economic Impact Analysis, if supplied by other than the Comptroller's Office, in **Tab 15**. (*not required*)
3. If there are any other payments made in the state or economic information that you believe should be included in the economic analysis, attach a separate schedule showing the amount for each year affected, including an explanation, in **Tab 15**.

## Tab 6

<b>Taxing Jurisdiction</b>	<b>Percentage of Project located within Jurisdiction</b>	<b>Tax Rate</b>
Navarro County	100 %	.5109
Blooming Grove ISD	91 %	1.13
Corsicana ISD	9%	1.3703
Navarro College	100 %	.1218
Navarro Flood Control	100%	.0090
Navarro Road & Bridge	100%	.1071



## Tab 9

*Description of Land: N/A*



# Tab 11

*Maps*

1279-Blooming Grove (SD-Clean Vision Solar-Amendment Two [8/21/2019])

**Reinvestment Zone**

**Legend**



Reinvestment Zone

Reinvestment Zone  
(red outline)



1 mi

Google Earth

1279-Blooming Grove ISD-Clean Vision Solar-Amendment Two [8/21/2019]

# Reinvestment Zone with Blooming Grove ISD

- Blooming Grove
- Reinvestment Zone

Blooming Grove ISD  
(purple outline)

Reinvestment Zone  
(red outline)



10 mi

12370-Blooming Grove (SB)-Clean Vision Solar-Amendment Two (8/21/2019)

# Reinvestment Zone with Navarro County

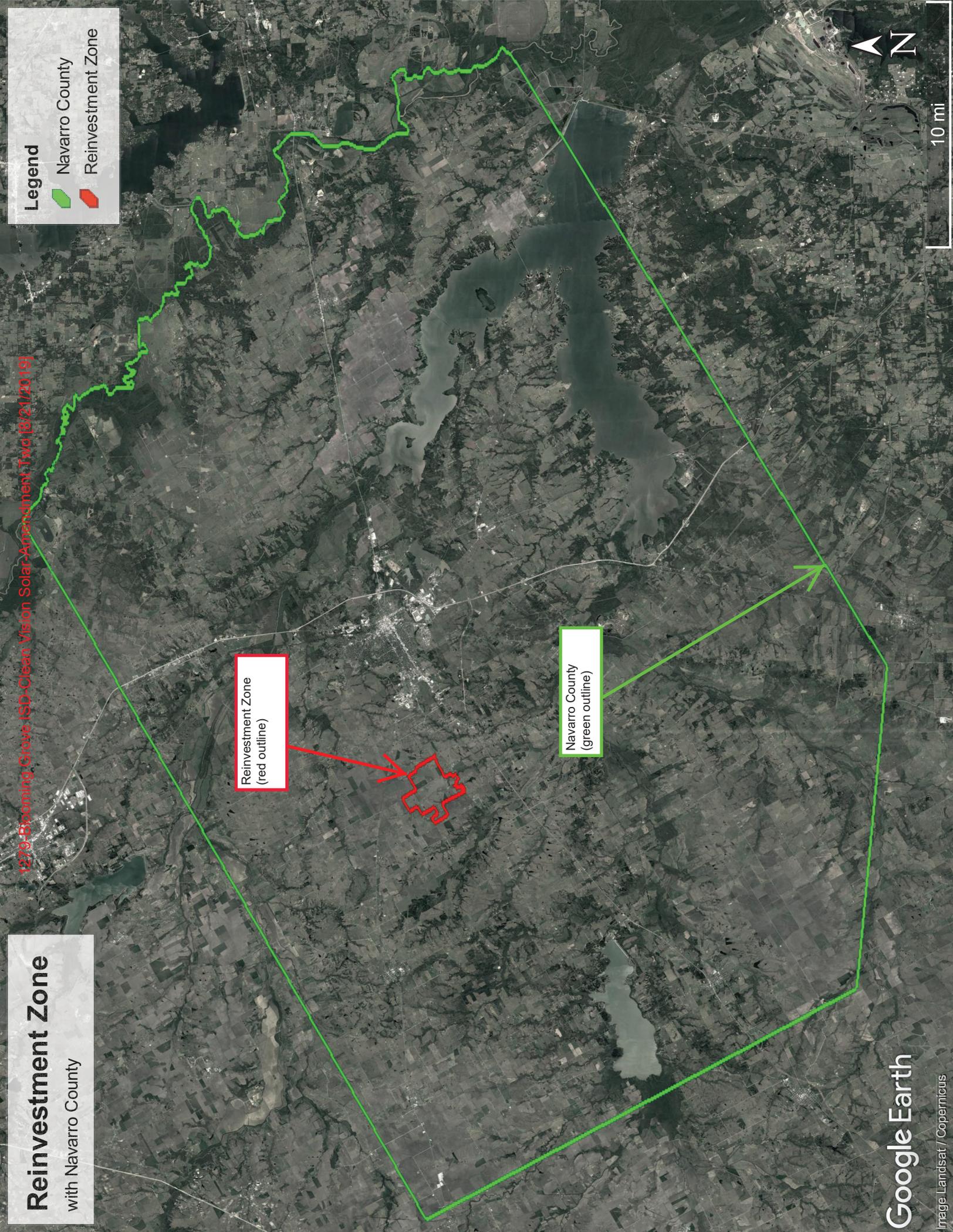
- Legend**
- Navarro County
  - Reinvestment Zone



10 mi

Reinvestment Zone  
(red outline)

Navarro County  
(green outline)



1279-Blooming Grove ISD-Clean Vision Solar-Amendment (vno. [8/21/2019])

