



KE Andrews  
1900 Dalrock Road  
Rowlett, Texas 75088

May 7, 2019

Local Government Assistance & Economic Analysis  
Texas Comptroller of Public Accounts  
111 E. 17<sup>th</sup> Street  
Austin, Texas 78774

**RE: Amendment for Chapter 313 Value Limitation Agreement between the McCamey Independent School District and Roadrunner Solar Project, LLC**

Dear Local Government Assistance and Economic Analysis Division:

Please find attached Amendment One for Chapter 313 Value Limitation Agreement #1300 between McCamey Independent School District and Roadrunner Solar Project, LLC. Following the signing of the agreement, we request Amendment One (attached) be presented to the board. The changes included are as follows:

Section 9: Projected Timeline  
Tab 4: Detailed Description of the Project  
Tab 7: Description of Qualified Investment  
Tab 8: Description of Qualified Property  
Tab 14: Schedule C

Thank-you for your consideration of this request. If you have any questions, please contact Mike Fry at 469-298-1594 or [mfry@keatax.com](mailto:mfry@keatax.com).

Sincerely,

Mike Fry—Director, Energy Services

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SARA LEON  
& ASSOCIATES, LLC

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May 7, 2019

Local Government Assistance & Economic Analysis  
Texas Comptroller of Public Accounts  
111 E. 17<sup>th</sup> Street  
Austin, Texas 78774

Re: Application #1300 from Roadrunner Solar Project, LLC to McCamey  
Independent School District – Agreement Amendment #001 Letter

Dear Ms. Jones:

This letter is in response to your email dated April 26, 2019. Per your request, Roadrunner Solar Project, LLC has made the following changes to Application #1300. Enumerated below are the changes contained in Amendment #001:

1. **Section 9:** Projected Timeline
2. **Tab 4:** *Detailed Description of the Project*
3. **Tab 7:** *Detailed Description of the Qualified Investment*
4. **Tab 8:** *Detailed Description of Qualified Property*
5. **Tab 14:** *Schedule C*

If you have any questions, or would like to discuss this matter further, please contact me at 512.637.4298.

Respectfully submitted,



Sara Hardner Leon

Enclosures

cc: *Via Electronic Mail: [rgolson@mcisd.esc18.net](mailto:rgolson@mcisd.esc18.net)  
Ronnie Golson, Superintendent, McCamey Independent School District*

*Via Electronic Mail: [whornaday@cielowind.com](mailto:whornaday@cielowind.com)  
Walt Hornaday, President, Roadrunner Solar Project, LLC*

*Via Electronic Mail: [mike@keatax.com](mailto:mike@keatax.com)  
Mike Fry, Director, KE Andrews*

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. 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?
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. Construction will commence in April 2019, and will be entirely complete March 2021. Hiring of employees will begin in November 2019.

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.

The facility itself is expected to have a total capacity of 400 MW AC, and will contain an estimated 1,229,940 photovoltaic panels. The approximate investment for Roadrunner Solar Project, LLC is \$360 million.

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



## Tab 8

### *Description of Qualified Property*

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 is expected to have a capacity of 400 MW AC, and will contain an estimated 1,229,940 photovoltaic panels. The approximate investment for Roadrunner Solar Project, LLC is \$360 million.

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

- Solar Modules & Panels
- Inverter Boxes
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# Tab 14

*Schedules A1-D*

Schedule C: Employment Information

Date 4/23/2019  
 Applicant Name Roadrunner Solar Project, LLC  
 ISD Name McCamey ISD

	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A	Column B	Column C	Column D	Column E
				Number of Construction FTE's or man-hours (specify)	Average annual wage rates for construction workers	Number of non-qualifying jobs applicant estimates it will create (cumulative)	Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Average annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period	0	2018-2019	2018				0	
Each year prior to start of Value Limitation Period	0	2019-2020	2019	200FTE	\$ 60,033.60	N/A	0	
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2020-2021	2020	200FTE	\$ 60,033.60	N/A	10	\$ 60,033.60
	2	2021-2022	2021			N/A	10	\$ 60,033.60
	3	2022-2023	2022			N/A	10	\$ 60,033.60
	4	2023-2024	2023			N/A	10	\$ 60,033.60
	5	2024-2025	2024			N/A	10	\$ 60,033.60
	6	2025-2026	2025			N/A	10	\$ 60,033.60
	7	2026-2027	2026			N/A	10	\$ 60,033.60
	8	2027-2028	2027			N/A	10	\$ 60,033.60
	9	2028-2029	2028			N/A	10	\$ 60,033.60
10	2029-2030	2029			N/A	10	\$ 60,033.60	
Years Following Value Limitation Period	11 through 25	2030-2045	2030-2045			N/A	10	\$ 60,033.60

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



# Tab 17

*Signatures and Certification*

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

Print Name (Authorized School District Representative)

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

Georgios Papadimitriou  
Print Name (Authorized Company Representative (Applicant))

President & CEO  
Title

sign here

[Handwritten Signature]  
Signature (Authorized Company Representative (Applicant))

4/19/19  
Date



GIVEN under my hand and seal of office this, the

19th day of April, 2019

[Handwritten Signature]

Notary Public for the State of Massachusetts

JENNIFER C. REILLY  
Notary Public  
COMMONWEALTH OF MASSACHUSETTS

My Commission expires: My Commission Expires October 31, 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.