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CERTIFIED, CIVIL APPELLATE
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JUSTIN DEMERATH

BENJAMIN CASTILLO

October 15, 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 El Campo
Wind, 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 El Campo Wind, LLC of its intent to consider the application for appraised value limitation on qualified property should a positive certificate be issued by the Comptroller. Please prepare the Economic Impact Report.

The Applicant submitted the Application to the school district on October 8, 2018. The Board voted to accept the application on October 8, 2018. The application has been determined complete as of October 15, 2018.

Please do not hesitate to call with any questions.

Sincerely,



Kevin O'Hanlon
School District Consultant

Cc: El Campo Wind, LLC
Knox County Appraisal District

EL CAMPO WIND, LLC

**CHAPTER 313 APPLICATION
FOR APPRAISED VALUE LIMITATION
TO BENJAMIN ISD**

COMPTROLLER

TAB 1

Pages 1 through 9 of application.

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/. 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

October 8, 2018

Date Application Received by District

Olivia

First Name

Del Hierro

Last Name

Superintendent

Title

Benjamin Independent School District

School District Name

300 Hays Street

Street Address

P.O. Box 166

Mailing Address

Benjamin

City

TX

State

79505

ZIP

940-459-2231

Phone Number

Fax Number

Mobile Number (optional)

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)

Dan	Casey
First Name	Last Name
Partner	
Title	
Moak, Casey & Associates	
Firm Name	
512-485-7878	512-485-7888
Phone Number	Fax Number
	dcasey@moakcasey.com
Mobile Number (optional)	Email Address

4. On what date did the district determine this application complete?

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)

Michael	Alvarez	
First Name	Last Name	
Chief Operating Officer	Longroad Energy	
Title	Organization	
133 Federal Street, Suite 1202		
Street Address		
133 Federal Street, Suite 1202		
Mailing Address		
Boston	MA	02110
City	State	ZIP
415-792-6074		
Phone Number	Fax Number	
	contracts@longroadenergy.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.

Peter	Sullivan	
First Name	Last Name	
Vice President, Project Development	Longroad Energy	
Title	Organization	
133 Federal Street, Suite 1202		
Street Address		
133 Federal Street, Suite 1202		
Mailing Address		
Boston	MA	02110
City	State	ZIP
651-363-2186		
Phone Number	Fax Number	
	peter.sullivan@longroadenergy.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)

Wes Jackson
 First Name Last Name
 Partner
 Title
 Cummings Westlake LLC
 Firm Name
 713-266-4456 713-266-2333
 Phone Number Fax Number
 wjackson@cwlp.net
 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? El Campo Wind, LLC
2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) 32067669633
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

SECTION 5: Applicant Business Structure

1. Identify Business Organization of Applicant (corporation, limited liability corporation, etc) Limited Liability Company
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**)

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 ... March 2019
2. Commencement of construction ... June 2019
3. Beginning of qualifying time period ... May 1, 2019
4. First year of limitation ... 2021
5. Begin hiring new employees ... March 2020
6. Commencement of commercial operations ... June 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)? ... [X] Yes [] No
8. When do you anticipate the new buildings or improvements will be placed in service? ... June 2020

Note: Improvements made before that time may not be considered qualified property.

SECTION 10: The Property

- 1. Identify county or counties in which the proposed project will be located ... Knox
2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property ... Knox CAD
3. Will this CAD be acting on behalf of another CAD to appraise this property? ... [] Yes [X] 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 County; 100%; \$0.73031
Hospital District: Knox County Hosp. Dist.; 100%; \$0.36723
Other (describe): Knox County Drainage; 100%; \$0.06012.06011
5. Is the project located entirely within the ISD listed in Section 1? ... [X] 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 [X] 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? ... 10,000,000.00
2. What is the amount of appraised value limitation for which you are applying? ... 20,000,000.00
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

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)?
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?
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?

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.

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? 4
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 0.00
Manufacturing Wage Data is Not Available
 - 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? 48,600.00
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**.

Proof of payment of filing fee received by the
Comptroller of Public Accounts per TAC Rule
§9.1054 (b)(5)

*(Page Inserted by Office of Texas Comptroller of
Public Accounts)*

TAB 3

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

TAB 4

Detailed Description of the Project

Provide 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.

The El Campo Wind, LLC Project (“El Campo Wind” or the “Project”) is a proposed wind energy generation facility located in Knox County, Texas. The Project is anticipated to consist of approximately 55 wind turbines which when operational will be capable of generating up to 205 MW, depending on final turbine technology selection. Additional Project facilities will include a Project Operations and Maintenance Facility, a project substation, and an approximately 4- mile transmission line to interconnect the Project to the existing electrical grid.

The Project is situated in north central Knox County approximately 1 mile east of the town of Truscott. The Project area is comprised primarily of rangeland, utilized for grazing and hunting and is well suited for a wind farm. The Project will be located on approximately 13,000 acres of private land and has entered into 30-year wind easements with private landowners. The Project is planned to be interconnected to AEP’s 345kV Edith Clark to Gauss transmission line which is located to the east of the Project.

A full suite of studies is underway to verify project viability including but not limited to environmental studies, cultural resource studies, biological studies, aviation studies, telecommunications studies and wind resource assessment studies and the Project is in early stage development. Following an approximate 12-month construction process, and once operational the Project is anticipated to sell electricity into the Texas wholesale power market, and have an expected life exceeding 25 years. The proposed Project will include, but is not limited to, the following:

- Planned up to 205 MW-AC in size;
- Approximately 55 Wind turbines comprised of bases, towers, nacelles and blades and electronic metering and communication equipment;
- Medium and high-voltage electric cabling;
- Project substation which will include a high-voltage transformer, switchgear, transmission equipment, and telecommunications equipment, among other things;
- High-voltage transmission line connecting the project to the grid (gen tie);
- Operations and maintenance (O&M) building including telecommunications and computing equipment, among other things;
- Meteorological equipment to measure weather conditions and wind speeds; and Associated equipment to safely operate, maintain and deliver electricity to the grid.

TAB 5

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

Longroad Energy Holdings, LLC was formed in 2016 and is a developer, owner and operator of renewable energy projects. Today, Longroad operates 1,236 MW of wind and solar energy projects, 684 MW of which Longroad owns. Prior to forming the Company, the core Longroad team successfully developed over 30 utility-scale renewable energy projects totaling close to 3,300 MW of nameplate capacity, including 650 MW of utility-scale wind in ERCOT. In May 2018, Longroad successfully completed development and initiated construction of its 238 MW Rio Bravo wind project in South Texas. Additionally, in July 2018, the Company closed financing and sale of the 250 MWac Phoebe solar project in West Texas. Project-level LAVAs were secured in all of Longroad's Texas projects and were critical in allowing them to move forward into construction and operations.

There are many alternative sites for a wind project. Longroad has the capital and ability to develop the El Campo Wind Project. Longroad is actively assessing other wind projects both inside Texas as well as outside the state. The capital that is planned to be deployed for the Applicant's project is being considered for use projects located in numerous states, including New Mexico, Colorado, Maine, Utah, Virginia, and Hawaii. Texas and its surrounding areas have many potential sites for wind energy projects. Each of these sites carries its own set of feasibility requirements. A significant part of these requirements is the availability of local incentives such as Chapter 313. Incentives like these are required for the Project in order to be able to price its energy at a market rate (alongside competitive projects that have also received a LAVA) and to show project returns that will attract investment capital. Without a LAVA with Benjamin ISD, the Project will not be able to secure a Power Purchase Agreement or a tax equity investment and so will not move forward.