# Reinvestment Zone

with Project Area

## Legend



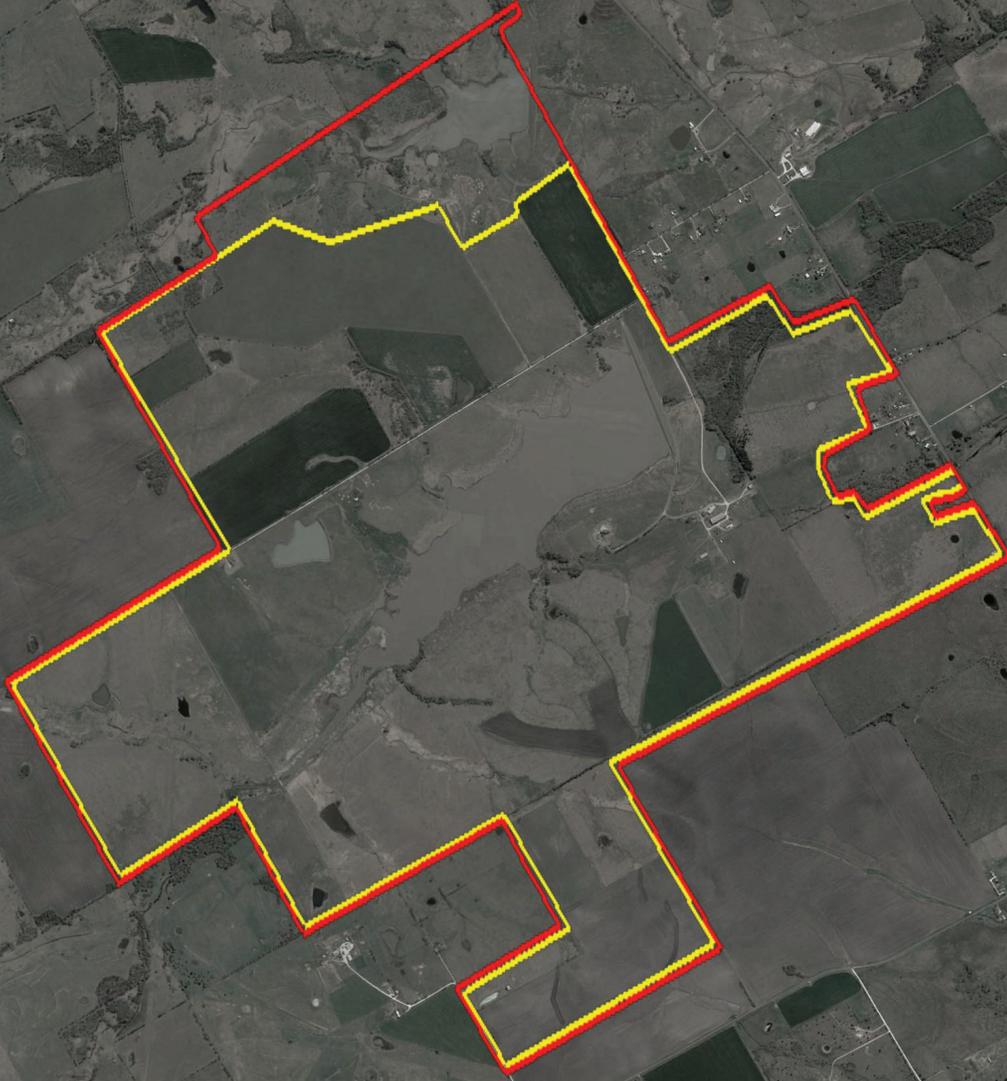
Project Area



Reinvestment Zone



1 mi



1279-Blooming Grove ISD-Clean Vision Solar-Amendment (No. [8/21/2019])

