



KE Andrews  
1900 Dalrock Road  
Rowlett, Texas 75088

August 22, 2018

Superintendent Ronnie Golson  
cc. Texas Comptroller of Public Accounts  
111 E. 11th  
McCamey, Texas 79752

**Re: Application for Texas Property Tax Code Section 313 Value Limitation Agreement**

Dear Superintendent Golson:

Please find attached an application for a Section 313 Value Limitation Agreement. On behalf of our client, Roadrunner Solar Project, LLC and in accordance with the guidelines and principles outlined in Section 313 of the Texas Property Tax Code, it is our request that McCamey Independent School District consider the approval of a Section 313 Value Limitation Agreement. The approval of this agreement would undoubtedly prove beneficial to the economic development of Upton County, as well as the viability of Roadrunner Solar Project, LLC to be located within the state of Texas.

Roadrunner Solar Project, LLC is a 400 MW AC generating facility. Construction is anticipated to commence in April 2019, and the facility will be fully operational by March 2021. Upon completion, Roadrunner Solar Project, LLC will provide 10 full-time salary competitive jobs.

Roadrunner Solar Project, LLC is being managed by Cielo Wind Power. Cielo Wind Power is a renewable energy company founded in 1991. Since then, their primary focus has been centered on wind energy generation with over 1,350 wind turbines successfully installed across 160,000 leased acres in the United States. As solar energy potential increases, Cielo Wind Power is expanding its portfolio into the solar industry.

If you have any questions, please feel free to contact me at 469-298-1594 or [mike@keatax.com](mailto:mike@keatax.com). We look forward to working with you.

A handwritten signature in black ink that reads "Mike Fry". The signature is written in a cursive, flowing style.

Mike Fry

SECTION 9: Projected Timeline

- 1. Application approval by school board
2. Commencement of construction
3. Beginning of qualifying time period
4. First year of limitation
5. Begin hiring new employees
6. Commencement of commercial operations
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)?
8. When do you anticipate the new buildings or improvements will be placed in service?

SECTION 10: The Property

- 1. Identify county or counties in which the proposed project will be located
2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property
3. Will this CAD be acting on behalf of another CAD to appraise this property?
4. List all taxing entities that have jurisdiction for the property, the portion of project within each entity and tax rates for each entity:
5. Is the project located entirely within the ISD listed in Section 1?
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)?

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.

- 1. At the time of application, what is the estimated minimum qualified investment required for this school district?
2. What is the amount of appraised value limitation for which you are applying?
3. Does the qualified investment meet the requirements of Tax Code §313.021(1)?
4. Attach a description of the qualified investment [See §313.021(1).] The description must include:
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?

## Tab 4

### *Detailed Description of the Project*

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.

In compliance with the criteria and guidelines set forth in Title 3, Chapter 313 of the Texas Property Tax Code, Roadrunner Solar Project, LLC requests an appraised value limitation from McCamey Independent School District. Roadrunner Solar Project, LLC is proposing to construct a solar electric generating facility in Upton County, Texas. The facility, which will encompass 2,770 acres and, will be located in the southwestern portion of the county. Additionally, the entirety of the project will be within McCamey Independent School District. Please find attached in Tab 11 maps that further define the location of the facility.

The facility itself is expected to have a total capacity of 400 MW AC, and will contain an estimated 1,229,940 photovoltaic panels. Roadrunner Solar Project, LLC is a two-phased project with an estimated \$360 million investment over two years. Phase 1 will supply 200 MW AC of the total capacity and will begin construction April 2019, at which time machinery and equipment will also be purchased. New employees will be hired April of 2019. Phase 1 construction is anticipated to be complete March 2020. Phase 2 will supply the remaining 200 MW AC of the total capacity of the facility, and will begin construction April 2020. Phase 2 will be complete by March 2021.

Roadrunner Solar Project, LLC requests that this application includes but is not limited to the following components of this project:

- Solar Modules & Panels
- Inverter Boxes
- Meteorological Equipment
- Operation & Maintenance Building (s)
- Electrical Substations
- Associated Towers
- Racking & Mounting Structures
- Combiner Boxes
- Foundations
- Roadways, Paving, & Fencing
- Generation Transmission Tie Line
- Interconnection Facilities



Roadrunner Solar Project, LLC is a solar energy project managed by Cielo Wind Power. Cielo Wind Power is the largest privately held wind power developer in the Southwest. Since their founding in 1998 Cielo Wind Power has installed 1,350 wind turbines, and has capitalized over \$2.5 billion in wind projects.

Cielo Wind Power has successfully leased 160,000 acres and established quality relationships with over 375 landowners. They are eager to continue their development of projects within the United States, and are committed to building quality stakeholder relationships in the communities they choose to invest. Their interest in solar development stems from increasing solar energy potential across the country and decreasing solar development costs. Their management team features a number of talented individuals with numerous experience in development, engineering and construction, operations and maintenance, land procurement and landowner relations, meteorology and field services, and the retail power market.



## Tab 7

### *Description of Qualified Investment*

Roadrunner Solar Project, LLC is proposing to construct a solar electric generating facility in Upton County, Texas. The facility, which will encompass 2,770 acres and, will be located in the southwestern portion of the county. Additionally, the entirety of the project will be within McCamey Independent School District. Please find attached in Tab 11 maps that further define the location of the facility.

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Roadrunner Solar Project, LLC requests that this application includes but is not limited to the following components of this project:

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- Foundations
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- Interconnection Facilities



## Tab 8

### *Description of Qualified Property*

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