TAB 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)

- | | |
|----------------------------------|--------|
| 1) Knox County | - 100% |
| 2) Knox County Hospital District | - 100% |
| 3) Knox County Drainage District | - 100% |
| 4) Rolling Plains GCD | - 100% |
| 5) Benjamin ISD | - 100% |

TAB 7**Description of Qualified Investment**

The El Campo Wind, LLC Project (“El Campo Wind” or the “Project”) is a proposed wind energy generation facility located in Knox County, Texas. The Project is anticipated to consist of approximately 55 wind turbines which when operational will be capable of generating up to 205 MW, depending on final turbine technology selection. Additional Project facilities will include a Project Operations and Maintenance Facility, a project substation, and an approximately 4- mile transmission line to interconnect the Project to the existing electrical grid.

The proposed Project will include, but is not limited to, the following:

- Planned up to 205 MW-AC in size;
- Approximately 55 Wind turbines comprised of bases, towers, nacelles and blades and electronic metering and communication equipment;
- Medium and high-voltage electric cabling;
- Project substation which will include a high-voltage transformer, switchgear, transmission equipment, and telecommunications equipment, among other things;
- High-voltage transmission line connecting the project to the grid (gen tie);
- Operations and maintenance (O&M) building including telecommunications and computing equipment, among other things;
- Meteorological equipment to measure weather conditions and wind speeds; and Associated equipment to safely operate, maintain and deliver electricity to the grid.

TAB 8**Description of Qualified Property**

The El Campo Wind, LLC Project (“El Campo Wind” or the “Project”) is a proposed wind energy generation facility located in Knox County, Texas. The Project is anticipated to consist of approximately 55 wind turbines which when operational will be capable of generating up to 205 MW, depending on final turbine technology selection. Additional Project facilities will include a Project Operations and Maintenance Facility, a project substation, and an approximately 4- mile transmission line to interconnect the Project to the existing electrical grid.

The proposed Project will include, but is not limited to, the following:

- Planned up to 205 MW-AC in size;
- Approximately 55 Wind turbines comprised of bases, towers, nacelles and blades and electronic metering and communication equipment;
- Medium and high-voltage electric cabling;
- Project substation which will include a high-voltage transformer, switchgear, transmission equipment, and telecommunications equipment, among other things;
- High-voltage transmission line connecting the project to the grid (gen tie);
- Operations and maintenance (O&M) building including telecommunications and computing equipment, among other things;
- Meteorological equipment to measure weather conditions and wind speeds; and Associated equipment to safely operate, maintain and deliver electricity to the grid.

TAB 9

Description of Land

Not applicable. The land on which the new buildings and new improvements will be built, is not being claimed as part of the qualified property described by §313.021(2)(A).

TAB 10

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

None

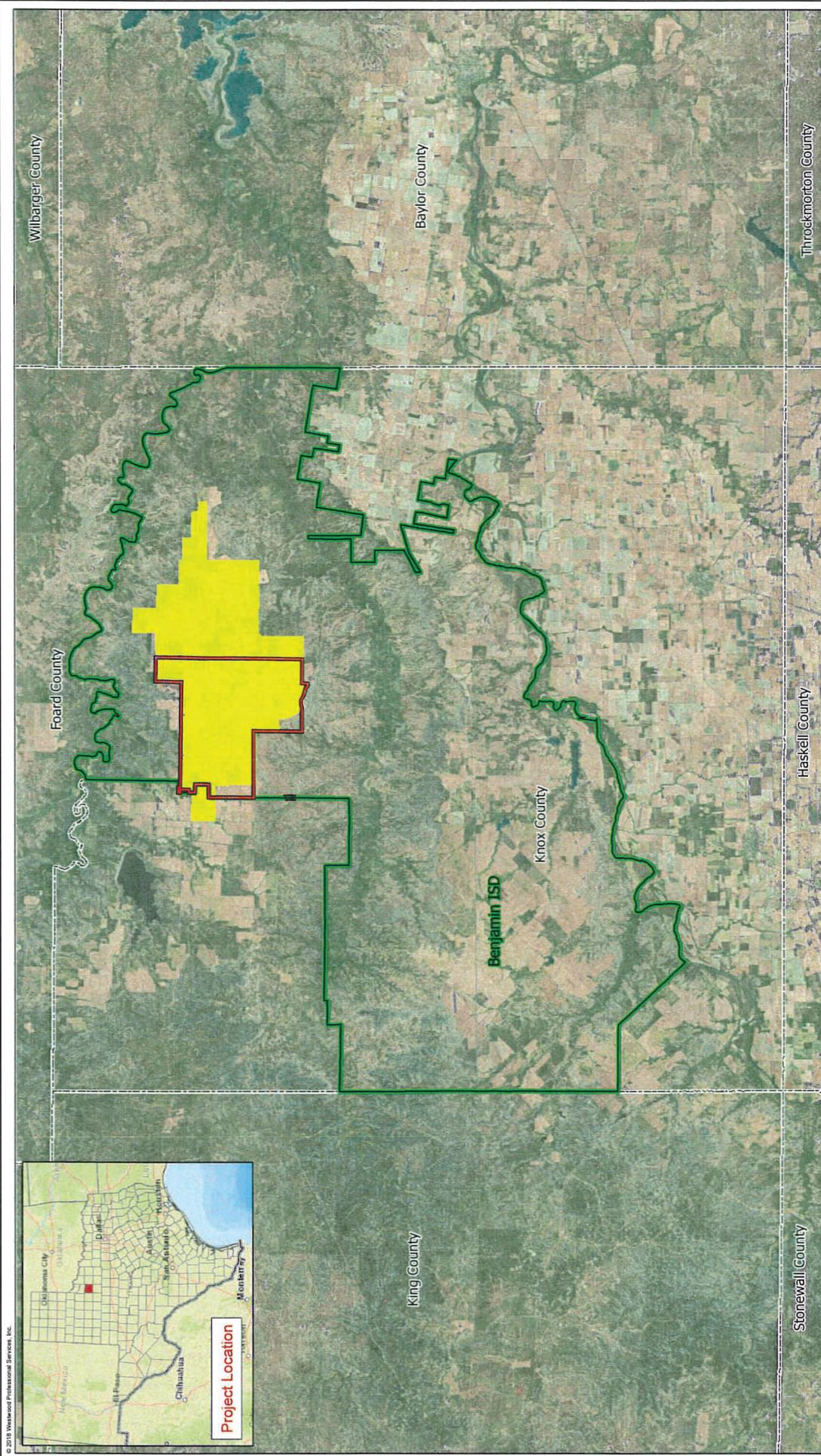
TAB 11

Maps that clearly show:

- a) Project vicinity
- b) Qualified investment including location of new building or new improvements
- c) Qualified property including location of new building 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



Project Location



Map Document: N:\001555\00\GIS\ElCampo_Vicinity_181003.mxd 10/2/2018 8:41:07 AM

Scale: 1:50,000 (2016); EIR (2016); Texas Education Agency (2016).