# Reinvestment Zone

with Project Area

## Legend



Project Area



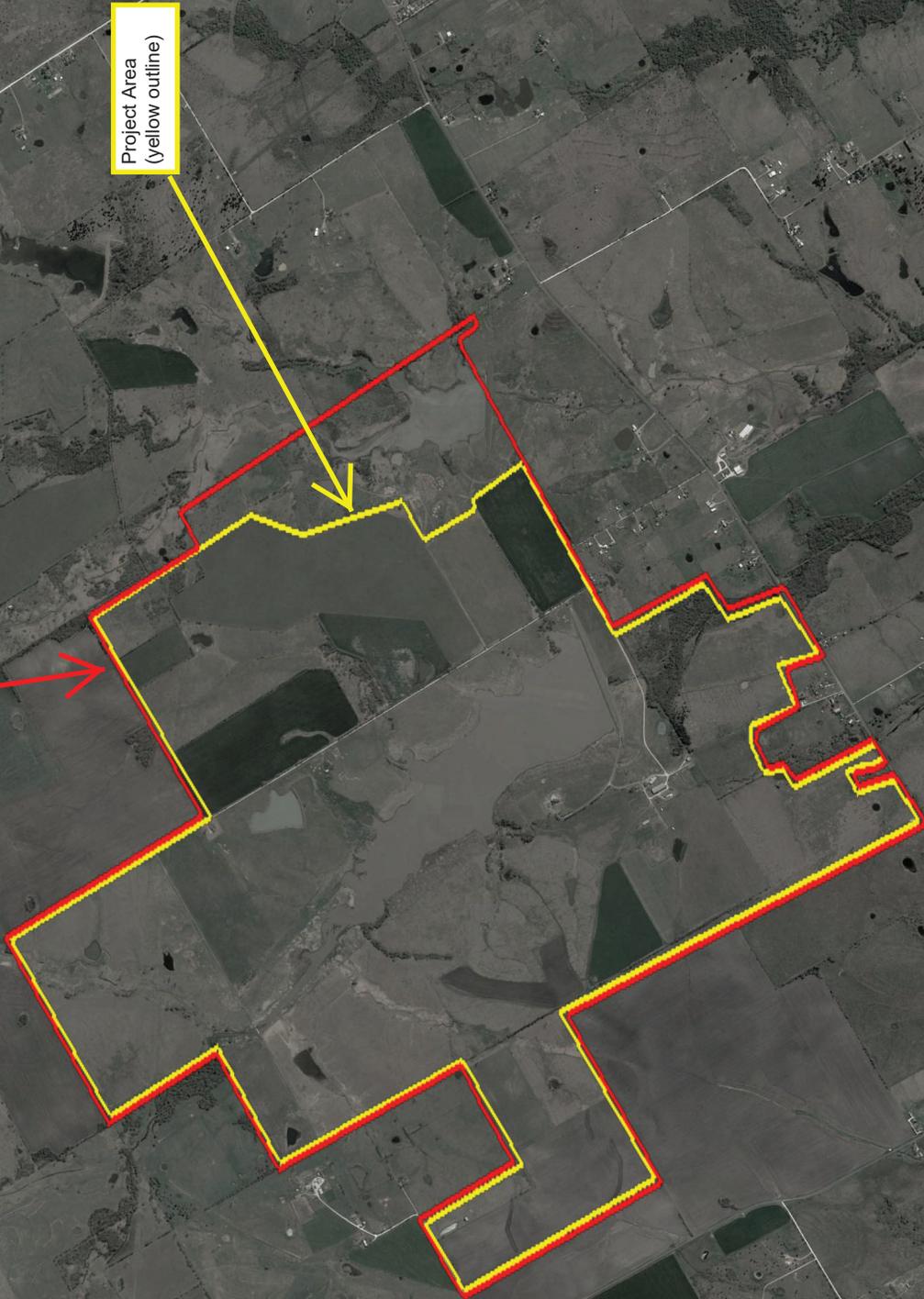
Reinvestment Zone

Reinvestment Zone  
(red outline)

Project Area  
(yellow outline)



1 mi





## Tab 12

*Request for Waiver of Job Requirements*

Please refer to the proceeding letter attached.



August 21, 2019

Mr. Jack Lee

Blooming Grove Independent School District

212 West Grady Street

Blooming Grove, TX 76626

**RE: Clean Vision Solar, LLC Chapter 313 Job Waiver Request**

Dear Superintendent Lee,

Clean Vision Solar, LLC is requesting that Blooming Grove Independent School District's Board of Trustees waive the job requirement provision as allowed by Section 313.025 (f-1) of the Texas 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.

Clean Vision Solar, LLC requests that Blooming Grove ISD makes such finding and waive the job creation requirement for 10 permanent jobs. In line with the current industry standards for job requirements, Clean Vision Solar, LLC has committed to create 2 qualifying jobs in Blooming Grove ISD.

Solar projects create many jobs, both full and part time. Additionally, during the construction phase, solar projects create many temporary jobs; however, after construction is completed solar facilities only require a relatively small number of workers to operate and maintain the plant. The number of jobs (2) Clean Vision Solar, LLC has committed to create is congruent with current industry standards for maintenance and operation of a facility of this capacity. This is evidenced by previously certified limitation agreement applications by solar developers who also requested and were granted a waiver of the job requirements based on the solar industry standard of 1 worker per 115 MW.

The permanent employees of a solar facility maintain and service the photovoltaic panels and inverters, underground electrical connections, substations, as well as other infrastructure associated with the safe and reliable operation of the facilities. In addition to onsite employees, there may also be managers and/or technicians who provide support to the facility remotely.

The establishment of Clean Vision Solar, LLC will undoubtedly be beneficial to the economic development of Navarro County and the advancement of renewable energy. Thank you for your consideration of this request. If you have any questions feel free to contact us.

Mike Fry, Director—Energy Services

mike@keatax.com

# Tab 14

*Schedules A1-D*

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

Date: 8/20/2019  
Applicant Name: Clean Vision Solar, LLC  
ISD Name: Blooming Grove ISD

PROPERTY INVESTMENT AMOUNTS (Estimated investment in each year. Do not put cumulative totals.)									
	Year	Sched Year (YYYY-YYYY)	Tax Year (fill in actual tax year below) (YYYY)	Column A New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	Column B New investment made during this year in buildings or components of buildings that will become Qualified Property	Column C Other new investment made during this year that will not become Qualified Property (SEE NOTE)	Column D Other new investment made during this year that may become Qualified Property (SEE NOTE)	Column E Total Investment (Sum of Columns A+B+C+D)	
Investment made before filing complete application with district		2016-2019	2018	Not eligible to become Qualified Property					
Investment made after filing complete application with district, but before final board approval of application		2016-2020	2019						
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period	Year preceding the first complete tax year of the qualifying time period, including no deferrals of qualifying time periods)	2020-2021	2020	\$ 35,000,000.00					
Complete tax years of qualifying time period		2021-2022	2021	\$ 105,000,000.00					
				\$ 140,000,000.00				\$ 140,000,000.00	
<b>Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]</b>				Enter amounts from TOTAL row above in Schedule A2					
<b>Total Qualified Investment (sum of green cells)</b>				\$ 140,000,000.00					

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.  
 Column B: This represents the total dollar amount of planned investment in buildings or nonremovable component of buildings.  
 Column C: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.  
 Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment—described in SECTION 13, question #6 of the application, to maintain, refurbish, renovate, modify or upgrade existing property, or is affixed to existing property—described in SECTION 13, question #6 of the application.  
 Column E: 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)

PROPERTY INVESTMENT AMOUNTS (Estimated investment in each year. Do not put cumulative totals.)									
Year	School Year (YYYY)	Tax Year (YYYY) (Fill in actual tax year below)	Column A New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	Column B New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Column C Other investment made during this year that will not 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*			\$ 140,000,000.00				\$ 140,000,000.00		
Each year prior to start of value limitation period**									
Each year prior to start of value limitation period**									
Each year prior to start of value limitation period**			\$ 35,000,000.00				\$ 35,000,000.00		
Each year prior to start of value limitation period**			\$ 105,000,000.00				\$ 105,000,000.00		
Value limitation period***									
	1	2022-2023							
	2	2023-2024							
	3	2024-2025							
	4	2025-2026							
	5	2026-2027							
	6	2027-2028							
	7	2028-2029							
	8	2029-2030							
	9	2030-2031							
	10	2031-2032							
<b>Total Investment made through limitation</b>			\$ 140,000,000.00				\$ 140,000,000.00		
Additional years for 25 year economic impact as required by 313.026(c)(1)									
	11	2032-2033							
	12	2033-2034							
	13	2034-2035							
	14	2035-2036							
	15	2036-2037							
	16	2037-2038							
	17	2038-2039							
	18	2039-2040							
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	89	2110-2111							
	90	2111-2112							
	91	2112-2113							
	92	2113-2114							
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	103	2124-2125							
	104	2125-2126							
	105	2126-2127							
	106	2127-2128							
	107	2128-2129							
	108	2129-2130							
	109	2130-2131							
	110	2131-2132							

\* 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.  
 \*\* Other 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.  
 Column B: Only tangible personal property that is specifically described in the application can become qualified property.  
 Column C: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.  
 Column D: 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 313.02(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 E: 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)**

1219-Blooming Grove ISD-Clean Vision Solar-Financement 1 wo [62 /2019]

8/20/2019  
Clean Vision Solar, LLC  
Blooming Grove ISD

Date  
Applicant Name  
ISD Name

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2019-2020	2019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2020-2021	2020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2021-2022	2021	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Value Limitation Period	1	2022-2023	2022	\$ -	\$ -	\$ 35,000,000.00	\$ 35,000,000.00	\$ 35,000,000.00	\$ 35,000,000.00
	2	2023-2024	2023	\$ -	\$ -	\$ 140,000,000.00	\$ 140,000,000.00	\$ 140,000,000.00	\$ 20,000,000.00
	3	2024-2025	2024	\$ -	\$ -	\$ 126,000,000.00	\$ 126,000,000.00	\$ 126,000,000.00	\$ 20,000,000.00
	4	2025-2026	2025	\$ -	\$ -	\$ 112,000,000.00	\$ 112,000,000.00	\$ 112,000,000.00	\$ 20,000,000.00
	5	2026-2027	2026	\$ -	\$ -	\$ 98,000,000.00	\$ 98,000,000.00	\$ 98,000,000.00	\$ 20,000,000.00
	6	2027-2028	2027	\$ -	\$ -	\$ 84,000,000.00	\$ 84,000,000.00	\$ 84,000,000.00	\$ 20,000,000.00
	7	2028-2029	2028	\$ -	\$ -	\$ 70,000,000.00	\$ 70,000,000.00	\$ 70,000,000.00	\$ 20,000,000.00
	8	2029-2030	2029	\$ -	\$ -	\$ 56,000,000.00	\$ 56,000,000.00	\$ 56,000,000.00	\$ 20,000,000.00
	9	2030-2031	2030	\$ -	\$ -	\$ 42,000,000.00	\$ 42,000,000.00	\$ 42,000,000.00	\$ 20,000,000.00
	10	2031-2032	2031	\$ -	\$ -	\$ 28,000,000.00	\$ 28,000,000.00	\$ 28,000,000.00	\$ 20,000,000.00
Continue to maintain viable presence	11	2032-2033	2032	\$ -	\$ -	\$ 28,000,000.00	\$ 28,000,000.00	\$ 28,000,000.00	\$ 28,000,000.00
	12	2033-2034	2033	\$ -	\$ -	\$ 28,000,000.00	\$ 28,000,000.00	\$ 28,000,000.00	\$ 28,000,000.00
	13	2034-2035	2034	\$ -	\$ -	\$ 28,000,000.00	\$ 28,000,000.00	\$ 28,000,000.00	\$ 28,000,000.00
	14	2035-2036	2035	\$ -	\$ -	\$ 28,000,000.00	\$ 28,000,000.00	\$ 28,000,000.00	\$ 28,000,000.00
	15	2036-2037	2036	\$ -	\$ -	\$ 28,000,000.00	\$ 28,000,000.00	\$ 28,000,000.00	\$ 28,000,000.00
	16	2037-2038	2037	\$ -	\$ -	\$ 28,000,000.00	\$ 28,000,000.00	\$ 28,000,000.00	\$ 28,000,000.00
	17	2038-2039	2038	\$ -	\$ -	\$ 28,000,000.00	\$ 28,000,000.00	\$ 28,000,000.00	\$ 28,000,000.00
	18	2039-2040	2039	\$ -	\$ -	\$ 28,000,000.00	\$ 28,000,000.00	\$ 28,000,000.00	\$ 28,000,000.00
	19	2040-2041	2040	\$ -	\$ -	\$ 28,000,000.00	\$ 28,000,000.00	\$ 28,000,000.00	\$ 28,000,000.00
	20	2041-2042	2041	\$ -	\$ -	\$ 28,000,000.00	\$ 28,000,000.00	\$ 28,000,000.00	\$ 28,000,000.00
Additional years for 25 year economic impact as required by 313.026(c)(1)	21	2042-2043	2042	\$ -	\$ -	\$ 28,000,000.00	\$ 28,000,000.00	\$ 28,000,000.00	\$ 28,000,000.00
	22	2043-2044	2043	\$ -	\$ -	\$ 28,000,000.00	\$ 28,000,000.00	\$ 28,000,000.00	\$ 28,000,000.00
	23	2044-2045	2044	\$ -	\$ -	\$ 28,000,000.00	\$ 28,000,000.00	\$ 28,000,000.00	\$ 28,000,000.00
	24	2045-2046	2045	\$ -	\$ -	\$ 28,000,000.00	\$ 28,000,000.00	\$ 28,000,000.00	\$ 28,000,000.00
	25	2046-2047	2046	\$ -	\$ -	\$ 28,000,000.00	\$ 28,000,000.00	\$ 28,000,000.00	\$ 28,000,000.00
					\$ -	\$ -	\$ 28,000,000.00	\$ 28,000,000.00	\$ 28,000,000.00