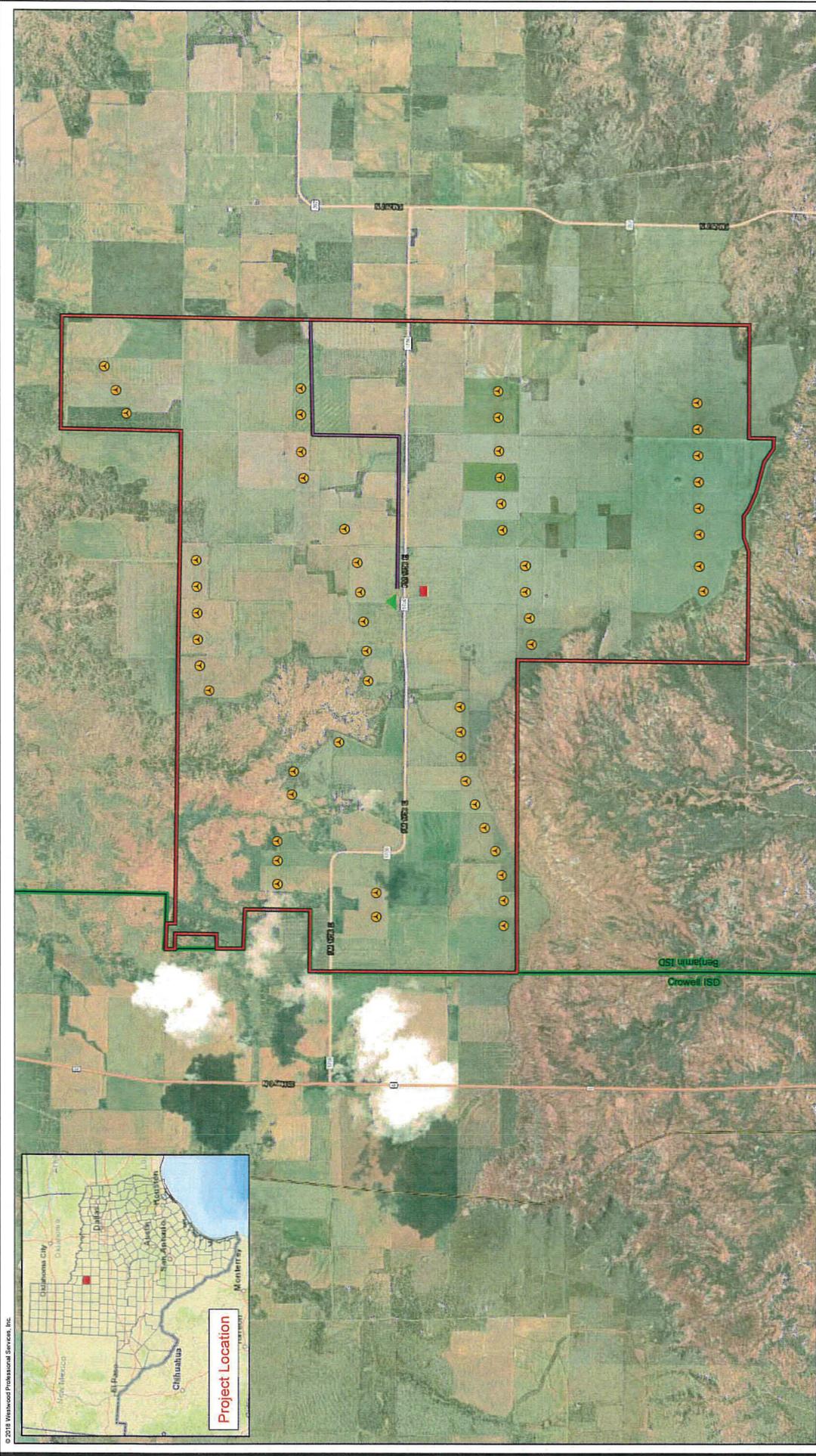
Westwood
 Talk Free (888) 837-5150 westwoodpro.com
 Westwood Professional Services, Inc.

- Legend**
- ISD Boundary
 - Reinvestment Zone Boundary
 - Project Boundary
 - County Boundary



El Campo Wind Project
 Benjamin ISD, Knox County, Texas
 Vicinity Map
 October 3, 2018

Qualified Property and Qualified Investment Maps



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Data Sources: Westwood, GISDE, Esri (2018), Texas Education Agency (2018).

- Legend**
- Benjamin ISD Turbine
 - O&M Building
 - Substation
 - ISD Boundary
 - Project Boundary
 - Transmission Line



El Campo Wind Project
 Benjamin ISD, Knox County, Texas
 Improvement Map
 October 4, 2018



TAB 12

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

See Attached

October 8, 2018

Olivia Del Hierro Gloria
Superintendent
Benjamin Independent School District
300 West Hays Street
Benjamin, TX 79505

Re: Chapter 313 Jobs Waiver Request

Dear Superintendent Del Hierro Gloria,

El Campo Wind, 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.

El Campo Wind, LLC requests that the Board of Trustees make such a finding and waive the job creation requirement for 10 permanent jobs. In line with industry standards for job requirements, El Campo Wind, LLC has committed to create four total jobs for the project.

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 turbines. This number will 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,



Brandon Westlake
Senior Consultant
Cummings Westlake, LLC

TAB 13

Calculation of three possible wage requirements with TWC documentation

- Knox County average weekly wage for all jobs (all industries)
- Knox County average weekly wage for all jobs (manufacturing)
- See attached Council of Governments Regional Wage Calculation and Documentation

**EL CAMPO WIND
TAB 13 TO CHAPTER 313 APPLICATION**

**KNOX COUNTY
CHAPTER 313 WAGE CALCULATION - ALL JOBS - ALL INDUSTRIES**

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FIRST	2018	\$ 783	\$ 40,716
SECOND	2017	\$ 681	\$ 35,412
THIRD	2017	\$ 855	\$ 44,460
FOURTH	2017	\$ 749	\$ 38,948
AVERAGE		\$ 767	\$ 39,884

**KNOX COUNTY
CHAPTER 313 WAGE CALCULATION - MANUFACTURING JOBS
MANUFACTURING DATA IS UNAVAILABLE**

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FIRST	2018	N/A	N/A
SECOND	2017	N/A	N/A
THIRD	2017	N/A	N/A
FOURTH	2017	N/A	N/A
AVERAGE		\$ -	\$ -
		X 110%	110%
		\$ -	\$ -

CHAPTER 313 WAGE CALCULATION - REGIONAL WAGE RATE

YEAR	AVG WEEKLY WAGES*	ANNUALIZED
2017	\$ 850	\$ 44,178
		X 110%
		\$ 935
		\$ 48,596

* SEE ATTACHED TWC DOCUMENTATION

Quarterly Employment and Wages (QCEW)

[Back](#)

Page 1 of 1 (40 results/page)

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

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

COG	Wages	
	Hourly	Annual
Texas	\$26.24	\$54,587
1. Panhandle Regional Planning Commission	\$23.65	\$49,190
2. South Plains Association of Governments	\$19.36	\$40,262
3. NORTEX Regional Planning Commission	\$23.46	\$48,789
4. North Central Texas Council of Governments	\$26.80	\$55,747
5. Ark-Tex Council of Governments	\$18.59	\$38,663
6. East Texas Council of Governments	\$21.07	\$43,827
7. West Central Texas Council of Governments	\$21.24	\$44,178
8. Rio Grande Council of Governments	\$18.44	\$38,351
9. Permian Basin Regional Planning Commission	\$26.24	\$54,576
10. Concho Valley Council of Governments	\$19.67	\$40,924
11. Heart of Texas Council of Governments	\$21.53	\$44,781
12. Capital Area Council of Governments	\$31.49	\$65,497
13. Brazos Valley Council of Governments	\$17.76	\$39,931
14. Deep East Texas Council of Governments	\$17.99	\$37,428
15. South East Texas Regional Planning Commission	\$34.98	\$72,755
16. Houston-Galveston Area Council	\$28.94	\$60,202
17. Golden Crescent Regional Planning Commission	\$26.94	\$56,042
18. Alamo Area Council of Governments	\$22.05	\$48,869
19. South Texas Development Council	\$15.07	\$31,343
20. Coastal Bend Council of Governments	\$28.98	\$60,276
21. Lower Rio Grande Valley Development Council	\$17.86	\$37,152
22. Texoma Council of Governments	\$21.18	\$44,060
23. Central Texas Council of Governments	\$19.30	\$40,146
24. Middle Rio Grande Development Council	\$24.07	\$50,058

110% X \$44,178 = \$48,596

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.