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**

Date: 8/20/2019  
 Applicant Name: Clean Vision Solar, LLC  
 ISD Name: Blooming Grove ISD

	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						
Each year prior to start of Value Limitation Period <i>insert as many rows as necessary.</i>	0	2019-2020	2019						
Each year prior to start of Value Limitation Period <i>insert as many rows as necessary.</i>	0	2020-2021	2020	300	\$ 61,321.70				
Each year prior to start of Value Limitation Period <i>insert as many rows as necessary.</i>	0	2021-2022	2021	300	\$ 61,321.70				
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2022-2023	2022			0	2	\$	61,321.70
	2	2023-2024	2023			0	2	\$	61,321.70
	3	2024-2025	2024			0	2	\$	61,321.70
	4	2025-2026	2025			0	2	\$	61,321.70
	5	2026-2027	2026			0	2	\$	61,321.70
	6	2027-2028	2027			0	2	\$	61,321.70
	7	2028-2029	2028			0	2	\$	61,321.70
	8	2029-2030	2029			0	2	\$	61,321.70
	9	2030-2031	2030			0	2	\$	61,321.70
	10	2031-2032	2031			0	2	\$	61,321.70
Years Following Value Limitation Period	11 through 25	2032-2048	2032-2048			0	2	\$	61,321.70

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

- C1.** Are the cumulative number of qualifying jobs listed in Column D less than the number of qualifying jobs required by statute? (25)  Yes  No
- Are the cumulative number of qualifying jobs listed in Column D less than the number of qualifying jobs required by statute? (25)  Yes  No
- 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)**

**Date** 8/20/2019  
**Applicant Name** Clean Vision Solar, LLC  
**ISD Name** Blooming Grove 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	County: Navarro County City: Other: Navarro College	2021	10 year	\$ 348,945.00	Average of 45%	\$ 191,919.75
Local Government Code Chapters 380/381	County: City: Other:	2021	10 year	\$ 426,300.00	Average of 45%	\$ 234,465.00
Freepoint 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>\$ 348,945.00</b>		<b>\$ 191,919.75</b>

Additional information on incentives for this project:



## Tab 16

### *Description of Reinvestment Zone*

Clean Vision Solar, LLC is located within two reinvestment zones. Please find attached their descriptions.

**RESOLUTION NO. 2018-107**

**A RESOLUTION OF THE NAVARRO COUNTY, TEXAS COMMISSIONERS COURT, TO CREATE AND DESIGNATE REINVESTMENT ZONE 18-101 PURSUANT TO CHAPTER 312, TEXAS TAX CODE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Navarro County Commissioners Court (the “County”) desires to promote the development of a certain area within its jurisdiction by designating it a reinvestment zone; and

**WHEREAS**, the Commissioners desire to create the proper economic and social environment to induce the investment of private resources in productive business enterprises located in areas of the County and to provide employment to residents of the County; and

**WHEREAS**, the Commissioners desire to promote the development or redevelopment of a certain geographic area within its jurisdiction by the creation of a reinvestment zone for commercial/industrial reinvestment, as authorized by the Property Redevelopment and Tax Abatement Act, Chapter 312, Texas Tax Code (the “Act”); and

**WHEREAS**, the County held a public hearing on October 22, 2018, after publishing notice of such hearing, and giving written notice to all taxing units overlapping the territory inside the proposed reinvestment zone; and

**WHEREAS**, the County at such hearing invited any interested person, or his attorney, to appear and contend for or against the creation of the reinvestment zone, whether all or part of the territory described in the ordinance calling such hearing should be included in such proposed reinvestment zone, and considered the concept of tax abatement; and

**WHEREAS**, by the approval of a Resolution on November 14, 2016, the County has approved Tax Abatement Guidelines, Criteria and Policies; and

**WHEREAS**, it is the belief of the County that the premises do not include any property that is owned or leased by a member of the Commissioners Court or any other board or commission of the County having responsibility for the approval of the agreement. The parties recognize, and understand, that any property so owned is excluded by law from the property tax abatement.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS COURT OF NAVARRO COUNTY, TEXAS, THAT:**

**SECTION 1.  
FINDINGS OF COMMISSIONERS**

The County, after conducting such hearings and having heard such evidence and testimony, has made the following findings and determinations based upon the testimony presented to it:

- A. That a public hearing on the adoption of the reinvestment zone has been properly called, held and conducted and that notices of such hearings have been published as required by law and delivered to all taxing units overlapping the territory inside the proposed reinvestment zone; and
- B. That the boundaries of the reinvestment zone should be as described and depicted in the attached Exhibits “A and B”; and

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- C. That creation of the reinvestment zone for commercial/industrial tax abatement with the boundaries as described in Exhibits "A and B" will result in benefits to the County and to the land included in the zone, the improvements sought are feasible and practical, and would be a benefit to the land included in the reinvestment zone after the expiration of an agreement entered into under Section 312.204 of the Act; and
- D. That the reinvestment zone defined in Exhibits "A and B" meets the criteria for the creation of a reinvestment zone as set forth in Section 312.201 of the Act; and
- E. That it would reasonably be likely, as a result of the designation, to contribute to the retention or expansion of primary employment or to attract major investment in the reinvestment zone that would contribute to the economic development of the municipality.

**SECTION 2.**

This Resolution shall become effective from and after its passage.

**SECTION 3.**

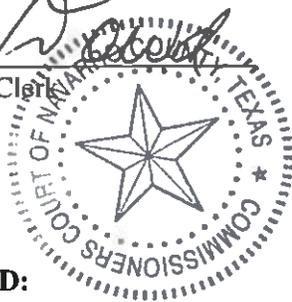
The zone shall take effect on the effective date of this Resolution and shall be in effect for five (5) years from that date, unless a longer period is authorized by law.

**PASSED and APPROVED** on this 26<sup>th</sup> day of October 2018.

  
 \_\_\_\_\_  
 H.M. Davenport, County Judge

**ATTEST:**

  
 \_\_\_\_\_  
 Sherry Dowd, County Clerk



**EXHIBITS ATTACHED:**

- A Location Map
- B Description

**Tax Abatement Property and Reinvestment Zone**

**Legend**

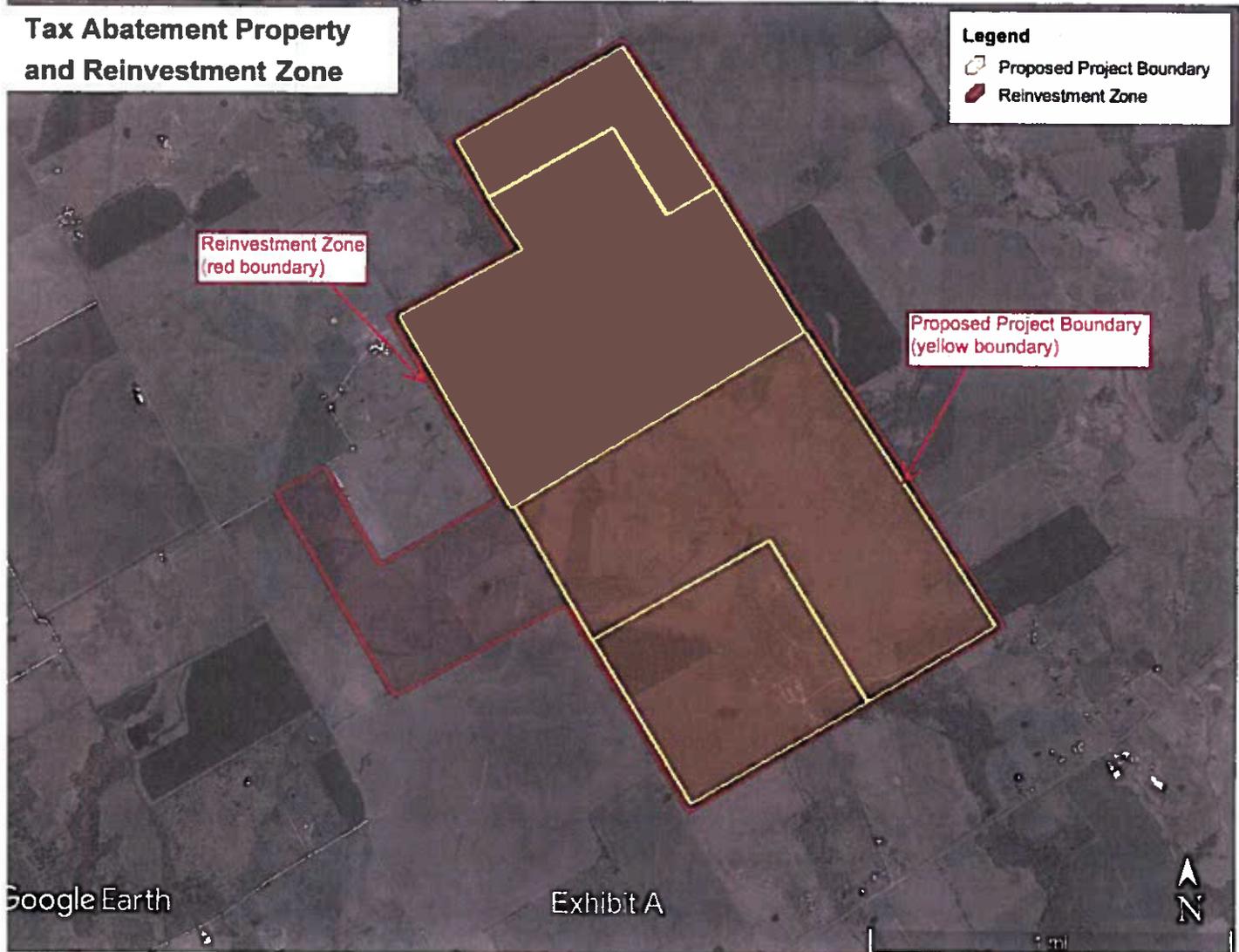
- Proposed Project Boundary
- Reinvestment Zone