TAB 14

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

See attached Schedules A1, A2, B, C and D

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

Date: 9/19/2018
Applicant Name: EL CAMPO WIND, 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)	Tax Year (YYYY) (Fill in actual tax year below)	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 new investment made during this year that will not 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			Not eligible to become Qualified Property				0		
Investment made after filing complete application with district but before final board approval of application	0	2019	75,000,000	0	0	0	75,000,000		
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period			0	0	0	0	0		
Complete tax years of qualifying time period	QTP1	2020-2021	225,165,000	500,000	0	0	225,665,000		
	QTP2	2021-2022	0	0	0	0	0		
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]			300,165,000	500,000	0	0	300,665,000		
Total Qualified Investment (sum of green cells)			225,665,000						

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 components of buildings. 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 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 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)

Date: 9/19/2018
Applicant Name: EL CAMPO WIND, LLC
ISD Name: BENJAMIN ISD

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)	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)		
TOTALS FROM SCHEDULE A1			300,165,000	500,000	0	0	300,665,000		
Total Investment from Schedule A1*									
Each year prior to start of value limitation period** <i>Insert as many rows as necessary.</i>									
	0	2019-2020	2019	0	0	0	0	0	0
	0	2020-2021	2020	0	0	0	0	0	0
	1	2021-2022	2021	0	0	0	0	0	0
	2	2022-2023	2022	0	0	0	0	0	0
	3	2023-2024	2023	0	0	0	0	0	0
	4	2024-2025	2024	0	0	0	0	0	0
	5	2025-2026	2025	0	0	0	0	0	0
	6	2026-2027	2026	0	0	0	0	0	0
	7	2027-2028	2027	0	0	0	0	0	0
	8	2028-2029	2028	0	0	0	0	0	0
	9	2029-2030	2029	0	0	0	0	0	0
	10	2030-2031	2030	0	0	0	0	0	0
Total Investment made through limitation			300,165,000	500,000	0	0	300,665,000		
Continue to maintain viable presence									
	11	2031-2032	2031	0	0	0	0	0	0
	12	2032-2033	2032	0	0	0	0	0	0
	13	2033-2034	2033	0	0	0	0	0	0
	14	2034-2035	2034	0	0	0	0	0	0
	15	2035-2036	2035	0	0	0	0	0	0
	16	2036-2037	2036	0	0	0	0	0	0
	17	2037-2038	2037	0	0	0	0	0	0
	18	2038-2039	2038	0	0	0	0	0	0
	19	2039-2040	2039	0	0	0	0	0	0
	20	2040-2041	2040	0	0	0	0	0	0
	21	2041-2042	2041	0	0	0	0	0	0
	22	2042-2043	2042	0	0	0	0	0	0
	23	2043-2044	2043	0	0	0	0	0	0
	24	2044-2045	2044	0	0	0	0	0	0
	25	2045-2046	2045	0	0	0	0	0	0
Additional years for 25 year economic impact as required by 313.028(c)(1)									

* 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.
 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 313.02(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 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)

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	
0	2019-2020	2019	0	0	0	0	0	0	0
0	2020-2021	2020	0	0	0	0	0	0	0
1	2021-2022	2021	0	490,000	37,500,000	37,500,000	37,500,000	37,500,000	37,500,000
2	2022-2023	2022	0	477,800	294,161,700	294,651,700	294,651,700	294,651,700	20,000,000
3	2023-2024	2023	0	465,900	273,570,000	274,047,800	274,047,800	274,047,800	20,000,000
4	2024-2025	2024	0	454,300	254,420,000	254,885,900	254,885,900	254,885,900	20,000,000
5	2025-2026	2025	0	442,900	236,611,000	237,065,300	237,065,300	237,065,300	20,000,000
6	2026-2027	2026	0	431,800	220,048,000	220,490,900	220,490,900	220,490,900	20,000,000
7	2027-2028	2027	0	421,000	204,645,000	205,076,800	205,076,800	205,076,800	20,000,000
8	2028-2029	2028	0	410,500	190,320,000	190,741,000	190,741,000	190,741,000	20,000,000
9	2029-2030	2029	0	400,200	176,998,000	177,408,500	177,408,500	177,408,500	20,000,000
10	2030-2031	2030	0	390,200	164,608,000	165,008,200	165,008,200	165,008,200	20,000,000
11	2031-2032	2031	0	380,400	153,085,000	153,475,200	153,475,200	153,475,200	20,000,000
12	2032-2033	2032	0	370,900	145,431,000	145,811,400	145,811,400	145,811,400	145,811,400
13	2033-2034	2033	0	361,600	138,159,000	138,529,900	138,529,900	138,529,900	138,529,900
14	2034-2035	2034	0	352,600	131,251,000	131,612,600	131,612,600	131,612,600	131,612,600
15	2035-2036	2035	0	343,800	124,688,000	125,040,600	125,040,600	125,040,600	125,040,600
16	2036-2037	2036	0	335,200	118,454,000	118,797,800	118,797,800	118,797,800	118,797,800
17	2037-2038	2037	0	326,800	112,531,000	112,866,200	112,866,200	112,866,200	112,866,200
18	2038-2039	2038	0	318,600	106,904,000	107,230,800	107,230,800	107,230,800	107,230,800
19	2039-2040	2039	0	310,600	101,559,000	101,877,600	101,877,600	101,877,600	101,877,600
20	2040-2041	2040	0	302,800	96,481,000	96,791,600	96,791,600	96,791,600	96,791,600
21	2041-2042	2041	0	295,200	91,657,000	91,959,800	91,959,800	91,959,800	91,959,800
22	2042-2043	2042	0	287,800	87,074,000	87,369,200	87,369,200	87,369,200	87,369,200
23	2043-2044	2043	0	280,600	82,720,000	83,007,800	83,007,800	83,007,800	83,007,800
24	2044-2045	2044	0	273,600	78,584,000	78,864,600	78,864,600	78,864,600	78,864,600
25	2045-2046	2045	0	266,800	74,655,000	74,928,600	74,928,600	74,928,600	74,928,600
25	2045-2046	2045	0	266,800	70,922,000	71,188,800	71,188,800	71,188,800	71,188,800

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: 9/19/2018
 Applicant Name: EL CAMPO WIND, LLC
 ISD Name: BENJAMIN ISD