Reinvestment Zone (red boundary)

Proposed Project Boundary (yellow boundary)

Google Earth

Exhibit A



## Exhibit B – Survey &amp; Description of Property

Parcel Number	Address	Legal Description	Owner Name
39491	N/A	ABS A10358 D HARTZELL ABST TRACT 2 167.533 ACRES	KORANEK THOMAS E & DENISE S
54380	2757 NW CR 2060 CORSICANA, TX 75110	ABS A10176 T CRABB ABST TRACT 1A 199.0 ACRES	VERNON & KATHRINE ECK LIVING TRUST
37113	N/A	ABS A10176 T CRABB ABST TRACT 1 431.0 ACRES	VERNON & KATHRINE ECK LIVING TRUST
39071	3145 NW CR 2060 CORSICANA, TX 75110	ABS A10838 S WILSON ABST TRACT 3 453.71 ACRES	VERNON & KATHRINE ECK LIVING TRUST
39070	N/A	ABS A10838 S WILSON ABST TRACT 2 105.0 ACRES	VERNON & KATHRINE ECK LIVING TRUST

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RESOLUTION NO. 2019-09

**AN RESOLUTION OF THE COMMISSIONERS OF NAVARRO COUNTY, TO CREATE AND DESIGNATE REINVESTMENT ZONE 18-101 PURSUANT TO CHAPTER 312, TEXAS TAX CODE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Commissioners of Navarro County, Texas (the "County") desires to promote the development of a certain area within its jurisdiction by designating it a reinvestment zone; and

**WHEREAS**, the Commissioners desire to create the proper economic and social environment to induce the investment of private resources in productive business enterprises located in areas of the County and to provide employment to residents of the County; and

**WHEREAS**, the Commissioners desires to promote the development or redevelopment of a certain geographic area within its jurisdiction by the creation of a reinvestment zone for commercial/industrial reinvestment, as authorized by the Property Redevelopment and Tax Abatement Act, Chapter 312, Texas Tax Code (the "Act"); and

**WHEREAS**, the County held a public hearing on April 22, 2019, after publishing notice of such hearing, and giving written notice to all taxing units overlapping the territory inside the proposed reinvestment zone; and

**WHEREAS**, the County at such hearing invited any interested person, or his attorney, to appear and contend for or against the creation of the reinvestment zone, whether all or part of the territory described in the ordinance calling such hearing should be included in such proposed reinvestment zone, and considered the concept of tax abatement; and

**WHEREAS**, by the approval of a Resolution on October 22, 2018, the City has approved Tax Abatement Guidelines, Criteria and Policies; and

**WHEREAS**, it is the belief of the County that the premises do not include any property that is owned or leased by a member of the Commissioners Court or any other board or commission of the County having responsibility for the approval of the agreement. The parties recognize, and understand, that any property so owned is excluded by law from the property tax abatement.

**NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSIONER COURT OF NAVARRO COUNTY, TEXAS, THAT:**

**SECTION 1.  
FINDINGS OF COMMISSIONERS**

The County, after conducting such hearings and having heard such evidence and testimony, has made the following findings and determinations based upon the testimony presented to it:

- A. That a public hearing on the adoption of the reinvestment zone has been properly called, held and conducted and that notices of such hearings have been published as required by law and delivered to all taxing units overlapping the territory inside the proposed reinvestment zone; and
- B. That the boundaries of the reinvestment zone should be as described and depicted in the attached Exhibit "A and B"; and

- C. That creation of the reinvestment zone for commercial/industrial tax abatement with the boundaries as described in Exhibits "A and B" will result in benefits to the County and to the land included in the zone, the improvements sought are feasible and practical, and would be a benefit to the land included in the reinvestment zone after the expiration of an agreement entered into under Section 312.204 of the Act; and
- D. That the reinvestment zone defined in Exhibits "A and B" meets the criteria for the creation of a reinvestment zone as set forth in Section 312.201 of the Act; and
- E. That it would reasonably be likely, as a result of the designation, to contribute to the retention or expansion of primary employment or to attract major investment in the reinvestment zone that would contribute to the economic development of the municipality.

**SECTION 2.**

This Resolution shall become effective from and after its passage.

**SECTION 3.**

The zone shall take effect on the effective date of this Resolution and shall be in effect for five (5) years from that date, unless a longer period is authorized by law.