	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Construction		Non-Qualifying Jobs		Qualifying Jobs	
				Column A Number of Construction FTEs 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	2019-2020	2019	200 FTE	50,000	0	0	0	0
	0	2020-2021	2020	200 FTE	50,000	0	1	48,600	48,600
	1	2021-2022	2021	N/A	N/A	0	4	48,600	48,600
	2	2022-2023	2022	N/A	N/A	0	4	48,600	48,600
	3	2023-2024	2023	N/A	N/A	0	4	48,600	48,600
	4	2024-2025	2024	N/A	N/A	0	4	48,600	48,600
	5	2025-2026	2025	N/A	N/A	0	4	48,600	48,600
	6	2026-2027	2026	N/A	N/A	0	4	48,600	48,600
	7	2027-2028	2027	N/A	N/A	0	4	48,600	48,600
	8	2028-2029	2028	N/A	N/A	0	4	48,600	48,600
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	9	2029-2030	2029	N/A	N/A	0	4	48,600	48,600
	10	2030-2031	2030	N/A	N/A	0	4	48,600	48,600
	11 through 25	2027-2042	2027-2041	N/A	N/A	0	4	48,600	48,600
Years Following Value Limitation Period									

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

- C1.** Are the cumulative number of qualifying jobs listed in Column D less than the number of qualifying jobs required by statute? (25 qualifying jobs in Subchapter B districts, 10 qualifying jobs in Subchapter C districts)
 If yes, answer the following two questions:
- C1a.** Will the applicant request a job waiver, as provided under 313.025(f-1)?
- C1b.** Will the applicant avail itself of the provision in 313.021(3)(F)?

Yes No

Yes No

Yes No

Schedule D: Other Incentives (Estimated)

Date: 9/19/2018
 Applicant Name: EL CAMPO WIND, LLC
 ISD Name: BENJAMIN ISD
 Form 50-296A
 Revised May 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: N/A City: N/A Other: N/A		N/A	N/A	N/A	N/A
Tax Code Chapter 312	County: Knox County City: N/A Other: Knox County Hospital District	2021	10 Years	\$ 1,743,000	see detail below	\$ 500,000
Local Government Code Chapters 380/381	County: N/A City: N/A Other: N/A	2021	10 Years	\$ 875,500	see detail below	\$ 250,000
Freepport Exemptions	N/A		N/A	N/A	N/A	N/A
Non-Annexation Agreements	N/A		N/A	N/A	N/A	N/A
Enterprise Zone/Project	N/A		N/A	N/A	N/A	N/A
Economic Development Corporation	N/A		N/A	N/A	N/A	N/A
Texas Enterprise Fund	N/A		N/A	N/A	N/A	N/A
Employee Recruitment	N/A		N/A	N/A	N/A	N/A
Skills Development Fund	N/A		N/A	N/A	N/A	N/A
Training Facility Space and Equipment	N/A		N/A	N/A	N/A	N/A
Infrastructure Incentives	N/A		N/A	N/A	N/A	N/A
Permitting Assistance	N/A		N/A	N/A	N/A	N/A
Other:	N/A		N/A	N/A	N/A	N/A
Other:	N/A		N/A	N/A	N/A	N/A
Other:	N/A		N/A	N/A	N/A	N/A
Other:	N/A		N/A	N/A	N/A	N/A
TOTAL				\$ 2,618,500		\$ 750,000

Additional information on incentives for this project:

County Terms: El Campo Wind LLC has applied for and anticipates receiving an abatement structured as follows: Year 1 - 10; 100% with an annual PILOT payment based on \$2,000/MW of Nameplate Capacity
Hospital District: El Campo Wind, LLC has applied for and anticipates receiving an abatement structured as follows: Years 1 - 10; 100% with an annual PILOT payment based on \$1,000/MW of Nameplate Capac

TAB 15

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

None

TAB 16

Description of Reinvestment Zone or Enterprise Zone, including:

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

16 a) Not Applicable

16 b) See Attached

16 c) See Attached

16 d) See Attached

New Reinvestment Zone Resolutions will be
submitted once created by the County

Landowner	Parcel Area	Parcel Location Information					Legal Description
		County	Section	Block	Abstract		
Abbot, Scotty & Helene	316.6	Knox	121	C	369	106.330, ABST 369 BLK C SEC 121 H&TC RR BENJAMIN	
Acosta A, et al	152.7	Knox	148	C		152.66 acre tract out of the occupied 160.39 acre NE/4 Section 148, Block C, H&TC RR Co. Survey, being all of said 160.39 acre tract except a 7.73 acre parcel out of the NE corner,	
Baty Louis L	160.0	Knox	121	C		160 acres MOL being a part of Sec. 121, Blk C, H&TC RR Co. Survey, patent No. 55-1/2, Volume 99	
Baty Louis L	381.3	Knox	124	C	1439	the East 100 acres of the West 200 acres of the N/2 of Section 124, Block C, H&TC RR Co. Survey of Knox co., Texas; A tract in Section 124, Block C, Abstract 1439, H&TC RR Company, Survey containing 276.48 acres MOL	
Baty Louis L	79.0	Knox	118	C			
Baty Louis L	159.7	Knox	121	C		160 acres MOL being a part of Sec. 121, Blk C, H&TC RR Co. Survey, patent No. 55-1/2, Volume 99	
Baty Louis L	85.2	Knox	150	C	1339	A tract in Section 150, Block C, Abstract 1339, H&TC RR Company. Survey containing 89 acres MOL	
Baty Louis L	47.4	Knox	1	3		The North 47.5 acres of the NW/4 Section 1, Block 3, D&W Ry. Co. Survey, Knox Co., Texas, more particularly described in that certain deed recorded in Volume 257, Page 19, Deed Records of Knox Co., Texas	
Baty Louis L	80.7	Knox	123		368	The E/2 NW/4 Section 123, Blk C, H&TC RR Co. Surveys, Abstract No. 368, containing 80 acres MOL, and	
Baty, L & Sherri	127.1	Knox	122	C	1639	130 acres of land in Section 122, Block C, Abstract 1639, H&TC Ry Company Survey; ALL IN KNOX CO., Texas	
Baty, L & Sherri		Knox	116	C		All of the Southwest One-Fourth (SW/4) of Section No. One Hundred Sixteen (116) in Block C, Houston and Texas Central Railway Survey, Abstract No. 1458, Certificate No. 30/2465 and containing 160 acres of land, more or less, situated in Knox County, Texas.	
Berry O, et al	80.2	Knox	123	C		W/2 of the NE/4 Section 123, Block C, H&TC Ry Co Surveys, Knox Co., Texas being described in Deed dated April 2, 1053, recorded in Volume 115, Box 83, Deed Records of Knox Co., Texas; ALL IN KNOX CO., Texas	
Browning, et al	345.0	Knox	148	44	1677	350.500, ABST 1677 BLK 44 SEC 148 H&TC RR BENJAMIN	

Browning, James C.	65.2	Knox	4	4	1834	17.40, ABST 1834 BLK 4 SEC 4 D&W RR TRUSCOTT E/2 NE/4 Section 123, Block C, H&TC Ry Co. Surveys, containing 80 acres MOL; North 20 acres of the East 120 acres of the SE/4 Section 93, Block C, H&TC Ry. Co. Surveys; ALL IN KNOX COUNTY, Texas
Bryd S	80.4	Knox	123	C		160.00 acres, ABST 1339 Block C Section 150 H&TC Company RR Survey more particularly described at Volume 323, Page 1436 of the records of the County Clerk of Knox County, Texas
Bullion, I.	158.1	Knox	150	C	1339	
Bullion, I.	79.0	Knox	150	C	1339	80.00 acres, ABST 1339 Block C Section 150 H&TC RR Company Survey
Bullion, Ida Mae	188.7	Knox	122	C	1639	190.000, ABST 1639 BLK C SEC 122 H&TC RR BENJAMIN
C.E. Myers Estate	127.0	Knox	146	44	1507	117.875, ABST 1507 BLK 44 SEC 146 H&TC RR BENJAMIN
C.E. Myers Estate	159.0	Knox	150	C	150	160.000, ABST 1334 BLK C SEC 150 H&TC RR BENJAMIN GILLILAND PLACE
C.E. Myers Estate	138.7	Knox	149	44	269	137.200, ABST 269 BLK 44 SEC 149 H&TC RR BENJAMIN
Carlson M	175.1	Knox	78	B		177.2 acres of land MOL out of Section 78, Block B, H&TC Ry Co. Surveys, comprised of a tract of 70 acres out of said Section, Abstract 1946 & a tract of 107.2 acres out of said Section, Abstract 1944
Cash F	124.6	Knox	2	3	1492	Abstract 1492 Block 3, Section 2 D&W RR (126 acres)
Cash F	158.7	Knox	148	C	1412	Abstract 1412, Block C, Section 148 H&TC RR
Cash F	47.4	Knox	1	3	455	Abstract 455, Block 3, Section 1, D&W RR (47.6 acres)
Cash F	78.3	Knox	123	C	368	Abstract 368, Block C, Section 123, H&TC RR (80 acres)
Cato Family LP	159.7	Knox	124	C	1439	A tract in Section 124, Blk C, Abstract 1439, H&TC RR Co Survey, containing 160 acres MOL & more fully described in that certain deed dated march 26, 2014 & recorded in Volume 341, Page 801 of the records of Knox Co., Texas
Cato Family LP	643.5	Knox	125	C	367	A tract in Section 125, Blk C, Abstract 367, H&TC RR Co Survey, containing 640 acres MOL & more fully described in that certain deed dated June 24, 2010 & recorded in Volume 328, Page 147 of the records of Knox Co., Texas

Cato Family LP	264.9	Knox	145	44	264	A tract in Section 145, Blk 44, Abstract 264, H&TC RR Co. Survey, containing 264.8 acres MOL & more fully described in that certain deed dated April 30, 2013 & recorded in Volume 342, Page 458 of the records of Knox Co., Texas
Cato Family LP	226.6	Knox	146	C	1440	A tract in Section 146, Blk C, Abstract 1440, H&TC RR Co Survey, containing 213.4 acres MOL & more fully described in that certain deed dated June 24, 2010 & recorded in Volume 328, Page 147 of the records of Knox Co. Texas
Cato Family LP	48.0	Knox	126	C	447	A tract in Section 126, Blk C, Abstract 447, H&TC RR Co Survey, containing 44.2 acres MOL & more fully described in that certain deed dated June 24, 2010 & recorded in Volume 328, page 147 of the records of Knox Co., Texas
CDMID Farms, LLC	148.2	Knox	149	C	355	150.000, ABST 355 BLK C SEC 149 H&TC RR BENJAMIN
CDMID Farms, LLC	5.9	Knox	147	44	309	16.330, ABST 309 BLK 44 SEC 147 H&TC RR BENJAMIN
Chowning M	192.0	Knox	145	44	264	191.200 acres, ABST 264 Block 44 Section 145 (WPT) H&TC RR Crowell; ALL IN KNOX CO., Texas
Coody Donna	49.0	Knox	1	3	45	47.60 acres ABST 45,5 Block 3, Section 1 D&W RR Benjamin; ALL IN KNOX CO., Texas
Cook S&J West	50.0	Knox	78	B		A tract in the South part of the West part of Survey 78, Cert No. 30/2404, Block B, H&TC Ry. Co. Surveys about 12 miles North, 5 degrees East from the Town of Benjamin containing 50 acres MOL
Cook, Francis	40.5	Knox	123	C	368	40.000, ABST 368 BLK B SEC 123 H&TC RR BENJAMIN
Deffenbaugh, Deanna E. and McGuire, Lewis D.	41.0	Knox	123	C	368	Being the North Half (N/2) of the East Half (E/2) of the Southeast One Fourth (SE/4) of Survey No. 123, Block C, H & T C Ry. Co., Abstract No. 368, Patent No. 382, Volume 111, dated October 23, 1903.
Dollar et al	222.5	Knox				The South 222 1/2 acres out of the 359-acre D.B. Myers tract out of the Southwest part of Section 164, Block 44, H&TC Ry. Co. Survey, Abstract No. 1652 situated in Knox County, Texas.
Feemster, Clinton	119.4	Knox	118	C		W/2 of the NW/4 and the North 40 acres of the SW/4 of Section 118, Block C, H&TC Ry. Co. Survey, Abstracts 1914 and 1449;
Feemster, Clinton	81.7	Knox	149			The N/2 NW/4 of Section 149, H&TC Ry. Co. Surveys, Abstract 355

Gray, Jan W.	111.7	Knox	164	44	1652	63.000, ABST 1652 BLK 44 SEC 164 H&TC RR TRUSCOTT
Gray, Jan W.	67.5	Knox	150	44	1906	66.600, ABST 1906 BLK 44 SEC 150 H&TC RR TRUSCOTT
Hardin Wayland & Wanda	35.1	Knox	117	C		a 35.65 acre tract of land in Knox Co., Texas, which is the SE 35.65 acres for the NW/4 of Section 117, Block C, H&TC RR
Helm No. 1 Family	187.6	Knox	147	44	309	175.500, ABST 309 BLK 44 SEC 147 H&TC RR BENJAMIN
Henry Carolyn	317.3	Knox	1	J	730	320 Acres, ABST 730 Block J Section 1 GC&SF RR Crowell; ALL IN KNOX CO., Texas
Horne, Tim and Barbara	80.2	Knox	123	C	368	West Half of the Southeast Quarter (W/2 SE/4) of Section 123, Block C, Abstract 368, H&TC RR Co Survey, Knox County, Texas
Kittinger, Mark	78.9	Knox	123	C	368	80.000, ABST 368 BLK B SEC 123 H&TC RR BENJAMIN
Latimer, Larry	144.5	Knox	1	3	455	All of the called SW Qtr, Sect 1, Blk 3, Abs 455, containing 142.8ac,
Latimer, Larry & Angela	189.0	Knox	166	44	1342	191.340, ABST 1342 BLK 44 SEC 166 H&TC RR BENJAMIN (OLD MAN'S PLACE)
Looney A	99.1	Knox	150	44	1939	All that certain tract or parcel of land, situated, lying & being in Knox co., Texas & being the West one-third of the East ninety-nine & nine-tenths (99.9) acres of the S/2 of Section 150, Block 44, HT&C Ry. Co. Survey
Louis Baty, a.k.a. Louis L. Baty & Lula Baty, H&W	159.1	Knox	116	C	1458	A tract in section 116, Block C, Abstract 1458, H&TC RR Company, Survey containing 160 acres MOL
Massingill, R		Knox				