**PASSED and APPROVED** on this 22nd day of April 2019.



ATTEST

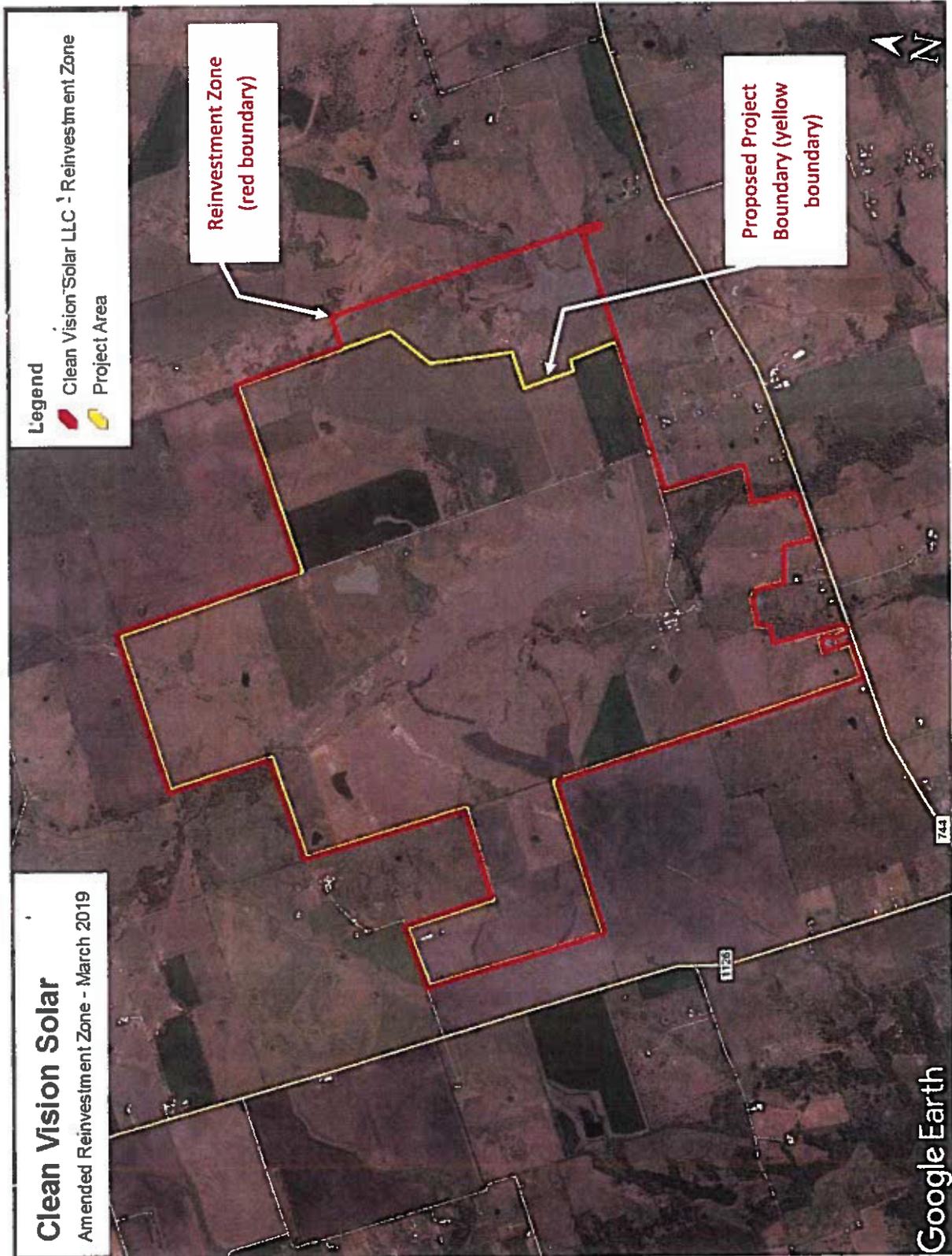
*Sherry Dowd*  
 Sherry Dowd  
 County Clerk

*H.M. Davenport*  
 H.M. Davenport  
 County Judge

**EXHIBITS ATTACHED:**

- A Location Map
- B Description

Exhibit A



## Exhibit B – Survey &amp; Description of Property

Parcel Number	Address	Legal Description	Owner Name
39491	N/A	ABS A10358 D HARTZELL ABST TRACT 2 167.533 ACRES	KORANEK THOMAS E & DENISE S
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37113	N/A	ABS A10176 T CRABB ABST TRACT 1 431.0 ACRES	VERNON & KATHRINE ECK LIVING TRUST
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39070	N/A	ABS A10838 S WILSON ABST TRACT 2 105.0 ACRES	VERNON & KATHRINE ECK LIVING TRUST
38566	N/A	ABS A10651 G PETTY ABST TRACT 2 182.85 ACRES	MCGRAW RANCH PROPERTIES
39115	N/A	ABS A10855 T WILSON ABST TRACT 1 320.0 ACRES	MCGRAW RANCH PROPERTIES
39112	N/A	ABS A10848 L WILSON ABST TRACT 1 80.0 ACRES	MCGRAW RANCH PROPERTIES
39113	N/A	ABS A10848 L WILSON ABST TRACT 2 114.645 ACRES	MCGRAW RANCH PROPERTIES
44805	N/A	ABS A10109 E BAKER ABST TRACT 1 69.0 ACRES	IVIE-GASTON PROPERTIES LLC
44811	N/A	ABS A10109 E BAKER ABST TRACT 4 118.7 ACRES	IVIE-GASTON PROPERTIES LLC

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 [Signature: Jack Lee] Print Name (Authorized School District Representative) [Title: Superintendent]

sign here [Signature: Jack Lee] Signature (Authorized School District Representative) [Date: 8-29-2019]

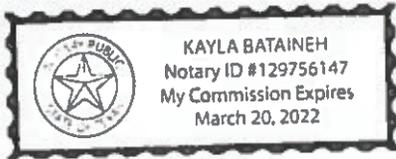
2. Authorized Company Representative (Applicant) Signature and Notarization

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 [Signature: Adrian Ioanice] Print Name (Authorized Company Representative (Applicant)) [Title: Authorized Representative]

sign here [Signature: Adrian Ioanice] Signature (Authorized Company Representative (Applicant)) [Date: 08/29/2019]



(Notary Seal)

GIVEN under my hand and seal of office this, the 29th day of August, 2019. [Signature: K Bataineh] Notary Public in and for the State of Texas. My Commission expires: 3/20/2022

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.