Miller R W & B, et al	34.3	Knox	117	C		The West 36.43 acres out of the NW/4 Section 117, Block C, H&TC RR Co. Lands, more particularly described in that certain Warranty Deed recorded in Volume 336, Page 821 of the Official Public Records of Knox Co., Texas
Miller R W & B, et al	54.7	Knox	119	C		52.55 acres of land being the West one third of the SW/4 of Section 119 Block C, H&TC RR Co., Survey LESS that tract of land described in the Deed dated June 18, 1949, from A.J. Navratil, et ux
Miller R W & B, et al	159.6	Knox	117	C		The SW/4 Section 117, Block C, of the H&TC RR Co. Survey of Knox County, Texas containing 160 acres of land; ALL IN KNOX CO., Texas
My-BJ Co., Inc	81.0	Knox	150	C	1334	80 Acres Abst 1334 S/2 NE/4 Section 150, Block C, H&TC RR Co. Survey
Myers Leonard	139.5	Knox	149	44	269	139.000, ABST 269 BLK 44 SEC 149 H&TC RR BENJAMIN
Myers, Carl	188.3	Knox	165	44	314	150.500, ABST 314 BLK 44 SEC 165 H&TC RR BENJAMIN GOOD PLACE 41.000, ABST 314 BLK 44 SEC 165 H&TC RR BENJAMIN GOOD PLACE
Myers, Carl	119.8	Knox	149	44	269	119.800, ABST 269 BLK 44 SEC 149 H&TC RR BENJAMIN
Myers, Carl	110.8	Knox	164	44	1652	162.000, ABST 1652 BLK 44 SEC 164 H&TC RR TRUSCOTT
Myers, James E.	142.8	Knox	164	44	1832	132.000, ABST 1832 BLK 44 SEC 164 H&TC RR TRUSCOTT
Myers, Leonard	165.2	Knox	146	44	1507	165.000, ABST 1507 BLK 44 SEC 146 H&TC RR BENJAMIN
Navratil J Trust	159.6	Knox	116	C	1478	NW/4 Section 116, Block C, H&TC Ry. Co. Survey, Abstract 1478, containing 160 acres MO
Navratil J Trust	100.0	Knox	124	C	1439	100 acres MOL in the NW/4 Section 124, Block C, H&TC Ry. Co. Survey, Abstract 1439
Navratil J Trust	80.2	Knox	123	C	368	E/2 SW/4 Section 123, Block C, H&TC Ry. Co. Survey, Abstract 368, containing 80 acres MOL
Nelms, Robert and Outler, Patrick	321.7	Knox	146	44	1507	All of the East One-Half (E/2) of Section 146, Block 44, H&TC Ry. Co. Surveys, Abstract 1507 in Knox County, Texas and containing 320 acres.

Ohr, Clifford and Whitaker, Earl	80.0	Knox	149	C	355	Being the South Half (S ½) of the Northwest one fourth (NW ¼) of Section 149, Block C, H & T C Ry. Co. land, Knox County, Texas, containing 80 acres of land.
Ohr, Clifford and Whitaker, Earl	160.0	Knox	150	C	356	Being the Northeast one fourth (NE ¼) of Section 149, Block C, H & T C Ry. Co. Survey, Knox County, Texas, containing 160 acres of land.
Portman, W.						
Thomas	624.0	Knox	163	44	272	631.900, ABST 272 BLK 44 SEC 163 H&TC RR CROWELL
Quintero John & Melinda	107.2	Knox	119	C	370	106.00 Acres Abstract 370 Block C Section 119 H&TC RR Benjamin; ALL IN KNOX CO., Texas
Reed, Weldon	178.9	Knox	120	C	1549	
Reed, William, et al	150.7	Knox	120	C	1549	
Reeves, Lyndle	121.0	Knox	118	C	1449	The South 120 acres of the SW/4 of Section 118, Block C, H&TC RR Co. Surveys, Abstract 1449
Reeves, Lyndle	80.1	Knox	150	C	1334	The N/2 of the NE/4 of Section 150, Block C, H&TC RR Co. Surveys, Abstract 1334
Reeves, Lyndle	203.7	Knox	119	C	370	The West 210 acres of land, MOL of a 354 acre tract of land out of Section 119, Block C, H&TC RR Co. Surveys, Abstract 370, Patent 111, Volume 381, dated October 23, 1903
Ressell Wanda	143.2	Knox	43	B		144 acres of land consisting of 10.6 acres out of Alexander Farmer Survey 4, laying along the SBL of Section 43, Blk B and the SBL of Section 120, Blk C, and of 133.4 acres of land out of Section 43, Block B
RJW Brown Siblings	246.3	Knox	149	44	269	246.000, ABST 269 BLK 44 SEC 149 H&TC RR BENJAMIN
RJW Brown Siblings	501.3	Knox	150	44	1678	137.490, ABST 1678 BLK 44 SEC 150 H&TC RR TRUSCOTT 1/3 UNDIVIDED INT in 137.5 AC

Simmons R	441.5	Knox	2	3	1492	447.70 acres, ABST 1492, Block 3, Section 2, D&W RR Benjamin
Simmons R	281.8	Knox	1	3	455	284.00 acres, ABST 455, Block 3, Section 1, D&W RR Benjamin
Smith V, et al	619.1	Knox	2			400 acres, ABST 1623, Sec. 2 GC&SF RR, Benjamin; 240 acres, ABST 1744, Blk J, Sec. 2 GC&SF RR, Benjamin;
Tapp T	109.7	Knox	79	B	304	A 111 acre tract lying in and being a part of the North Half (N/2) of Section 79, Block B, Abstract 304, H&TC RR Survey,
Tapp, C.E.	17.2	Knox	145	44	264	15.000, ABST 264 BLK 44 SEC 145 H&TC RR CROWELL
Tapp, Tommy Allen	196.3	Knox	79	B	304	A 200 acre tract lying in and being a part of the North Half (N/2) of Section 79, Block B, Abstract 304, H&TC RR Survey,
Tomanek Joe & Linda	77.8	Knox	147	C		
Tomanek Joe & Linda	59.8	Knox	147	C		
Tomanek Joe & Linda	102.3	Knox	147	C		
Tomanek Joe & Linda	102.1	Knox	147	C		
Tomanek Joe & Linda	158.6	Knox	147	C		
Tomanek M	59.4	Knox	147	C		
Tomanek M	78.6	Knox	147	C		

Turner, Ruth - 50% Share Michael L. Jones-25% Share Laurie Jones	259.5	Knox	43	B	286	265 acres Abstract 286, Block B, Section 43 H&TC RR Benjamin Survey; ALL IN KNOX CO., Texas
Neighbors- 25% Share	163.8	Knox	147	44	309	Part of Section No. 147, Block 44, H&TC Ry. Co. Surveys, Abstract No. 309, Knox Co., Texas, containing 159 acres MOL
Westmore land D	9.5	Knox	149	C	355	Part of Section 149, Block C, H&TC Ry. Co. Surveys, Abstract 355, Knox Co., Texas, containing 10 acres MOL
Westmore land D	242.2	Knox	23			
Westmore land D	288.1	Knox	4	J		All of Survey No. 4, Certificate No. 4976, Block J, GC&SF Ry. Co., Knox Co., Texas, containing 308.5 acres MOL
Westmore land D	298.7	Knox	3		631	All of Survey No. 3, GC&SF Ry. Co. Lands, Abstract No. 631, Knox Co., Texas, containing 308 acres MOL
Westmore land D	72.1	Knox	144	44		70.5 acres of land out of the East Central part of Section 144, Block 44 save & except 2.5 acres heretofore deed as a road ROW
Westmore land D	159.4	Knox	148			
Westmore land F	163.1	Knox	148	C	1412	SE/4 of Survey No. 148, Block C, H&TC Ry Co. Survey, Certificate No. 30/2481, Abstract No. 1412, Patent No. 392, Volume 19, dated February 20, 1901;
Westmore land F	159.8	Knox	149	C	365	160 acres in ABST 355, Block C, Section 149, H&TC RR;
Westmore land F	321.4	Knox	122	C	1639	320 acres in ABST 1639, Block C, Section 122, H&TC RR being the South 320 acres of the West 480 acres of said abstract; ALL IN KNOX CO., Texas
Wilson Doris	90.1	Knox	117	C		An 88.98 acre tract in Knox Co., Texas being the East 88.98 acres out of the NW/4 Section 117, Block C, H&TC RR Co.

**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.

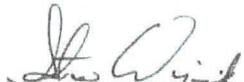
SECTION 3. That pursuant to the Property Redevelopment and Tax Abatement Act, as amended, and the Guidelines, the County Commissioners Court hereby creates the Knox-Gilliland Reinvestment Zone; a reinvestment zone for commercial-industrial tax abatement encompassing only the area described on and as 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.

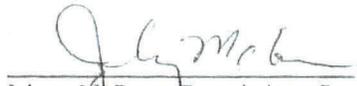
SECTION 4. That the Knox-Gilliland Reinvestment Zone shall take effect on the date of this Resolution and shall remain designated as a commercial-industrial reinvestment zone for a period of five (5) years from such date of designation, and may be renewed for an additional five (5) year period thereafter.

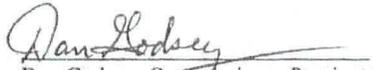
SECTION 5. That if any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

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.

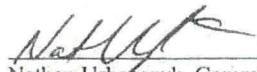
PASSED, APPROVED AND ADOPTED on this the 24th day of August, 2017.


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:

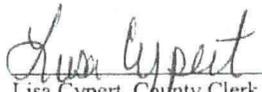

Lisa Cypert, County Clerk

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.

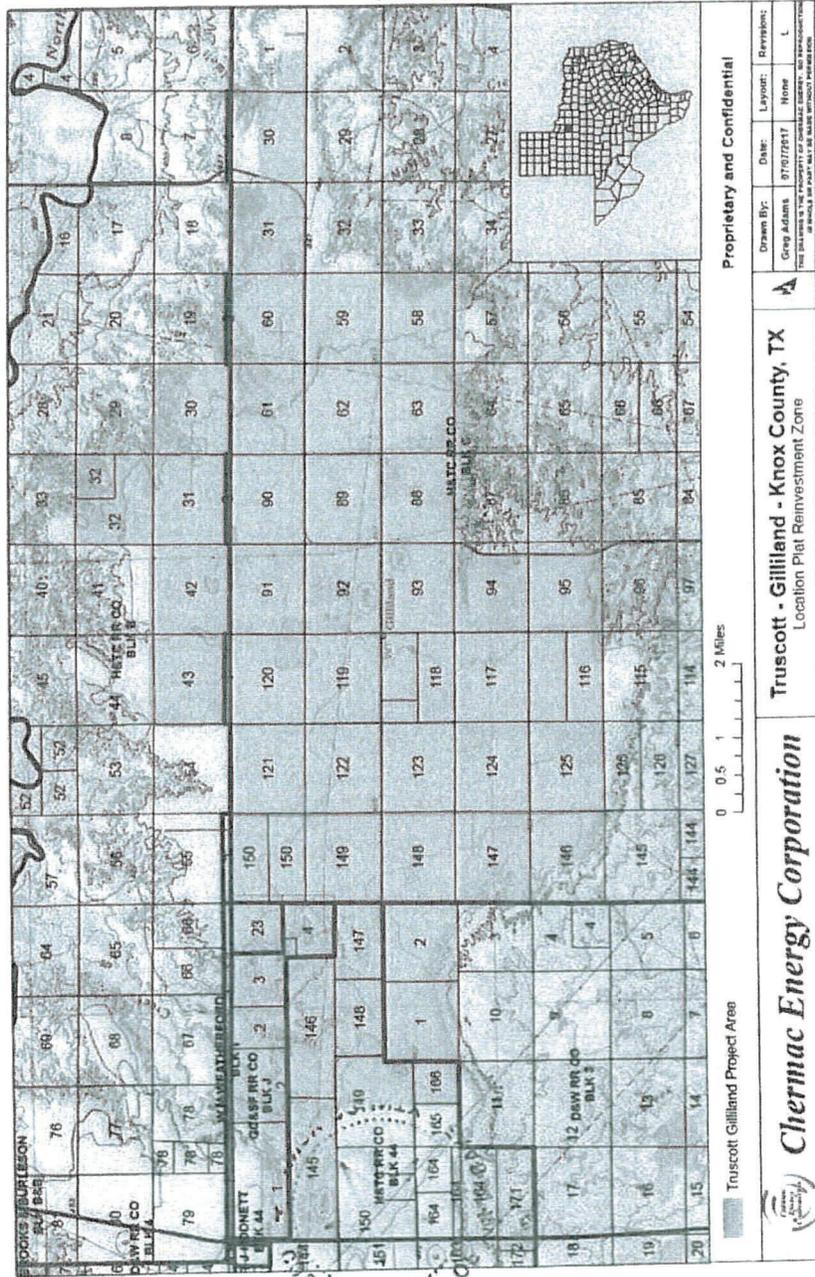
Legal Description:

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.

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

SEE ATTACHED MAP



16d) Guidelines and Criteria for Granting Tax Abatement

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.

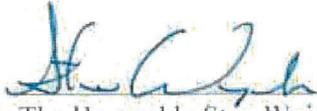
BE IT RESOLVED BY THE COUNTY COMMISSIONERS COURT:

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

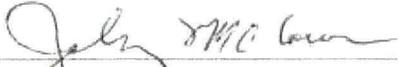
SECTION 2. That the County Commissioners Court, after conducting such hearing and having considered all relevant matters thereto, has made the following findings and determinations based on the evidence and testimony presented to it:

- (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 27 day of August 2017.



The Honorable Stan Wojcik, County Judge



Johnny McCowan, Commissioner Precinct 1

McCowan

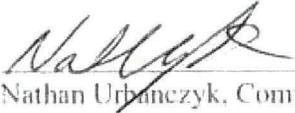


Don Godsey, Commissioner Precinct 2

Don

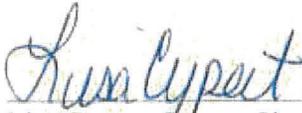


Jimmy Urbanczyk, Commissioner Precinct 3



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

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 property 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

EL CAMPO WIND, LLC

Chapter 313 Application to Benjamin ISD

Cummings Westlake, LLC

TAB 17

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

See Attached

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
Print Name (Authorized School District Representative)

Superintendent
Title

sign
here →

Olivia Del Hierro Gloria Suft
Signature (Authorized School District Representative)

10/8/2018
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 →

Michael U. Alvarez
Print Name (Authorized Company Representative (Applicant))

Chief Operating Officer
Title

sign
here →

Michael U Alvarez
Signature (Authorized Company Representative (Applicant))

10.4.18
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.

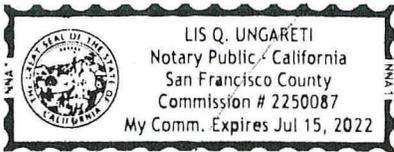
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of San Francisco }
On October 4, 2018 before me, Lis Q. Ungareti - Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Michael U. Alvarez
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above
Signature Lis Ungareti
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Appl. for Appraised Value Limitation on Qualified Property of El Campo
Document Date: 10/04/2018 Number of Pages: 72
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)
Signer's Name:
Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian of Conservator
Other:
Signer is Representing: