

**FINDINGS OF THE BENJAMIN
INDEPENDENT SCHOOL DISTRICT BOARD
OF TRUSTEES
UNDER THE
TEXAS ECONOMIC DEVELOPMENT ACT
ON THE
APPLICATION SUBMITTED
BY
EL CAMPO WIND, LLC (#1302)**



March 11, 2019

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STATE OF TEXAS §

COUNTY OF KNOX §

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

On October 8, 2018, the Superintendent of the District, acting as agent of the Board of Trustees, and the Texas Comptroller of Public Accounts (“Comptroller”) received an Application from Applicant for an Appraised Value Limitation on Qualified Property, pursuant to Chapter 313 of the Texas Tax Code. A copy of the Application is attached as **Attachment A**.

The Applicant, (Texas Taxpayer Id. 32067669633), is an entity subject to Chapter 171, Texas Tax Code, and is certified to be an active franchise taxpayer by the Comptroller. See **Attachment B**.

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

The Application was delivered to the Comptroller for review pursuant to Texas Tax Code § 313.025(d). A copy of the Application was delivered to the Knox County Appraisal District for review pursuant to 34 Tex. Admin. Code § 9.1054. On November 30, 2018, the Comptroller determined the Application to be complete.

The Application was reviewed by the Comptroller pursuant to Texas Tax Code §313.026, and a Comptroller Certificate was issued on February 8, 2019 in which the Comptroller has determined, inter alia, that: 1) Application is subject to the provisions of Chapter 171, Texas Tax Code; 2) the property meets the requirements of Section 313.024 for eligibility for a limitation on appraised values; 3) the proposed project is reasonably likely to generate tax revenue in an amount sufficient to offset the school district maintenance and operations ad valorem tax revenue lost as a result of the agreement before the 25th anniversary of the beginning of the limitation period; and, 4) the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in this state. A copy of the Certificate is attached to the findings as **Attachment C**.

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

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

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

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

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

Board Finding Number 1.

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

In support of Finding 1, the Application indicates that:

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 65 wind turbines which when operational will be capable of generating up to 250 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. Property used for renewable energy electric generation is eligible for a limitation under §313.024(b)(5).

Board Finding Number 2.

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

Board Finding Number 3.

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

Board Finding Number 4.

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

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

Board Finding Number 5.

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

In its Application, Applicant has committed to creating four (4) new qualifying jobs. The average salary level of qualifying jobs will be at least \$48,600 per year. The review of the application by the Comptroller's indicated that this amount—based on Texas Workforce Commission data—complies with current Tex. Tax Code §313.021(5)(B) requirement that qualifying jobs must pay 110 percent of the county average manufacturing wage. As defined in Section 313.021 of the Tax Code, "Qualifying Job" means a permanent full-time job that:

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

Board Finding Number 6.

Based upon the information provided to the District with regard to the industry standard for staffing ratios of similar projects in the State of Texas, the District has determined that if the job creation requirement set

forth in Texas Tax Code § 313.021(2)(A)(iv)(b) was applied, for the size and scope of the project described in the Application, the required number of jobs meets or exceeds the industry standard for the number of employees reasonably necessary for the operation of the facility.

Board Finding Number 7.

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

In its Application, Applicant has indicated that it does not intend to create any non-qualifying jobs. For all non-qualifying jobs, the Applicant should create the Applicant will be required to pay at least the county average wage of \$39,885 for all jobs in the county in accordance with the provisions of Tex. Tax Code §313.024(d).

Board Finding Number 8.

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

In support of this finding, the analysis prepared by Moak, Casey & Associates projects that the project would initially add \$295 million to the tax base that would be available for debt service purposes at the peak investment level for the 2021-22 school year. The District does not currently levy an I&S tax rate.

Board Finding Number 9.

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

The summary of financial impact prepared by Moak, Casey & Associates, indicates that there will be little to no impact on school facilities created by the new project. This finding is confirmed by the TEA evaluation of this project's impact on the number and size of school facilities in the District as stated in **Attachment F**.

Board Finding Number 10.

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

Board Finding Number 11.

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

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

As a part of its verification process the Board notes that the Chapter 313 Application for which these Findings are being made has been submitted by the Applicant under oath. Chapter 313 Applications are governmental records under Tex. Penal Code §37.01(2)(A); as a result, all statements contained therein are representations of fact within the meaning of Tex. Penal Code § 37.01(3). Since Board action upon the adoption of these Findings and the approval of the Chapter 313 Tax Limitation Agreement (**Attachment G**) is an "official proceeding," a false statement on a Chapter 313 application constitutes perjury under Tex. Penal Code § 37.03.

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

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

Board Finding Number 12.

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

The Board finds that the Chapter 313 Tax Limitation Agreement (**Attachment G**), in accordance with Comptroller's Form 50-826, contains all required provisions and information related to the required investment amount, to wit: the amount set forth in Section 2.5 of said Agreement. According to the Texas Comptroller of Public Accounts' School and Appraisal Districts' Property Value Study 2017 Final Findings made under Subchapter M, Chapter 403, Government Code for the preceding tax year, Attachment F. The total industrial value for the District is \$10.29 million. The District is categorized as Subchapter C, which applies only to a school district that has territory in a strategic investment area, as defined under Subchapter O, Chapter 171, Tax Code or in a county: (1) that has a population of less than 50,000 and (2) in which, from 1990 to 2000, according to the federal decennial census, the population: (A) remained the same; (B) decreased; or (C) increased, but at a rate of not more than three percent per annum. The District is classified as a "rural" district due to its demographic characteristics. Given that the value of industrial property is more than \$1 million but less than \$90 million, it is classified as a Category III district which can offer a minimum value limitation of \$20 million.

Board Finding Number 13.

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

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

Board Finding Number 14.

The Applicant (Taxpayer No. 32067669633) is eligible for the limitation on appraised value of qualified property as an active franchise-tax paying entity.

The Applicant, (Texas Taxpayer No. 32067669633), is an entity subject to Chapter 171, Texas Tax Code, and is certified to be an active franchise taxpayer by the Comptroller. See **Attachment B**. The Board also finds that the Chapter 313 Tax Limitation Agreement (**Attachment G**) contains all required provisions necessary for the Board to assess eligibility of any business to which an agreement is transferred.

Board Finding Number 15.

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

Board Finding Number 16.

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

In support of this finding, the report of Moak, Casey & Associates, Inc. shows that the District will incur a revenue loss in the first year that the value limitation is in effect without the proposed Agreement. However, with this Agreement, the negative consequences of granting the value limitation are offset through the revenue protection provisions agreed to by the Applicant and the District. The Agreement contains adequate revenue protection

measures for the duration of the Agreement. In support of this Finding, the Board relies upon the recommendation of its consultants. (**Attachment H**)

Board Finding Number 17.

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

Board Finding Number 18.

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

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

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

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

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

Board Finding Number 19.

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

Board Finding Number 20.

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

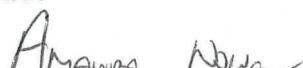
It is therefore ORDERED that the Agreement attached hereto as **Attachment G** is approved and hereby authorized to be executed and delivered by and on behalf of the District. It is further ORDERED that these findings and the Attachments referred to herein be attached to the Official Minutes of this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

Dated the 11th day of March 2019.

BENJAMIN INDEPENDENT SCHOOL DISTRICT

By: 
President, Board of Trustees

ATTEST:

By: 
Secretary, Board of Trustees

Attachment A

Application

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

940-459-2231

Phone Number

TX

State

79505

ZIP

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)*

_____	_____
First Name	Last Name
Partner	

Title	
Moak, Casey & Associates	

Firm Name	
512-485-7878	512-485-7888
Phone Number	Fax Number
_____	dcasey@moakcasey.com
_____	Email Address
Mobile Number <i>(optional)</i>	

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)*

_____	_____	
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 <i>(optional)</i>	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.

_____	_____	
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 <i>(optional)</i>	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:
- ☒ Land has no existing improvements ☐ Land has existing improvements (*complete Section 13*)
- ☐ Expansion of existing operation on the land (*complete Section 13*) ☐ 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)? ☒ Yes ☐ No
- Note:** Improvements made before that time may not be considered qualified property.
8. When do you anticipate the new buildings or improvements will be placed in service? June 2020

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 ☒ 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
(Name, tax rate and percent of project) | City:
(Name, tax rate and percent of project) |
| Hospital District: Knox County Hosp. Dist.; 100%; \$0.36723
(Name, tax rate and percent of project) | Water District: Rolling Plains GCD; 100%; \$0.02086
(Name, tax rate and percent of project) |
| Other (describe): Knox County Drainage; 100%; \$0.06012.06011
(Name, tax rate and percent of project) | Other (describe):
(Name, tax rate and percent of project) |
5. Is the project located entirely within the ISD listed in Section 1? ☒ Yes ☐ No
- 5a. If no, attach in **Tab 6** additional information on the project scope and size to assist in the economic analysis.
6. Did you receive a determination from the Texas Economic Development and Tourism Office that this proposed project and at least one other project seeking a limitation agreement constitute a single unified project (SUP), as allowed in §313.024(d-2)? ☐ Yes ☒ No
- 6a. If yes, attach in **Tab 6** supporting documentation from the Office of the Governor.

SECTION 11: Investment

NOTE: The minimum amount of qualified investment required to qualify for an appraised value limitation and the minimum amount of appraised value limitation vary depending on whether the school district is classified as Subchapter B or Subchapter C, and the taxable value of the property within the school district. For assistance in determining estimates of these minimums, access the Comptroller's website at comptroller.texas.gov/economy/local/ch313/.

1. At the time of application, what is the estimated minimum qualified investment required for this school district? 10,000,000.00
2. What is the amount of appraised value limitation for which you are applying? 20,000,000.00
- Note:** The property value limitation amount is based on property values available at the time of application and may change prior to the execution of any final agreement.
3. Does the qualified investment meet the requirements of Tax Code §313.021(1)? ☒ Yes ☐ No
4. Attach a description of the qualified investment [See §313.021(1).] The description must include:
- a 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**);
 - 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
 - a detailed map of the qualified investment showing location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period, with vicinity map (**Tab 11**).
5. Do you intend to make at least the minimum qualified investment required by Tax Code §313.023 (or §313.053 for Subchapter C school districts) for the relevant school district category during the qualifying time period? ☒ Yes ☐ No

SECTION 12: Qualified Property

1. Attach a detailed description of the qualified property. [See §313.021(2)] (If qualified investment describes qualified property exactly, you may skip items a, b and c below.) The description must include:
 - 1a. a specific and detailed description of the qualified property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (Tab 8);
 - 1b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your qualified property (Tab 8); and
 - 1c. a map of the qualified property showing location of new buildings or new improvements with vicinity map (Tab 11).
2. Is the land upon which the new buildings or new improvements will be built part of the qualified property described by §313.021(2)(A)? ☐ Yes ☒ No
 - 2a. If yes, attach complete documentation including:
 - a. legal description of the land (Tab 9);
 - b. each existing appraisal parcel number of the land on which the new improvements will be constructed, regardless of whether or not all of the land described in the current parcel will become qualified property (Tab 9);
 - c. owner (Tab 9);
 - d. the current taxable value of the land. Attach estimate if land is part of larger parcel (Tab 9); and
 - e. a detailed map showing the location of the land with vicinity map (Tab 11).
3. Is the land on which you propose new construction or new improvements currently located in an area designated as a reinvestment zone under Tax Code Chapter 311 or 312 or as an enterprise zone under Government Code Chapter 2303? ☒ Yes ☐ No
 - 3a. If yes, attach the applicable supporting documentation:
 - a. evidence that the area qualifies as a enterprise zone as defined by the Governor's Office (Tab 16);
 - b. legal description of reinvestment zone (Tab 16);
 - c. order, resolution or ordinance establishing the reinvestment zone (Tab 16);
 - d. guidelines and criteria for creating the zone (Tab 16); and
 - e. a map of the reinvestment zone or enterprise zone boundaries with vicinity map (Tab 11)
 - 3b. If no, submit detailed description of proposed reinvestment zone or enterprise zone with a map indicating the boundaries of the zone on which you propose new construction or new improvements to the Comptroller's office within 30 days of the application date. What is the anticipated date on which you will submit final proof of a reinvestment zone or enterprise zone? _____

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.

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

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).

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

TAB 2

Proof of Payment of Application Fee

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

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

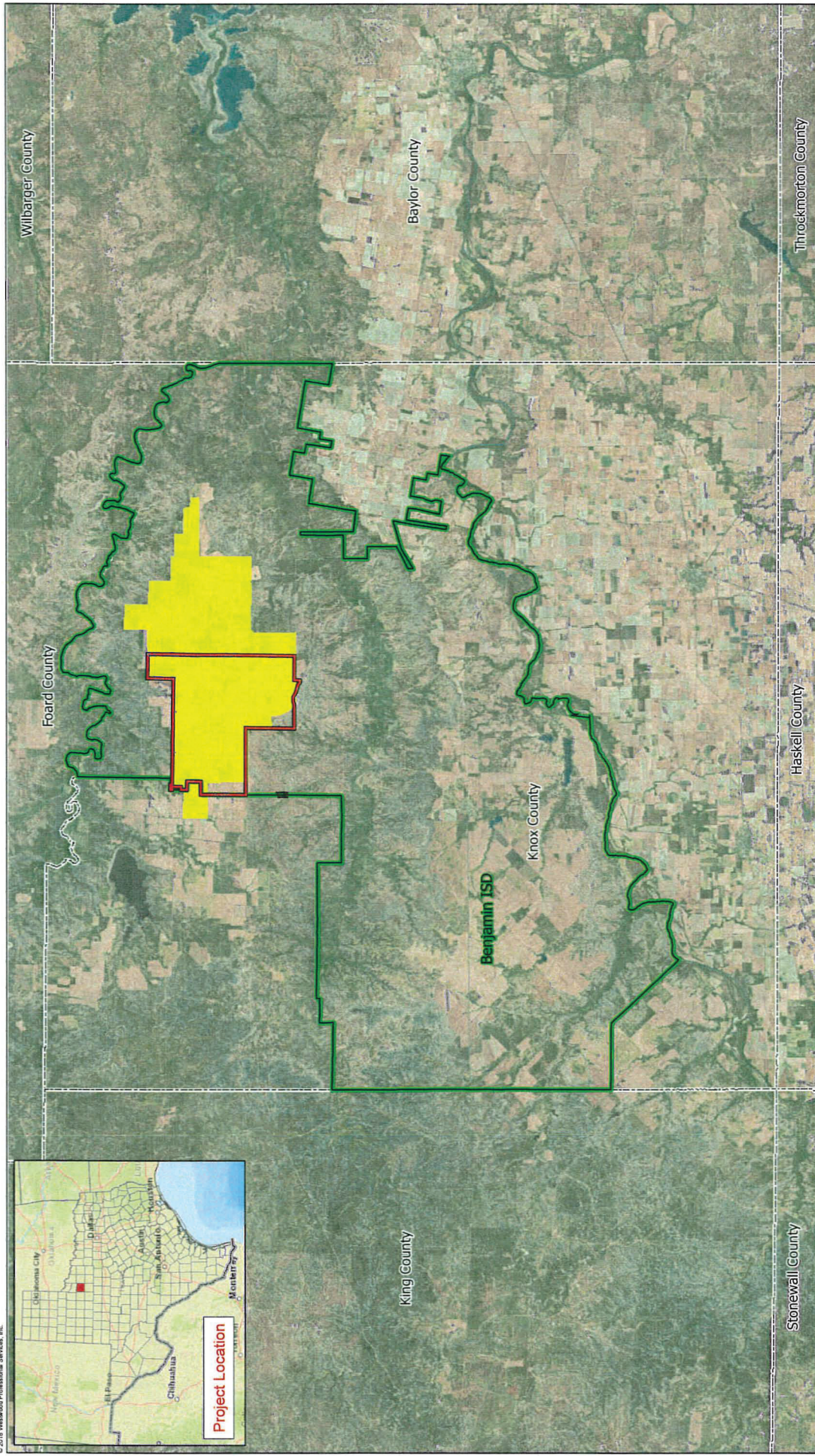
Description of all property not eligible to become qualified property (if applicable)

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



Map Document: N:\015555\010318\El Campo_Vicinity_181003.mxd 10/2/2018 8:41:07 AM

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



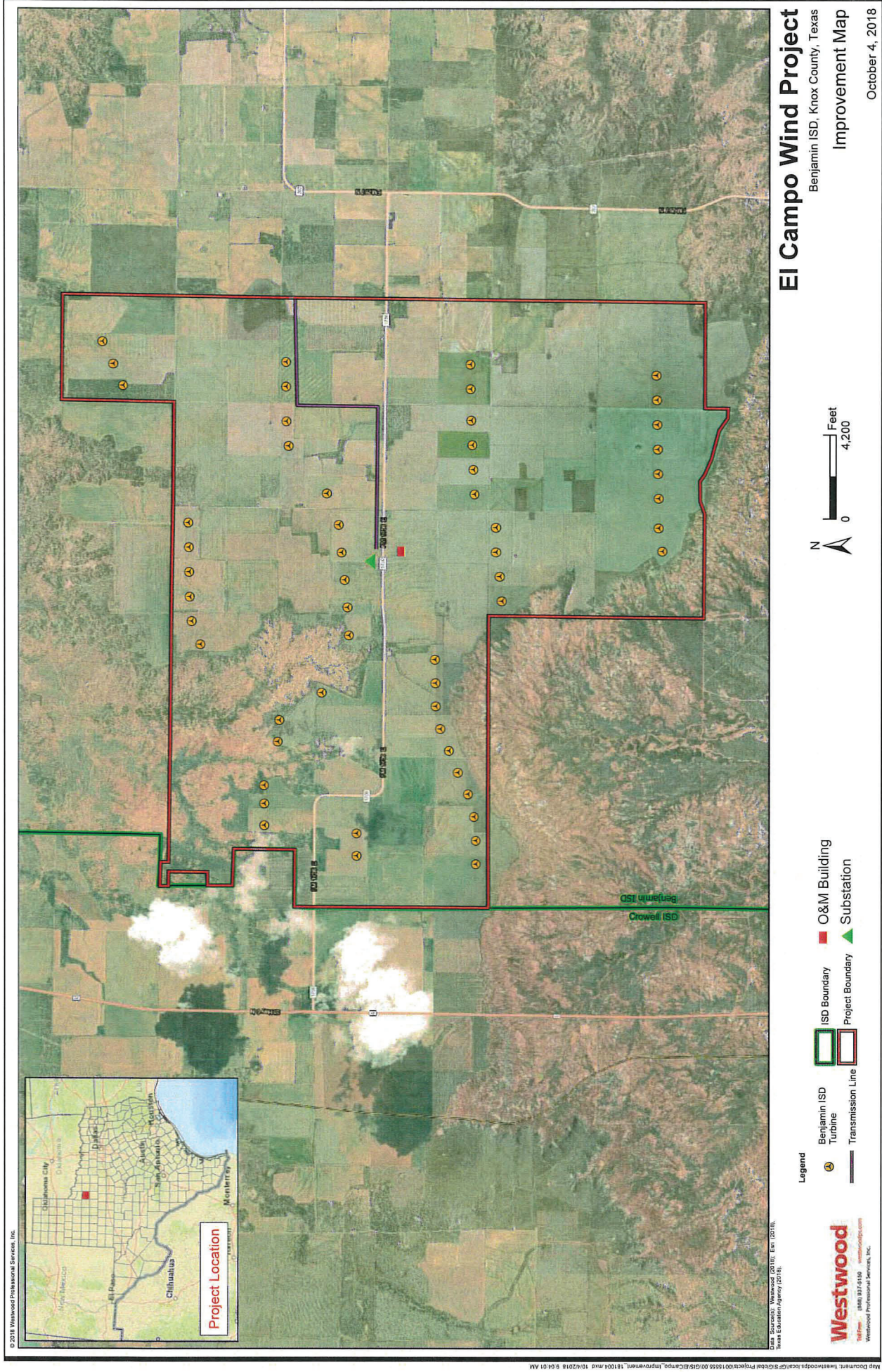
El Campo Wind Project

Benjamin ISD, Knox County, Texas

Vicinity Map

October 3, 2018

Qualified Property and Qualified Investment Maps



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,

A handwritten signature in black ink, appearing to read 'B. Westlake', with a long horizontal line extending to the right.

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%		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)

PROPERTY INVESTMENT AMOUNTS						
(Estimated Investment in each year. Do not put cumulative totals.)						
	Column A	Column B	Column C	Column D	Column E	
	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	75,000,000	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	
Complete tax years of qualifying time period	QTP1	225,165,000	500,000	0	225,665,000	
	QTP2	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	Enter amounts from TOTAL row above in Schedule A3			

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

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

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

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

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

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

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

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

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

Form 50-296A
Revised May 2014

PROPERTY INVESTMENT AMOUNTS									
(Estimated Investment in each year. Do not put cumulative totals.)									
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year YYYY-YYYY) 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 <u>not</u> become Qualified Property [SEE NOTE]	Column D Other investment made during this year that will become Qualified Property [SEE NOTE]	Column E	
								Total Investment (A+B+C+D)	
Total Investment from Schedule A1*	--	TOTALS FROM SCHEDULE A1		300,165,000	500,000	0	0	300,665,000	
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	2020-2021	2020	0	0	0	0	0	
	1	2021-2022	2021	0	0	0	0	0	
	2	2022-2023	2022	0	0	0	0	0	
	3	2023-2024	2023	0	0	0	0	0	
	4	2024-2025	2024	0	0	0	0	0	
	5	2025-2026	2025	0	0	0	0	0	
	6	2026-2027	2026	0	0	0	0	0	
	7	2027-2028	2027	0	0	0	0	0	
	8	2028-2029	2028	0	0	0	0	0	
Value limitation period***	9	2029-2030	2029	0	0	0	0	0	
	10	2030-2031	2030	0	0	0	0	0	
	Total Investment made through limitation			300,165,000	500,000	0	0	300,665,000	
	11	2031-2032	2031	0	0	0	0	0	
	12	2032-2033	2032	0	0	0	0	0	
	13	2033-2034	2033	0	0	0	0	0	
	14	2034-2035	2034	0	0	0	0	0	
	15	2035-2036	2035	0	0	0	0	0	
	16	2036-2037	2036	0	0	0	0	0	
	17	2037-2038	2037	0	0	0	0	0	
Continue to maintain viable presence	18	2038-2039	2038	0	0	0	0	0	
	19	2039-2040	2039	0	0	0	0	0	
	20	2040-2041	2040	0	0	0	0	0	
	21	2041-2042	2041	0	0	0	0	0	
	22	2042-2043	2042	0	0	0	0	0	
	23	2043-2044	2043	0	0	0	0	0	
	24	2044-2045	2044	0	0	0	0	0	
	25	2045-2046	2045	0	0	0	0	0	
	Additional years for 25 year economic impact as required by 313.028(c)(1)			0	0	0	0	0	

* 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 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property—described in SECTION 13, question #6 of the application.

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

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

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

Form 50-296A
Revised May 2014

				Qualified Property			Estimated Taxable Value		
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2019-2020	2019	0	0	0			0
	0	2020-2021	2020			37,500,000	37,500,000	37,500,000	37,500,000
Value Limitation Period	1	2021-2022	2021	0	490,000	294,161,700	294,651,700	294,651,700	20,000,000
	2	2022-2023	2022	0	477,800	273,570,000	274,047,800	274,047,800	20,000,000
	3	2023-2024	2023	0	465,900	254,420,000	254,885,900	254,885,900	20,000,000
	4	2024-2025	2024	0	454,300	236,611,000	237,065,300	237,065,300	20,000,000
	5	2025-2026	2025	0	442,900	220,048,000	220,490,900	220,490,900	20,000,000
	6	2026-2027	2026	0	431,800	204,645,000	205,076,800	205,076,800	20,000,000
	7	2027-2028	2027	0	421,000	190,320,000	190,741,000	190,741,000	20,000,000
	8	2028-2029	2028	0	410,500	176,998,000	177,408,500	177,408,500	20,000,000
	9	2029-2030	2029	0	400,200	164,608,000	165,008,200	165,008,200	20,000,000
	10	2030-2031	2030	0	390,200	153,085,000	153,475,200	153,475,200	20,000,000
Continue to maintain viable presence	11	2031-2032	2031	0	380,400	145,431,000	145,811,400	145,811,400	145,811,400
	12	2032-2033	2032	0	370,900	138,159,000	138,529,900	138,529,900	138,529,900
	13	2033-2034	2033	0	361,600	131,251,000	131,612,600	131,612,600	131,612,600
	14	2034-2035	2034	0	352,600	124,688,000	125,040,600	125,040,600	125,040,600
	15	2035-2036	2035	0	343,800	118,454,000	118,797,800	118,797,800	118,797,800
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2036-2037	2036	0	335,200	112,531,000	112,866,200	112,866,200	112,866,200
	17	2037-2038	2037	0	326,800	106,904,000	107,230,800	107,230,800	107,230,800
	18	2038-2039	2038	0	318,600	101,559,000	101,877,600	101,877,600	101,877,600
	19	2039-2040	2039	0	310,600	96,481,000	96,791,600	96,791,600	96,791,600
	20	2040-2041	2040	0	302,800	91,657,000	91,959,800	91,959,800	91,959,800
	21	2041-2042	2041	0	295,200	87,074,000	87,369,200	87,369,200	87,369,200
	22	2042-2043	2042	0	287,800	82,720,000	83,007,800	83,007,800	83,007,800
	23	2043-2044	2043	0	280,600	78,584,000	78,864,600	78,864,600	78,864,600
	24	2044-2045	2044	0	273,600	74,655,000	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

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.

Date
Applicant Name
ISD Name

9/19/2018
EL CAMPO WIND, LLC
BENJAMIN ISD

Schedule C: Employment Information

Form 50-296A
Revised May 2014

				Construction		Non-Qualifying Jobs		Qualifying Jobs	
				Column A	Column B	Column C	Column D	Column E	
				Number of Construction FTEs or man-hours (specify)	Average annual wage rates for construction workers	Number of non-qualifying jobs applicant estimates it will create (cumulative)	Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Average annual wage of new qualifying jobs	
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary.</i>	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	0	2019-2020	2019	0	0	0
	0	2020-2021	2020	200 FTE	50,000	0	1	48,600	
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2021-2022	2021	N/A	N/A	0	4	48,600	
	2	2022-2023	2022	N/A	N/A	0	4	48,600	
	3	2023-2024	2023	N/A	N/A	0	4	48,600	
	4	2024-2025	2024	N/A	N/A	0	4	48,600	
	5	2025-2026	2025	N/A	N/A	0	4	48,600	
	6	2026-2027	2026	N/A	N/A	0	4	48,600	
	7	2027-2028	2027	N/A	N/A	0	4	48,600	
	8	2028-2029	2028	N/A	N/A	0	4	48,600	
	9	2029-2030	2029	N/A	N/A	0	4	48,600	
	10	2030-2031	2030	N/A	N/A	0	4	48,600	
Years Following Value Limitation Period	11 through 25	2027-2042	2027-2041	N/A	N/A	0	4	48,600	

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

- C1.** Are the cumulative number of qualifying jobs listed in Column D less than the number of qualifying jobs required by statute? (25) Yes ☒ No ☐
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)? Yes ☒ No ☐
- C1b.** Will the applicant avail itself of the provision in 313.021(3)(F)? Yes ☐ No ☒

Schedule D: Other Incentives (Estimated)

Date	9/19/2018	Form 50-296A <i>Revised May 2014</i>
Applicant Name	EL CAMPO WIND, LLC	
ISD Name	BENJAMIN ISD	

Incentive Description		State and Local Incentives for which the Applicant intends to apply (Estimated)				
	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	N/A	N/A	N/A	N/A
	City:	N/A	N/A	N/A	N/A	N/A
	Other:	N/A	N/A	N/A	N/A	N/A
Tax Code Chapter 312	County: Knox County	2021	10 Years	\$ 1,743,000	see detail below	\$ 500,000
	City:	N/A	N/A	N/A	N/A	N/A
	Other: Knox County Hospital District	2021	10 Years	\$ 875,500	see detail below	\$ 250,000
Local Government Code Chapters 380/381	County:	N/A	N/A	N/A	N/A	N/A
	City:	N/A	N/A	N/A	N/A	N/A
	Other:	N/A	N/A	N/A	N/A	N/A
Freeport Exemptions	N/A	N/A	N/A	N/A	N/A	N/A
Non-Annexation Agreements	N/A	N/A	N/A	N/A	N/A	N/A
Enterprise Zone/Project	N/A	N/A	N/A	N/A	N/A	N/A
Economic Development Corporation	N/A	N/A	N/A	N/A	N/A	N/A
Texas Enterprise Fund	N/A	N/A	N/A	N/A	N/A	N/A
Employee Recruitment	N/A	N/A	N/A	N/A	N/A	N/A
Skills Development Fund	N/A	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	N/A
Infrastructure Incentives	N/A	N/A	N/A	N/A	N/A	N/A
Permitting Assistance	N/A	N/A	N/A	N/A	N/A	N/A
Other:	N/A	N/A	N/A	N/A	N/A	N/A
Other:	N/A	N/A	N/A	N/A	N/A	N/A
Other:	N/A	N/A	N/A	N/A	N/A	N/A
Other:	N/A	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 Capacity

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				
		County	Section	Block	Abstract	Legal Description
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&TCompany 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
						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
Carlson M	175.1	Knox	78	B		
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)
						A tract in Section 124, Blk C, Abstract 1439, H&TC RR Co Survey, containing 160 acres
Cato Family LP	159.7	Knox	124	C	1439	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
						A tract in Section 125, Blk C, Abstract 367, H&TC RR Co Survey, containing 640 acres
Cato Family LP	643.5	Knox	125	C	367	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 fo 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						
Westmore land D	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.

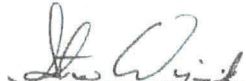
SECTION 3. That pursuant to the Property Redevelopment and Tax Abatement Act, as amended, and the Guidelines, the County Commissioners Court hereby creates the Knox-Gilliland Reinvestment Zone; a reinvestment zone for commercial-industrial tax abatement encompassing only the area described on and as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

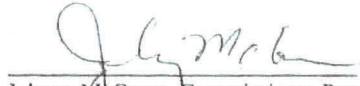
SECTION 4. That the Knox-Gilliland Reinvestment Zone shall take effect on the date of this Resolution and shall remain designated as a commercial-industrial reinvestment zone for a period of five (5) years from such date of designation, and may be renewed for an additional five (5) year period thereafter.

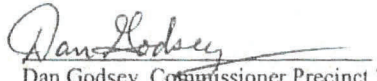
SECTION 5. That if any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

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:

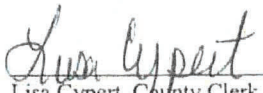

Lisa Cypert, County Clerk

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.

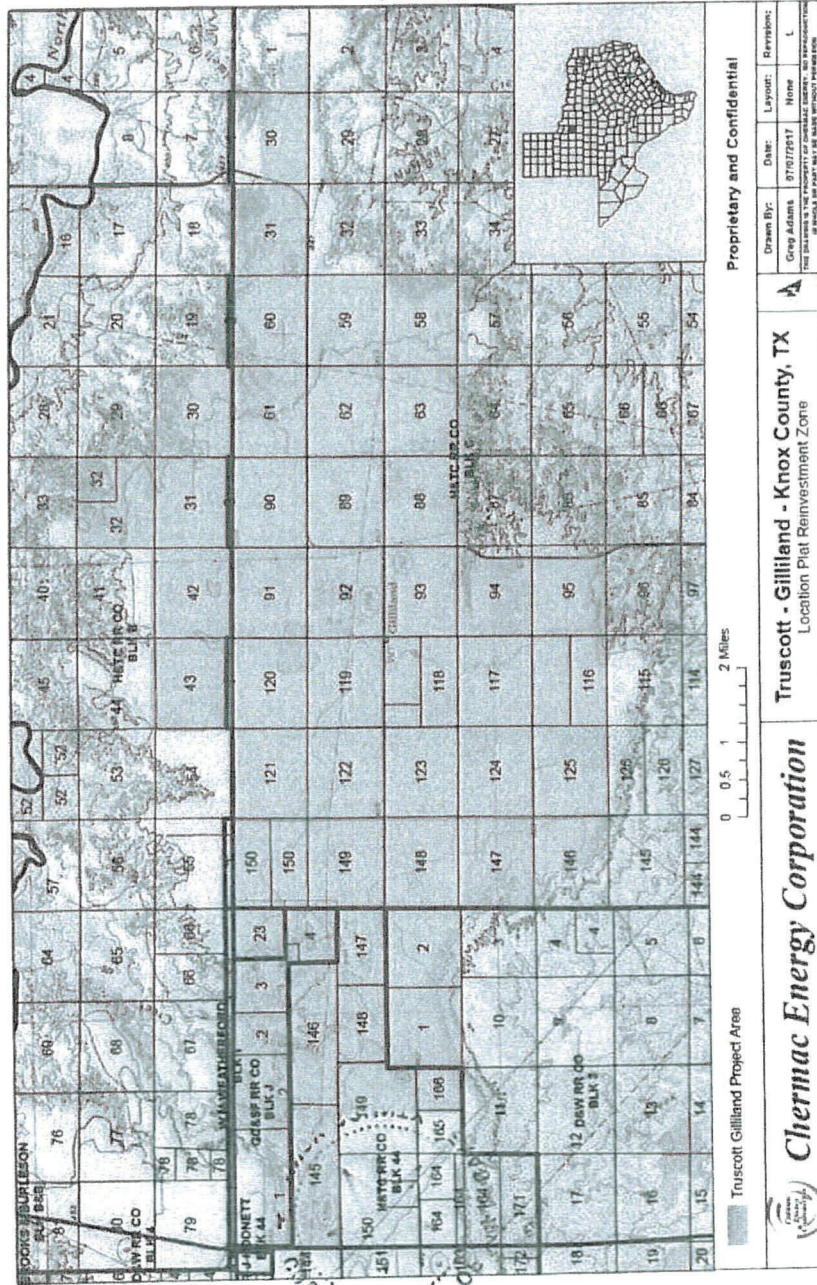
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EXHIBIT A (CONTINUED)
MAP OF
KNOX-GILLILAND REINVESTMENT ZONE

SEE ATTACHED MAP

Page 5

Knox County Resolution – Knox-Gilliland Reinvestment Zone



Chermac Energy Corporation		Truscott - Gilliland - Knox County, TX Location Plat Reinvestment Zone		Proprietary and Confidential	
Truscott Gilliland Project Area		0 0.5 1 2 Miles		Drawn By: Date: Layout: Revision:	
Truscott Gilliland Project Area		0 0.5 1 2 Miles		Drawn By: Date: Layout: Revision:	
Truscott Gilliland Project Area		0 0.5 1 2 Miles		Drawn By: Date: Layout: Revision:	

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.

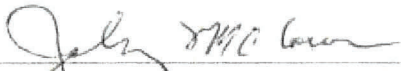
SECTION 2. That the County Commissioners Court, after conducting such hearing and having considered all relevant matters thereto, has made the following findings and determinations based on the evidence and testimony presented to it:

- (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



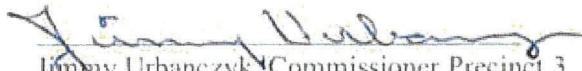
Johnny McGowan, Commissioner Precinct 1

McGowan

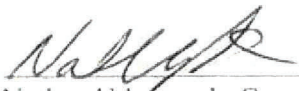


Don Godsey, Commissioner Precinct 2

Don

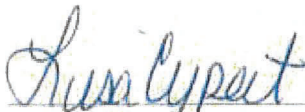


Jimmy Urbanczyk, Commissioner Precinct 3



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

Knox County Tax Abatement Guidelines and Criteria

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(2) the applicant has insufficient financial capacity;

(3) violation of other codes or laws; or

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

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

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

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

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

SECTION III. APPLICATION

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

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

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

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

SECTION IV. AGREEMENT

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

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

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

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

SECTION V. RECAPTURE

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

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

SECTION VI. ADMINISTRATION

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

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

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

SECTION VII. ASSIGNMENT

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

SECTION VIII. SUNSET PROVISION

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

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Application for Tax Abatement

Knox County, Texas

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

I. APPLICABLE INFORMATION

Application Date: _____

Is \$1000 application fee included? Yes No

Applicant Company: _____

Mailing Address: _____

Telephone Number: _____

Fax Number: _____

Applicant's Representative for contact regarding abatement request:

Name: _____

Mailing Address: _____

Telephone Number: _____

Fax Number: _____

II. PROPERTY AND PROJECT DESCRIPTION

This application is for a: New facility _____ Expansion _____ Modernization

(

Research Facility
Regional Service Facility
Office Building
Wind Energy Facility
Other Basic Facility

(

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

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

Signature (Authorized School District Representative)

Date

10/8/2018

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

Signature (Authorized Company Representative (Applicant))

Date

10.4.18

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.

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 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.

CUMMINGS WESTLAKE LLC

12837 Louetta Road, Suite 201 Cypress, Texas 77429-5611 713-266-4456 Fax: 713-266-2333

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,

A handwritten signature in black ink, appearing to read 'B. Westlake', with a long horizontal line extending to the right.

Brandon Westlake
Senior Consultant
Cummings Westlake, LLC

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

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 only) YYYY	Column A New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	Column B New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Column C Other new investment made during this year that will not become Qualified Property [SEE NOTE]	Column D Other new investment made during this year that may become Qualified Property [SEE NOTE]
Investment made before filing complete application with district						
Investment made after filing complete application with district, but before final board approval of application	0	2019	75,000,000	0	0	0
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
Complete tax years of qualifying time period	QTP1	2020	225,165,000	500,000	0	225,665,000
	QTP2	2021	0	0	0	0
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]			300,165,000	500,000	0	300,665,000
Total Qualified Investment (sum of green cells)			225,005,000	Enter amounts from TOTAL row above in Schedule A2		

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

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

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

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

Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property, is used to maintain, refurbish, renovate, modify or upgrade existing property, or is affixed to existing property—described in SECTION 13, question #6 of the application.

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

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

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

PROPERTY INVESTMENT AMOUNTS										
(Estimated investment in each year. Do not put cumulative totals.)										
				Column A	Column B	Column C	Column D	Column E		
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonmovable components of buildings that will become Qualified Property	Other investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Other investment made during this year that will become Qualified Property (SEE NOTE)	Total Investment (A+B+C+D)		
Total Investment from Schedule A1*	-	TOTALS FROM SCHEDULE A1		300,165,000	500,000	0	0	300,665,000		
	Each year prior to start of value limitation period** <small>(Start at entry row as necessary)</small>	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	
Value limitation period***	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	300,665,000	
	Continue to maintain viable presence	11	2031-2032	2031			0	0	0	0
		12	2032-2033	2032			0	0	0	0
		13	2033-2034	2033			0	0	0	0
		14	2034-2035	2034			0	0	0	0
		15	2035-2036	2035			0	0	0	0
		16	2036-2037	2036			0	0	0	0
		17	2037-2038	2037			0	0	0	0
18		2038-2039	2038			0	0	0	0	
19		2039-2040	2039			0	0	0	0	
20		2040-2041	2040			0	0	0	0	
Additional years for 25 year economic impact as required by 313.026(c)(1)	21	2041-2042	2041			0	0	0	0	
	22	2042-2043	2042			0	0	0	0	
	23	2043-2044	2043			0	0	0	0	
	24	2044-2045	2044			0	0	0	0	
	25	2045-246	2045			0	0	0	0	
	2045-246					0	0	0	0	

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

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

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

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

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

Date **9/19/2018** Form **50-296A**
 Applicant Name **EL CAMPO WIND, LLC** Revised May 2014
 ISD Name **BENJAMIN ISD**

				Qualified Property			Estimated Taxable Value		
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2019-2020	2019		0	0			0
	0	2020-2021	2020			37,500,000	37,500,000	37,500,000	
Value Limitation Period	1	2021-2022	2021	0	490,000	294,161,700	294,651,700	294,651,700	20,000,000
	2	2022-2023	2022	0	477,800	273,570,000	274,047,800	274,047,800	20,000,000
	3	2023-2024	2023	0	465,900	254,420,000	254,885,900	254,885,900	20,000,000
	4	2024-2025	2024	0	454,300	236,611,000	237,065,300	237,065,300	20,000,000
	5	2025-2026	2025	0	442,900	220,048,000	220,490,900	220,490,900	20,000,000
	6	2026-2027	2026	0	431,800	204,645,000	205,076,800	205,076,800	20,000,000
	7	2027-2028	2027		0	190,320,000	190,741,000	190,741,000	20,000,000
	8	2028-2029	2028	0	410,500	176,998,000	177,408,500	177,408,500	20,000,000
	9	2029-2030	2029		0	164,608,000	165,008,200	165,008,200	20,000,000
	10	2030-2031	2030	0	390,200	153,085,000	153,475,200	153,475,200	20,000,000
Continue to maintain viable presence	11	2031-2032	2031	0	380,400	145,431,000	145,811,400	145,811,400	145,811,400
	12	2032-2033	2032	0	370,900	138,159,000	138,529,900	138,529,900	138,529,900
	13	2033-2034	2033	0	361,600	131,251,000	131,612,600	131,612,600	131,612,600
	14	2034-2035	2034	0	352,600	124,688,000	125,040,600	125,040,600	125,040,600
	15	2035-2036	2035		0	118,454,000	118,797,800	118,797,800	118,797,800
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2036-2037	2036		0	112,531,000	112,866,200	112,866,200	112,866,200
	17	2037-2038	2037		0	106,904,000	107,230,800	107,230,800	107,230,800
	18	2038-2039	2038		0	101,559,000	101,877,600	101,877,600	101,877,600
	19	2039-2040	2039		0	96,481,000	96,791,600	96,791,600	96,791,600
	20	2040-2041	2040		0	91,657,000	91,959,800	91,959,800	91,959,800
	21	2041-2042	2041		0	87,074,000	87,369,200	87,369,200	87,369,200
	22	2042-2043	2042		0	82,720,000	83,007,800	83,007,800	83,007,800
	23	2043-2044	2043		0	78,584,000	78,864,600	78,864,600	78,864,600
	24	2044-2045	2044		0	74,655,000	74,928,600	74,928,600	74,928,600
	25	2045-246	2045		0	70,922,000	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.

Date

9/19/2018

Applicant Name

EL CAMPO WIND, LLC

ISD Name

BENJAMIN ISD

Schedule C: Employment Information

Form 50-296A

Revised May 2014

			Construction		Non-Qualifying Jobs	Qualifying Jobs	
			Column A	Column B	Column C	Column D	Column E
			Number of Construction FTE's or man-hours (specify)	Average annual wage rates for construction workers	Number of non-qualifying jobs applicant estimates it will create (cumulative)	Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Average annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary.</i>	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY				
	0	2019-2020	2019	200 FTE	50,000	0	0
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary.</i>	0	2020-2021	2020	200 FTE	50,000	0	1
	1	2021-2022	2021	N/A	N/A	0	4
	2	2022-2023	2022	N/A	N/A	0	4
	3	2023-2024	2023	N/A	N/A	0	4
	4	2024-2025	2024	N/A	N/A	0	4
	5	2025-2026	2025	N/A	N/A	0	4
	6	2026-2027	2026	N/A	N/A	0	4
	7	2027-2028	2027	N/A	N/A	0	4
	8	2028-2029	2028	N/A	N/A	0	4
	9	2029-2030	2029	N/A	N/A	0	4
	10	2030-2031	2030	N/A	N/A	0	4
	11 through 25	2027-2042	2027-2041	N/A	N/A	0	4
Years Following Value Limitation Period							48,600

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)?

(25) 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	N/A	N/A	N/A	N/A
	City:	N/A	N/A	N/A	N/A	N/A
	Other:	N/A	N/A	N/A	N/A	N/A
Tax Code Chapter 312	County: Knox County	2021	10 Years	\$ 1,743,000	see detail below	\$ 500,000
	City:	N/A	N/A	N/A	N/A	N/A
	Other: Knox County Hospital District	2021	10 Years	\$ 875,500	see detail below	\$ 250,000
Local Government Code Chapters 380/381	County:	N/A	N/A	N/A	N/A	N/A
	City:	N/A	N/A	N/A	N/A	N/A
	Other:	N/A	N/A	N/A	N/A	N/A
Freeport Exemptions	N/A	N/A	N/A	N/A	N/A	N/A
Non-Annexation Agreements	N/A	N/A	N/A	N/A	N/A	N/A
Enterprise Zone/Project	N/A	N/A	N/A	N/A	N/A	N/A
Economic Development Corporation	N/A	N/A	N/A	N/A	N/A	N/A
Texas Enterprise Fund	N/A	N/A	N/A	N/A	N/A	N/A
Employee Recruitment	N/A	N/A	N/A	N/A	N/A	N/A
Skills Development Fund	N/A	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	N/A
Infrastructure Incentives	N/A	N/A	N/A	N/A	N/A	N/A
Permitting Assistance	N/A	N/A	N/A	N/A	N/A	N/A
Other:	N/A	N/A	N/A	N/A	N/A	N/A
Other:	N/A	N/A	N/A	N/A	N/A	N/A
Other:	N/A	N/A	N/A	N/A	N/A	N/A
Other:	N/A	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
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

O'HANLON, DEMERATH & CASTILLO

ATTORNEYS & COUNSELORS AT LAW

808 WEST AVE

AUSTIN, TEXAS 78701

TELEPHONE: (512) 494-9949

FACSIMILIE: (512) 494-9919

KEVIN O'HANLON

CERTIFIED, CIVIL APPELLATE

CERTIFIED, CIVIL TRIAL

JUSTIN DEMERATH

BENJAMIN CASTILLO

November 14, 2018

Local Government Assistance & Economic Analysis

Texas Comptroller of Public Accounts

P.O. Box 13528

Austin, Texas 78711-3528

RE: 1302-Amended Application to the Benjamin Independent School District
from El Campo Wind, LLC

To the Local Government Assistance & Economic Analysis Division:

Enclosed is the amended application to Benjamin ISD from El Campo Wind, LLC. The following changes have been made:

1. Section 1 Q1: Email has been updated
2. Section 1 Q4: Date has been updated
3. Section 5 Q5: Updated Tab 3 showing NA since El Campo does not have a combined group
4. Section 10 Q4: Updated Knox County Drainage Tax Rate
5. Updated Tab 5 giving definition of "Lava".
6. Updated Schedule A1
7. New Signature Page

Please do not hesitate to call with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin O'Hanlon', with a stylized flourish at the end.

Kevin O'Hanlon
School District Consultant

Cc: El Campo Wind, LLC
Knox County Appraisal District

Texas Comptroller of Public Accounts

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

olivia.gloria@esc9.net

Email Address

Mobile Number (optional)

2. Does the district authorize the consultant to provide and obtain information related to this application?



Yes



No

Texas Comptroller of Public Accounts

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 <i>(optional)</i>	Email Address
4. On what date did the district determine this application complete?	October 15, 2018
5. Has the district determined that the electronic copy and hard copy are identical?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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
City	State
415-792-6074	02110
Phone Number	ZIP
Mobile Number <i>(optional)</i>	
2. Will a company official other than the authorized company representative be responsible for responding to future information requests?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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
City	State
651-363-2186	02110
Phone Number	ZIP
Mobile Number <i>(optional)</i>	
	Fax Number
	peter.sullivan@longroadenergy.com
	Business Email Address

3. Does the applicant authorize the consultant to provide and obtain information related to this application?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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**)

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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)? ☒ Yes ☐ No
Note: Improvements made before that time may not be considered qualified property.
8. When do you anticipate the new buildings or improvements will be placed in service? June 2020

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 ☒ 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 City:
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
 Hospital District: Knox County Hosp. Dist.; 100%; \$0.36723 Water District: Rolling Plains GCD; 100%; \$0.02086
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
 Other (describe): Knox County Drainage; 100%; \$0.06012 Other (describe):
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
5. Is the project located entirely within the ISD listed in Section 1? ☒ Yes ☐ No
 5a. If no, attach in **Tab 6** additional information on the project scope and size to assist in the economic analysis.
6. Did you receive a determination from the Texas Economic Development and Tourism Office that this proposed project and at least one other project seeking a limitation agreement constitute a single unified project (SUP), as allowed in §313.024(d-2)? ☐ Yes ☒ No
 6a. If yes, attach in **Tab 6** supporting documentation from the Office of the Governor.

SECTION 11: Investment

NOTE: The minimum amount of qualified investment required to qualify for an appraised value limitation and the minimum amount of appraised value limitation vary depending on whether the school district is classified as Subchapter B or Subchapter C, and the taxable value of the property within the school district. For assistance in determining estimates of these minimums, access the Comptroller's website at comptroller.texas.gov/economy/local/ch313/.

1. At the time of application, what is the estimated minimum qualified investment required for this school district? 10,000,000.00
2. What is the amount of appraised value limitation for which you are applying? 20,000,000.00
Note: The property value limitation amount is based on property values available at the time of application and may change prior to the execution of any final agreement.
3. Does the qualified investment meet the requirements of Tax Code §313.021(1)? ☒ Yes ☐ No
4. Attach a description of the qualified investment [See §313.021(1).] The description must include:
 - a. a specific and detailed description of the qualified investment you propose to make on the property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (**Tab 7**);
 - b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your minimum qualified investment (**Tab 7**); and
 - c. a detailed map of the qualified investment showing location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period, with vicinity map (**Tab 11**).
5. Do you intend to make at least the minimum qualified investment required by Tax Code §313.023 (or §313.053 for Subchapter C school districts) for the relevant school district category during the qualifying time period? ☒ Yes ☐ No

Chapter 313 Application to Benjamin ISD

Cummings Westlake, LLC

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)

Not part of combined group

N/A

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.

* LAVA: Limitation on Appraised Value Agreement

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

1302-benjamin-elcampo-amendment001
November 14, 2018Date 9/19/2018
Applicant Name EL CAMPO WIND, LLC
ISD Name BENJAMIN ISD
Form 50-296A
Revised May 2014

PROPERTY INVESTMENT AMOUNTS								
(Estimated Investment in each year. Do not put cumulative totals.)								
	Year	School Year (YYYY) (Fill in actual tax year below)	Tax Year (YYYY) (Fill in actual tax year below)	Column A New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	Column B New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Column C Other new investment made during this year that will not become Qualified Property [SEE NOTE]	Column D Other new investment made during this year that may become Qualified Property [SEE NOTE]	Column E Total Investment (Sum of Columns A+B+C+D)
Investment made before filing complete application with district					Not eligible to become Qualified Property			0
Investment made after filing complete application with district, but before final board approval of application	0	Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)	2019	0	0	0	0	0
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period				75,000,000	0	0	0	75,000,000
				196,750,000	500,000	0	0	197,250,000
Complete tax years of qualifying time period	QTP1	2020-2021	2020	0	0	0	0	0
	QTP2	2021-2022	2021	0	0	0	0	0
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				271,750,000	500,000	0	0	272,250,000
Total Qualified Investment (sum of green cells)				Enter amounts from TOTAL row above in Schedule A3				
				272,250,000				

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 component of buildings.

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

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

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

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

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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

Signature (Authorized School District Representative)

11/13/2018

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))

11.13.18

Date

COMMONWEALTH OF MASSACHUSETTS

Michael Alvarez

personally appeared before me, the undersigned notary public, and proved to me his/her identity through satisfactory evidence, which were Driver's License to be the person whose name is signed on the preceding or attached document in my presence on this 13 day of November 2018



Sean M. Flynn
SEAN M. FLYNN, Notary Public
My Commission Expires October 4, 2024

(Notary Seal)

GIVEN under my hand and seal of office this, the

day of _____,

Notary Public in and for the State of Texas

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.

Attachment B

Franchise Tax Account Status



Franchise Tax Account Status

As of : 03/05/2019 13:51:15

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

EL CAMPO WIND, LLC

Texas Taxpayer Number 32067669633

Mailing Address 133 FEDERAL ST STE 1202 BOSTON, MA 02110-1973

Right to Transact Business in Texas ACTIVE

State of Formation DE

Effective SOS Registration Date 06/29/2018

Texas SOS File Number 0803056763

Registered Agent Name CORPORATION SERVICE COMPANY D/B/A CSC-LAWYERS INCO

Registered Office Street Address 211 E. 7TH STREET SUITE 620 AUSTIN, TX 78701

Attachment C

State Comptroller's Certification



GLENN HEGAR TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

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

February 8, 2019

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

Re: Certificate for Limitation on Appraised Value of Property for School District
Maintenance and Operations taxes by and between Benjamin Independent School
District and El Campo Wind, LLC, Application 1302

Dear Superintendent Del Hierro Gloria:

On November 30, 2018, the Comptroller issued written notice that El Campo Wind, LLC (applicant) submitted a completed application (Application 1302) for a limitation on appraised value under the provisions of Tax Code Chapter 313.¹ This application was originally submitted on October 8, 2018, to the Benjamin Independent School District (school district) by the applicant.

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

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

Determination required by 313.025(h)

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

¹ All Statutory references are to the Texas Tax Code, unless otherwise noted.

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

Sec. 313.024(d-2) Not applicable to Application 1302.

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

Certificate decision required by 313.025(d)

Determination required by 313.026(c)(1)

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

Determination required by 313.026(c)(2)

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

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

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

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

Note that any building or improvement existing as of the application review start date of November 30, 2018, or any tangible personal property placed in service prior to that date may not become "Qualified Property" as defined by 313.021(2) and the Texas Administrative Code.

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

Sincerely,



Lisa Craven
Deputy Comptroller

Enclosure

cc: Will Counihan

Attachment A – Economic Impact Analysis

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

Table 1 is a summary of investment, employment and tax impact of El Campo Wind, LLC.

Applicant	El Campo Wind, LLC
Tax Code, 313.024 Eligibility Category	Renewable Energy Electric Generation-Wind
School District	Benjamin ISD
2017-2018 Average Daily Attendance	101
County	Knox
Proposed Total Investment in District	\$272,250,000
Proposed Qualified Investment	\$272,250,000
Limitation Amount	\$20,000,000
Qualifying Time Period (Full Years)	2020-2021
Number of new qualifying jobs committed to by applicant	4*
Number of new non-qualifying jobs estimated by applicant	0
Average weekly wage of qualifying jobs committed to by applicant	\$935
Minimum weekly wage required for each qualifying job by Tax Code, 313.021(5)(B)	\$48,596
Minimum annual wage committed to by applicant for qualified jobs	\$48,600
Minimum weekly wage required for non-qualifying jobs	\$767
Minimum annual wage required for non-qualifying jobs	\$39,885
Investment per Qualifying Job	\$68,062,500
Estimated M&O levy without any limit (15 years)	\$33,141,930
Estimated M&O levy with Limitation (15 years)	\$10,059,570
Estimated gross M&O tax benefit (15 years)	\$23,082,360

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

Table 2 is the estimated statewide economic impact of El Campo Wind, LLC (modeled).

Year	Employment			Personal Income		
	Direct	Indirect + Induced	Total	Direct	Indirect + Induced	Total
2019	200	185	385	\$10,000,000	\$15,000,000	\$25,000,000
2020	201	188	389	\$10,048,600	\$17,951,400	\$28,000,000
2021	4	19	23	\$194,400	\$4,805,600	\$5,000,000
2022	4	4	8	\$194,400	\$2,805,600	\$3,000,000
2023	4	(2)	2	\$194,400	\$1,805,600	\$2,000,000
2024	4	(4)	0	\$194,400	\$805,600	\$1,000,000
2025	4	2	6	\$194,400	\$805,600	\$1,000,000
2026	4	(2)	2	\$194,400	\$805,600	\$1,000,000
2027	4	4	8	\$194,400	\$805,600	\$1,000,000
2028	4	4	8	\$194,400	\$805,600	\$1,000,000
2029	4	0	4	\$194,400	\$805,600	\$1,000,000
2030	4	0	4	\$194,400	\$805,600	\$1,000,000
2031	4	(2)	2	\$194,400	-\$194,400	\$0
2032	4	0	4	\$194,400	-\$194,400	\$0
2033	4	(4)	0	\$194,400	-\$194,400	\$0
2034	4	(6)	-2	\$194,400	-\$194,400	\$0

Source: CPA REMI, El Campo Wind, LLC

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

Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O	Tax Rate*	Benjamin ISD I&S Tax Levy	Benjamin ISD M&O Tax Levy	Benjamin ISD M&O and I&S Tax Levies	Knox County Tax Levy	Knox County Hospital District Tax Levy	Knox County Drainage Tax Levy	Rolling Plains GCD Tax Levy	Estimated Total Property Taxes
				0.0000	1.1700		0.7303	0.3672	0.0601	0.0209	
2021	\$294,651,700	\$294,651,700		\$0	\$3,447,425	\$3,447,425	\$2,151,871	\$1,082,049	\$177,145	\$61,464	\$6,919,954
2022	\$274,047,800	\$274,047,800		\$0	\$3,206,359	\$3,206,359	\$2,001,398	\$1,006,386	\$164,758	\$57,166	\$6,436,067
2023	\$254,885,900	\$254,885,900		\$0	\$2,982,165	\$2,982,165	\$1,861,457	\$936,017	\$153,237	\$53,169	\$5,986,046
2024	\$237,065,300	\$237,065,300		\$0	\$2,773,664	\$2,773,664	\$1,731,312	\$870,575	\$142,524	\$49,452	\$5,567,526
2025	\$220,490,900	\$220,490,900		\$0	\$2,579,744	\$2,579,744	\$1,610,267	\$809,709	\$132,559	\$45,994	\$5,178,273
2026	\$205,076,800	\$205,076,800		\$0	\$2,399,399	\$2,399,399	\$1,497,696	\$753,104	\$123,292	\$42,779	\$4,816,270
2027	\$190,741,000	\$190,741,000		\$0	\$2,231,670	\$2,231,670	\$1,393,001	\$700,458	\$114,673	\$39,789	\$4,479,591
2028	\$177,408,500	\$177,408,500		\$0	\$2,075,679	\$2,075,679	\$1,295,632	\$651,497	\$106,658	\$37,007	\$4,166,474
2029	\$165,008,200	\$165,008,200		\$0	\$1,930,596	\$1,930,596	\$1,205,071	\$605,960	\$99,203	\$34,421	\$3,875,251
2030	\$153,475,200	\$153,475,200		\$0	\$1,795,660	\$1,795,660	\$1,120,845	\$563,607	\$92,269	\$32,015	\$3,604,396
2031	\$145,811,400	\$145,811,400		\$0	\$1,705,993	\$1,705,993	\$1,064,875	\$535,463	\$87,662	\$30,416	\$3,424,410
2032	\$138,529,900	\$138,529,900		\$0	\$1,620,800	\$1,620,800	\$1,011,698	\$508,723	\$83,284	\$28,897	\$3,253,402
2033	\$131,612,600	\$131,612,600		\$0	\$1,539,867	\$1,539,867	\$961,180	\$483,321	\$79,125	\$27,454	\$3,090,948
2034	\$125,040,600	\$125,040,600		\$0	\$1,462,975	\$1,462,975	\$913,184	\$459,187	\$75,174	\$26,083	\$2,936,603
2035	\$118,797,800	\$118,797,800		\$0	\$1,389,934	\$1,389,934	\$867,592	\$436,261	\$71,421	\$24,781	\$2,789,990
			Total	\$0	\$33,141,930	\$33,141,930	\$20,687,079	\$10,402,317	\$1,702,985	\$590,889	\$66,525,201

Source: CPA, El Campo Wind, LLC

*Tax Rate per \$100 Valuation

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

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

Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O		Benjamin ISD I&S Tax Levy	Benjamin ISD M&O Tax Levy	Benjamin ISD M&O and I&S Tax Levies	Knox County Tax Levy	Knox County Hospital District Tax Levy	Knox County Drainage Tax Levy	Rolling Plains GCD Tax Levy	Estimated Total Property Taxes
			Tax Rate*	0.0000	1.1700		0.7303	0.3672	0.0601	0.0209	
2021	\$294,651,700	\$20,000,000		\$0	\$234,000	\$234,000	\$0	\$0	\$177,145	\$61,464	\$472,609
2022	\$274,047,800	\$20,000,000		\$0	\$234,000	\$234,000	\$0	\$0	\$164,758	\$57,166	\$455,924
2023	\$254,885,900	\$20,000,000		\$0	\$234,000	\$234,000	\$0	\$0	\$153,237	\$53,169	\$440,407
2024	\$237,065,300	\$20,000,000		\$0	\$234,000	\$234,000	\$0	\$0	\$142,524	\$49,452	\$425,975
2025	\$220,490,900	\$20,000,000		\$0	\$234,000	\$234,000	\$0	\$0	\$132,559	\$45,994	\$412,554
2026	\$205,076,800	\$20,000,000		\$0	\$234,000	\$234,000	\$0	\$0	\$123,292	\$42,779	\$400,071
2027	\$190,741,000	\$20,000,000		\$0	\$234,000	\$234,000	\$0	\$0	\$114,673	\$39,789	\$388,462
2028	\$177,408,500	\$20,000,000		\$0	\$234,000	\$234,000	\$0	\$0	\$106,658	\$37,007	\$377,665
2029	\$165,008,200	\$20,000,000		\$0	\$234,000	\$234,000	\$0	\$0	\$99,203	\$34,421	\$367,624
2030	\$153,475,200	\$20,000,000		\$0	\$234,000	\$234,000	\$0	\$0	\$92,269	\$32,015	\$358,284
2031	\$145,811,400	\$145,811,400		\$0	\$1,705,993	\$1,705,993	\$1,064,875	\$535,463	\$87,662	\$30,416	\$3,424,410
2032	\$138,529,900	\$138,529,900		\$0	\$1,620,800	\$1,620,800	\$1,011,698	\$508,723	\$83,284	\$28,897	\$3,253,402
2033	\$131,612,600	\$131,612,600		\$0	\$1,539,867	\$1,539,867	\$961,180	\$483,321	\$79,125	\$27,454	\$3,090,948
2034	\$125,040,600	\$125,040,600		\$0	\$1,462,975	\$1,462,975	\$913,184	\$459,187	\$75,174	\$26,083	\$2,936,603
2035	\$118,797,800	\$118,797,800		\$0	\$1,389,934	\$1,389,934	\$867,592	\$436,261	\$71,421	\$24,781	\$2,789,990
			Total	\$0	\$10,059,570	\$10,059,570	\$4,818,529	\$2,422,955	\$1,702,985	\$590,889	\$19,594,929
			Diff	\$0	\$23,082,360	\$23,082,360	\$15,868,550	\$7,979,362	\$0	\$0	\$46,930,272

Assumes School Value Limitation and Tax Abatements with the County.

Source: CPA, El Campo Wind, LLC

*Tax Rate per \$100 Valuation

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

Attachment B – Tax Revenue before 25th Anniversary of Limitation Start

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

	Tax Year	Estimated ISD M&O Tax Levy Generated (Annual)	Estimated ISD M&O Tax Levy Generated (Cumulative)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Annual)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Cumulative)
Limitation Pre-Years	2018	\$0	\$0	\$0	\$0
	2019	\$0	\$0	\$0	\$0
	2020	\$438,750	\$438,750	\$0	\$0
Limitation Period (10 Years)	2021	\$234,000	\$672,750	\$3,213,425	\$3,213,425
	2022	\$234,000	\$906,750	\$2,972,359	\$6,185,784
	2023	\$234,000	\$1,140,750	\$2,748,165	\$8,933,949
	2024	\$234,000	\$1,374,750	\$2,539,664	\$11,473,613
	2025	\$234,000	\$1,608,750	\$2,345,744	\$13,819,357
	2026	\$234,000	\$1,842,750	\$2,165,399	\$15,984,755
	2027	\$234,000	\$2,076,750	\$1,997,670	\$17,982,425
	2028	\$234,000	\$2,310,750	\$1,841,679	\$19,824,104
	2029	\$234,000	\$2,544,750	\$1,696,596	\$21,520,700
	2030	\$234,000	\$2,778,750	\$1,561,660	\$23,082,360
Maintain Viable Presence (5 Years)	2031	\$1,705,993	\$4,484,743	\$0	\$23,082,360
	2032	\$1,620,800	\$6,105,543	\$0	\$23,082,360
	2033	\$1,539,867	\$7,645,411	\$0	\$23,082,360
	2034	\$1,462,975	\$9,108,386	\$0	\$23,082,360
	2035	\$1,389,934	\$10,498,320	\$0	\$23,082,360
Additional Years as Required by 313.026(c)(1) (10 Years)	2036	\$1,320,535	\$11,818,854	\$0	\$23,082,360
	2037	\$1,254,600	\$13,073,455	\$0	\$23,082,360
	2038	\$1,191,968	\$14,265,423	\$0	\$23,082,360
	2039	\$1,132,462	\$15,397,884	\$0	\$23,082,360
	2040	\$1,075,930	\$16,473,814	\$0	\$23,082,360
	2041	\$1,022,220	\$17,496,034	\$0	\$23,082,360
	2042	\$971,191	\$18,467,225	\$0	\$23,082,360
	2043	\$922,716	\$19,389,941	\$0	\$23,082,360
	2044	\$876,665	\$20,266,605	\$0	\$23,082,360
	2045	\$832,909	\$21,099,514	\$0	\$23,082,360

\$21,099,514

is less than

\$23,082,360

Analysis Summary

Is the project reasonably likely to generate tax revenue in an amount sufficient to offset the M&O levy loss as a result of the limitation agreement?

No

NOTE: The analysis above only takes into account this project's estimated impact on the M&O portion of the school district property tax levy directly related to this project.

Source: CPA, El Campo Wind, LLC

Year	Employment			Personal Income			Revenue & Expenditure		
	Direct	Indirect + Induced	Total	Direct	Indirect + Induced	Total	Revenue	Expenditure	Net Tax Effect
2019	200	185	385	\$10,000,000	\$15,000,000	\$25,000,000	1000000	-1000000	\$2,000,000
2020	201	188	389	\$10,048,600	\$17,951,400	\$28,000,000	1000000	0	\$1,000,000
2021	4	19	23	\$194,400	\$4,805,600	\$5,000,000	0	1000000	-\$1,000,000
2022	4	4	8	\$194,400	\$2,805,600	\$3,000,000	0	0	\$0
2023	4	(2)	2	\$194,400	\$1,805,600	\$2,000,000	0	0	\$0
2024	4	(4)	0	\$194,400	\$805,600	\$1,000,000	0	0	\$0
2025	4	2	6	\$194,400	\$805,600	\$1,000,000	0	0	\$0
2026	4	(2)	2	\$194,400	\$805,600	\$1,000,000	0	0	\$0
2027	4	4	8	\$194,400	\$805,600	\$1,000,000	0	0	\$0
2028	4	4	8	\$194,400	\$805,600	\$1,000,000	0	0	\$0
2029	4	0	4	\$194,400	\$805,600	\$1,000,000	0	0	\$0
2030	4	0	4	\$194,400	\$805,600	\$1,000,000	0	0	\$0
2031	4	(2)	2	\$194,400	-\$194,400	\$0	0	0	\$0
2032	4	0	4	\$194,400	-\$194,400	\$0	0	0	\$0
2033	4	(4)	0	\$194,400	-\$194,400	\$0	0	0	\$0
2034	4	(6)	-2	\$194,400	-\$194,400	\$0	0	0	\$0
2035	4	(8)	-4	\$194,400	-\$1,194,400	-\$1,000,000	0	0	\$0
2036	4	(8)	-4	\$194,400	-\$1,194,400	-\$1,000,000	0	0	\$0
2037	4	(6)	-2	\$194,400	-\$1,194,400	-\$1,000,000	0	0	\$0
2038	4	(8)	-4	\$194,400	-\$1,194,400	-\$1,000,000	0	0	\$0
2039	4	(10)	-6	\$194,400	-\$1,194,400	-\$1,000,000	0	0	\$0
2040	4	(10)	-6	\$194,400	-\$2,194,400	-\$2,000,000	0	-1000000	\$1,000,000
2041	4	(8)	-4	\$194,400	-\$2,194,400	-\$2,000,000	0	-1000000	\$1,000,000
2042	4	(10)	-6	\$194,400	-\$2,194,400	-\$2,000,000	0	-1000000	\$1,000,000
2043	4	(14)	-10	\$194,400	-\$2,194,400	-\$2,000,000	0	-1000000	\$1,000,000
2044	4	(22)	-18	\$194,400	-\$3,194,400	-\$3,000,000	0	-1000000	\$1,000,000
2045	4	(20)	-16	\$194,400	-\$4,194,400	-\$4,000,000	0	-1000000	\$1,000,000
2046	4	(20)	-16	\$194,400	-\$4,194,400	-\$4,000,000	0	-1000000	\$1,000,000
Total							\$2,000,000	-\$7,000,000	\$9,000,000
							\$30,099,514	is greater than	\$23,082,360
Analysis Summary									
Is the project reasonably likely to generate tax revenue in an amount sufficient to offset the M&O levy loss as a result of the limitation agreement?									Yes

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

Attachment C – Limitation as a Determining Factor

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

Methodology

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

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

Determination

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

- Per El Campo Wind, LLC in Tab 5 of their Application for a Limitation on Appraised Value:
 - A. “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.”
 - B. “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 ISO, the Project will not be able to secure a Power Purchase Agreement or a tax equity investment and so will not move forward.”
- Supplemental information provided by applicant
 - A. The Project has signed an interconnection agreement with ERCOT. Number is 19INR0051 and was assigned in 2016.
 - B. We purchased the project from another developer. They called the project Truscott-Gilliland West.
 - C. There is another project nearby called “Truscott Gilliland East” or “TG-East.” This one and ours are independent of one another.
- Comptroller Research
 - A. Per the Longroad Energy website, they state that they have developed and closed financing for over 30 wind and solar projects. In Texas they have 650MW of wind projects.
 - B. Per Chapter 313 application #1274 TG East is a wind project initiated by Northrenew Energy and Taaleri Energia North America. “TG East has evolved as a subset of the original Truscott Gilliland

project covered approximately 26,000 acres in Knox County, Texas" and is expected to be in commercial operations by 2020.

Supporting Information

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

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

Supporting Information

**Section 8 of the Application for
a Limitation on Appraised Value**

SECTION 6: Eligibility Under Tax Code Chapter 313.024

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

SECTION 7: Project Description

1. In **Tab 4**, attach a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information.
2. Check the project characteristics that apply to the proposed project:
- | | |
|---|--|
| <input checked="" type="checkbox"/> Land has no existing improvements | <input type="checkbox"/> Land has existing improvements (<i>complete Section 13</i>) |
| <input type="checkbox"/> Expansion of existing operation on the land (<i>complete Section 13</i>) | <input type="checkbox"/> Relocation within Texas |

SECTION 8: Limitation as Determining Factor

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

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

Supporting Information

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

EL CAMPO WIND, LLC

Chapter 313 Application to Benjamin ISD

Cummings Westlake, LLC

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.

* LAVA: Limitation on Appraised Value Agreement

**ATTACHMENT TO APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY
BY EL CAMPO WIND LLC TO BENJAMIN ISD**

Supporting Information

Additional information
provided by the Applicant or
located by the Comptroller

COMPTROLLER QUERY RELATED TO TAX CODE CHAPTER 313.026(c)(2)
– Benjamin ISD– El Campo Wind, LLC App. #1302

Comptroller Questions (via email on January 2, 2019):

1. *Is El Campo Wind, LLC currently known by any other project names?*
2. *Please also list any other names by which this project may have been known in the past--in media reports, investor presentations, or any listings with any federal or state agency.*
3. *Has this project applied to ERCOT at this time? If so, please provide the project's IGNR number and when was it assigned.*

Applicant Response (via email on January 17, 2019):

1. *Yes, the Project has signed an interconnection agreement with ERCOT. Number is 19INR0051 and was assigned in 2016.*
2. *We purchased the project from another developer. They called the project Truscott-Gilliland West.*
3. *There is another project nearby called "Truscott Gilliland East" or "TG-East." This one and ours are independent of one another.*

Attachment 4

Detailed description of the project.

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

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

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

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

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

***NOTE**— The maps shown in Tab 11 may provide indicative locations for turbines, O&M Facilities, collection systems, transmission lines, and associated substations. The final location of these improvements is currently under review and should be considered in draft form. The final placement will be dependent upon ongoing review and studies of the site.

Utilities

Clean and reliable renewable energy

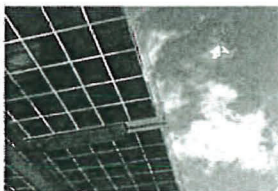
Utility Solutions

Since 2004, the Longroad Energy team has completed development and closed financing for over 30 wind and solar projects with more than 3.0 GW of nameplate capacity, including three high voltage transmission lines and two utility scale battery systems.

With a wide breadth of experience in working with utility customers and off-takers, we understand the unique challenges faced by grid owners and operators. We've successfully developed and operated utility scale projects in each of FERC's power markets. Additionally, we have experience in establishing renewables on smaller electrical grids such as on the islands of Oahu and Maui in Hawaii by installing balance of plant equipment to supplement renewable energy generation.

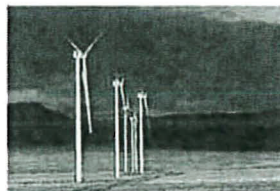
Our goal is to deliver safe, reliable, and cost effective renewable generation to the grid. We look forward to hearing from you.

Industry Expertise



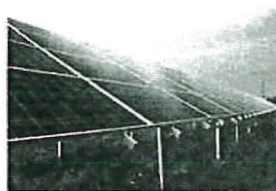
Hawaii

361 MW of wind, solar, and battery storage projects



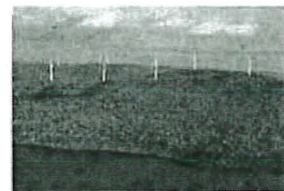
Utah

830 MW of wind and solar projects



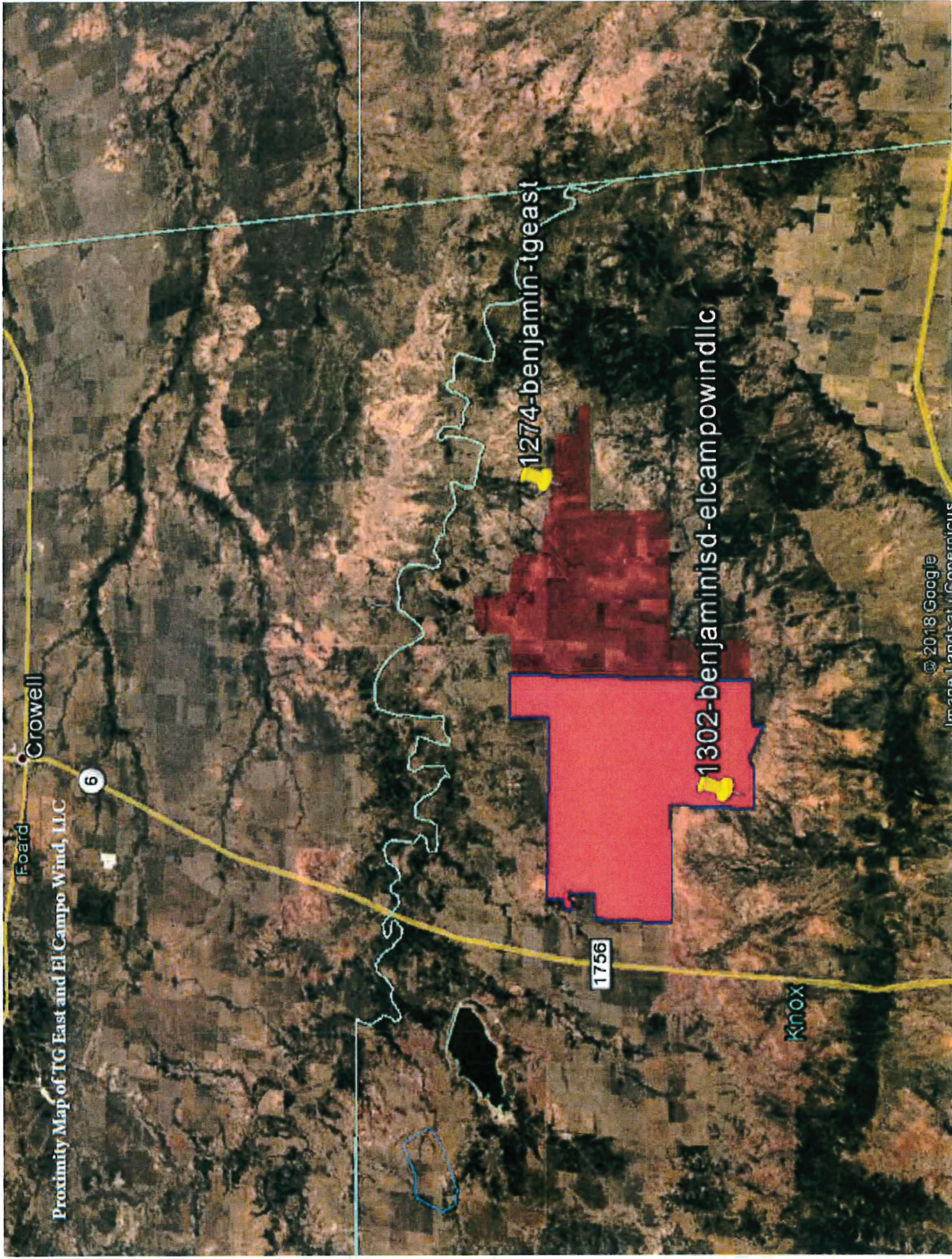
Texas

650 MW of wind projects



Northeast

826 MW of wind and solar projects



Board Crowell

Proximity Map of TG East and El Campo Wind, LLC

6

1274-benjamin-tgeast

1302-benjaminisd-elcampowindllc

1756

Knox

© 2018 Google

Imagery Landsat/Corporation

Attachment D

Summary of Financial Impact

**CHAPTER 313 PROPERTY VALUE LIMITATION
FINANCIAL IMPACT OF THE PROPOSED EL CAMPO WIND
PROJECT IN THE BENJAMIN INDEPENDENT SCHOOL
DISTRICT
(PROJECT # 1302)**

PREPARED BY



FEBRUARY 16, 2019

Executive Summary

El Campo Wind (Company) has requested that the Benjamin Independent School District (BISD) consider granting a property value limitation under Chapter 313 of the Tax Code, also known as the Texas Economic Development Act. In an application submitted to BISD on October 8, 2018 the Company plans to invest \$294.7 million to construct a renewable energy electric generation facility. Moak, Casey & Associates (MCA) has been retained to prepare an analysis of this value limitation and help the district navigate the overall application and agreement process.

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

Under the provisions of Chapter 313, BISD may offer a minimum value limitation of \$20 million. This value limitation, under the proposed application, will begin in the 2021-22 school year and remain at that level of taxable value for Maintenance and Operations (M&O) tax purposes for ten years. The entire project value will remain taxable for I&S or debt service purposes for the term of the agreement.

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

Total Revenue Loss Payment owed to BISD	\$3.5 million
Total Savings to Company after Revenue Loss Payment. (This does not include any supplemental benefit payments to the district.)	\$19.6 million

Application Process

After the school district has submitted an application to the Comptroller's Office (Comptroller), the Comptroller begins reviewing the application for completeness. The purpose of this review is to ensure all necessary information and attachments are included in the application before moving forward with the formal review process. A Completeness Letter was issued for this project on November 30, 2018.

The issuance of a Completeness Letter is important because it sets the timeline for the rest of process. From the date of issuance, the Comptroller has 90 days to conduct its full review of the project and provide its certificate for a limitation on appraised value. The Certificate was issued for this project on February 8, 2019.

After the Comptroller's certificate is received, O'Hanlon, Demerath & Castillo contacted the school district to discuss the value limitation agreement and began negotiations of the supplemental benefit payment with the Company. A final version of the agreement must be submitted to the Comptroller for review 30 days prior to final adoption by the school district's board of trustees.

Prior to final board meeting, O'Hanlon, Demerath & Castillo will provide the district with the necessary agenda language and any additional action items. The school board will review the Value Limitation Agreement and Findings of Fact that detail the project's conformance with during this meeting.

How the 313 Agreement Interacts with Texas School Finance

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

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

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

Future legislative action on school funding could potentially affect the impact of the value limitation on the school district's finances and result in revenue-loss estimates that differ from the estimates presented in this report.

Underlying School District Data Assumptions

The agreement between the school district and the applicant calls for a calculation of the revenue impact of the value limitation in years 1-10 of the agreement, under whatever school finance and property tax laws are in effect in each of those years. The Basic Allotment remained at \$5,140 and the Tier II Austin yield increased to \$106.28 for 2018-19, which is maintained for future years.

Static school district enrollment and property values are used to isolate the effects of the value limitation under the school finance system. Any previously-approved Chapter 313

projects are also factored into the M&O tax bases used. The impact of the Chapter 313 project value returning to the total tax roll for M&O funding purposes is beyond the scope of this revenue report.

ADA: 92
Local Tax Base: \$61.3 million
M&O Tax Rate: \$1.17 per \$100
I&S Tax Rate: \$0.00 per \$100
Wealth per WADA: \$240,223

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

Table 1 – Base District Information with El Campo Wind Project Value and Limitation Values

Year of Agreement	School Year	ADA	WADA	M&O Tax Rate	I&S Tax Rate	CAD Value with Project	CAD Value with Limitation	CPTD with Project	CPTD With Limitation	CPTD Value with Project per WADA	CPTD Value with Limitation per WADA
QTP0	2019-20	92.00	261.30	\$1.1700	\$0.0000	\$61,283,298	\$61,283,298	\$61,117,486	\$61,117,486	\$233,902	\$233,902
QTP1	2020-21	92.00	261.30	\$1.1700	\$0.0000	\$98,783,298	\$98,783,298	\$61,117,486	\$61,117,486	\$233,902	\$233,902
QTP2/VL1	2021-22	92.00	261.30	\$1.1700	\$0.0000	\$355,934,998	\$81,283,298	\$98,617,486	\$98,617,486	\$377,418	\$377,418
VL2	2022-23	92.00	261.30	\$1.1700	\$0.0000	\$335,331,098	\$81,283,298	\$355,769,186	\$81,117,486	\$1,361,561	\$310,444
VL3	2023-24	92.00	261.30	\$1.1700	\$0.0000	\$316,169,198	\$81,283,298	\$335,165,286	\$81,117,486	\$1,282,708	\$310,444
VL4	2024-25	92.00	261.30	\$1.1700	\$0.0000	\$298,348,598	\$81,283,298	\$316,003,386	\$81,117,486	\$1,209,374	\$310,444
VL5	2025-26	92.00	261.30	\$1.1700	\$0.0000	\$281,774,198	\$81,283,298	\$298,182,786	\$81,117,486	\$1,141,173	\$310,444
VL6	2026-27	92.00	261.30	\$1.1700	\$0.0000	\$266,360,098	\$81,283,298	\$281,608,386	\$81,117,486	\$1,077,741	\$310,444
VL7	2027-28	92.00	261.30	\$1.1700	\$0.0000	\$252,024,298	\$81,283,298	\$266,194,286	\$81,117,486	\$1,018,750	\$310,444
VL8	2028-29	92.00	261.30	\$1.1700	\$0.0000	\$238,691,798	\$81,283,298	\$251,858,486	\$81,117,486	\$963,886	\$310,444
VL9	2029-30	92.00	261.30	\$1.1700	\$0.0000	\$226,291,498	\$81,283,298	\$238,525,986	\$81,117,486	\$912,861	\$310,444
VL10	2030-31	92.00	261.30	\$1.1700	\$0.0000	\$214,758,498	\$81,283,298	\$226,125,686	\$81,117,486	\$865,404	\$310,444
VP1	2031-32	92.00	261.30	\$1.1700	\$0.0000	\$207,094,698	\$207,094,698	\$214,592,686	\$81,117,486	\$821,266	\$310,444
VP2	2032-33	92.00	261.30	\$1.1700	\$0.0000	\$199,813,198	\$199,813,198	\$206,928,886	\$206,928,886	\$791,936	\$791,936
VP3	2033-34	92.00	261.30	\$1.1700	\$0.0000	\$192,895,898	\$192,895,898	\$199,647,386	\$199,647,386	\$764,069	\$764,069
VP4	2034-35	92.00	261.30	\$1.1700	\$0.0000	\$186,323,898	\$186,323,898	\$192,730,086	\$192,730,086	\$737,596	\$737,596
VP5	2035-36	92.00	261.30	\$1.1700	\$0.0000	\$180,081,098	\$180,081,098	\$186,158,086	\$186,158,086	\$712,444	\$712,444

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

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

M&O Impact of the El Campo Wind Project on BISD

A model is established to make a calculation of the “Baseline Revenue Model” (Table 2) by adding the total value of the project to the model, without assuming a value limitation is approved. A separate model is established to make a calculation of the “Value Limitation Revenue Model” (Table 3) by adding the project’s limited value of \$20 million to the model. The difference between the two models (Table 4) indicates there will be a total revenue loss of \$3,468,635 over the course of the Agreement, with all the loss reflected in the first limitation year (2021-22). Nearly all reduction in M&O taxes under the limitation agreement is offset through a reduction in recapture costs owed to the state under current law.

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

Year of Agreement	School Year	M&O Taxes @ Compressed Rate	State Aid	Recapture Costs	Additional Local M&O Collections	State Aid from Additional M&O Tax Collections	Recapture from the Additional Local Tax Effort	Homestead Hold Harmless	Other State Aid	Total General Fund
QTP0	2019-20	\$601,079	\$784,229	\$0	\$102,184	\$151,987	\$0	\$0	\$2,229	\$1,641,708
QTP1	2020-21	\$968,579	\$784,229	\$0	\$164,659	\$243,996	\$0	\$0	\$2,229	\$2,163,692
QTP2/VL1	2021-22	\$3,543,596	\$409,229	\$0	\$602,412	\$386,112	-\$56,827	\$0	\$2,229	\$4,886,751
VL2	2022-23	\$3,337,557	\$40,958	-\$2,051,474	\$567,384	\$0	-\$266,932	\$364	\$2,229	\$1,630,086
VL3	2023-24	\$3,145,938	\$26,842	-\$1,859,185	\$534,809	\$0	-\$246,864	\$364	\$2,229	\$1,604,133
VL4	2024-25	\$2,967,732	\$40,958	-\$1,680,277	\$504,514	\$0	-\$228,196	\$365	\$2,229	\$1,607,324
VL5	2025-26	\$2,801,988	\$26,842	-\$1,513,805	\$476,338	\$0	-\$210,829	\$365	\$2,229	\$1,583,128
VL6	2026-27	\$2,647,847	\$40,958	-\$1,358,897	\$450,134	\$0	-\$194,671	\$365	\$2,229	\$1,587,964
VL7	2027-28	\$2,504,489	\$26,842	-\$1,214,745	\$425,763	\$6,503	-\$179,639	\$0	\$2,229	\$1,571,442
VL8	2028-29	\$2,371,164	\$40,958	-\$1,080,592	\$403,098	\$14,603	-\$165,653	\$0	\$2,229	\$1,585,808
VL9	2029-30	\$2,247,161	\$26,842	-\$955,734	\$382,018	\$22,136	-\$152,639	\$0	\$2,229	\$1,572,013
VL10	2030-31	\$2,131,831	\$40,958	-\$839,517	\$362,411	\$29,194	-\$140,529	\$0	\$2,229	\$1,586,577
VP1	2031-32	\$2,030,030	\$26,842	-\$733,380	\$345,105	\$35,847	-\$129,609	\$0	\$2,229	\$1,577,064
VP2	2032-33	\$1,958,672	\$40,958	-\$661,281	\$332,974	\$40,200	-\$122,104	\$0	\$2,229	\$1,591,647
VP3	2033-34	\$1,890,882	\$26,842	-\$592,729	\$321,450	\$44,336	-\$114,971	\$0	\$2,229	\$1,578,039
VP4	2034-35	\$1,826,477	\$40,958	-\$527,551	\$310,501	\$48,351	-\$108,190	\$0	\$2,229	\$1,592,775
VP5	2035-36	\$1,765,297	\$26,842	-\$467,120	\$300,101	\$52,090	-\$101,745	\$0	\$2,229	\$1,577,693

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

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

Year of Agreement	School Year	M&O Taxes @ Compressed Rate	State Aid	Recapture Costs	Additional Local M&O Collections	State Aid from Additional M&O Tax Collections	Recapture from the Additional Local Tax Effort	Homestead Hold Harmless	Other State Aid	Total General Fund
QTP0	2019-20	\$601,079	\$784,229	\$0	\$102,184	\$151,987	\$0	\$0	\$2,229	\$1,641,708
QTP1	2020-21	\$968,579	\$784,229	\$0	\$164,659	\$243,996	\$0	\$0	\$2,229	\$2,163,692
QTP2/VL1	2021-22	\$797,079	\$409,229	\$0	\$135,504	\$86,858	-\$12,782	\$0	\$2,229	\$1,418,116
VL2	2022-23	\$797,079	\$584,229	\$0	\$135,504	\$118,545	\$0	\$0	\$2,229	\$1,637,586
VL3	2023-24	\$797,079	\$584,229	\$0	\$135,504	\$118,545	\$0	\$0	\$2,229	\$1,637,586
VL4	2024-25	\$797,079	\$584,229	\$0	\$135,504	\$118,545	\$0	\$0	\$2,229	\$1,637,586
VL5	2025-26	\$797,079	\$584,229	\$0	\$135,504	\$118,545	\$0	\$0	\$2,229	\$1,637,586
VL6	2026-27	\$797,079	\$584,229	\$0	\$135,504	\$118,545	\$0	\$0	\$2,229	\$1,637,586
VL7	2027-28	\$797,079	\$584,229	\$0	\$135,504	\$118,545	\$0	\$0	\$2,229	\$1,637,586
VL8	2028-29	\$797,079	\$584,229	\$0	\$135,504	\$118,545	\$0	\$0	\$2,229	\$1,637,586
VL9	2029-30	\$797,079	\$584,229	\$0	\$135,504	\$118,545	\$0	\$0	\$2,229	\$1,637,586
VL10	2030-31	\$797,079	\$584,229	\$0	\$135,504	\$118,545	\$0	\$0	\$2,229	\$1,637,586
VP1	2031-32	\$2,030,030	\$584,229	\$0	\$345,105	\$299,296	\$0	\$0	\$2,229	\$3,260,889
VP2	2032-33	\$1,958,672	\$40,958	-\$661,281	\$332,974	\$40,200	-\$122,104	\$0	\$2,229	\$1,591,647
VP3	2033-34	\$1,890,882	\$26,842	-\$592,729	\$321,450	\$44,336	-\$114,971	\$0	\$2,229	\$1,578,039
VP4	2034-35	\$1,826,477	\$40,958	-\$527,551	\$310,501	\$48,351	-\$108,190	\$0	\$2,229	\$1,592,775
VP5	2035-36	\$1,765,297	\$26,842	-\$467,120	\$300,101	\$52,090	-\$101,745	\$0	\$2,229	\$1,577,693

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

Table 4 – Value Limit less Project Value with No Limit

Year of Agreement	School Year	M&O Taxes @ Compressed Rate	State Aid	Recapture Costs	Additional Local M&O Collections	State Aid from Additional M&O Tax Collections	Recapture from the Additional Local Tax Effort	Homestead Hold Harmless	Other State Aid	Total General Fund
QTP0	2019-20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
QTP1	2020-21	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
QTP2/VL1	2021-22	-\$2,746,517	\$0	\$0	-\$466,908	-\$299,254	\$44,044	\$0	\$0	-\$3,468,635
VL2	2022-23	-\$2,540,478	\$543,271	\$2,051,474	-\$431,880	\$118,545	\$266,932	-\$364	\$0	\$7,500
VL3	2023-24	-\$2,348,859	\$557,387	\$1,859,185	-\$399,305	\$118,545	\$246,864	-\$364	\$0	\$33,453
VL4	2024-25	-\$2,170,653	\$543,271	\$1,680,277	-\$369,010	\$118,545	\$228,196	-\$365	\$0	\$30,262
VL5	2025-26	-\$2,004,909	\$557,387	\$1,513,805	-\$340,834	\$118,545	\$210,829	-\$365	\$0	\$54,458
VL6	2026-27	-\$1,850,768	\$543,271	\$1,358,897	-\$314,630	\$118,545	\$194,671	-\$365	\$0	\$49,622
VL7	2027-28	-\$1,707,410	\$557,387	\$1,214,745	-\$290,259	\$112,042	\$179,639	\$0	\$0	\$66,144
VL8	2028-29	-\$1,574,085	\$543,271	\$1,080,592	-\$267,594	\$103,942	\$165,653	\$0	\$0	\$51,778
VL9	2029-30	-\$1,450,082	\$557,387	\$955,734	-\$246,514	\$96,409	\$152,639	\$0	\$0	\$65,573
VL10	2030-31	-\$1,334,752	\$543,271	\$839,517	-\$226,907	\$89,351	\$140,529	\$0	\$0	\$51,009
VP1	2031-32	\$0	\$557,387	\$733,380	\$0	\$263,449	\$129,609	\$0	\$0	\$1,683,825
VP2	2032-33	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
VP3	2033-34	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
VP4	2034-35	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
VP5	2035-36	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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

M&O Impact on the Taxpayer

Under the assumptions used here, the potential tax savings from the value limitation total \$23.1 million over the life of the agreement. The BISD revenue losses are expected to total approximately \$3.5 million over the course of the agreement. In total, the potential net tax benefits (after hold-harmless payments are made) are estimated to reach \$19.6 million, prior to any negotiations with El Campo Wind on supplemental payments.

I&S Funding Impact on School District

The project remains fully taxable for debt services taxes, with BISD currently not levying an I&S rate. The project is not expected to affect school district enrollment and is expected to depreciate over the life of the agreement and beyond. Local taxpayers should benefit from the addition of the El Campo Wind project to the local I&S tax roll if a future bond issue comes under consideration. Continued expansion of the project and related development could result in additional employment in the area and an increase in the school-age population, but this project is unlikely to have much impact on a stand-alone basis.

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

Year of Agreement	School Year	Project Value	Estimated Taxable Value	Value Savings	Assumed M&O Tax Rate	Taxes Before Value Limit	Taxes after Value Limit	Tax Savings @ Projected M&O Rate	School District Revenue Losses	Estimated Net Tax Benefits
QTP0	2019-20	\$0	\$0	\$0	\$1.170	\$0	\$0	\$0	\$0	\$0
QTP1	2020-21	\$37,500,000	\$37,500,000	\$0	\$1.170	\$438,750	\$438,750	\$0	\$0	\$0
QTP2/VL1	2021-22	\$294,651,700	\$20,000,000	\$274,651,700	\$1.170	\$3,447,425	\$234,000	\$3,213,425	-\$3,468,635	-\$255,210
VL2	2022-23	\$274,047,800	\$20,000,000	\$254,047,800	\$1.170	\$3,206,359	\$234,000	\$2,972,359	\$0	\$2,972,359
VL3	2023-24	\$254,885,900	\$20,000,000	\$234,885,900	\$1.170	\$2,982,165	\$234,000	\$2,748,165	\$0	\$2,748,165
VL4	2024-25	\$237,065,300	\$20,000,000	\$217,065,300	\$1.170	\$2,773,664	\$234,000	\$2,539,664	\$0	\$2,539,664
VL5	2025-26	\$220,490,900	\$20,000,000	\$200,490,900	\$1.170	\$2,579,744	\$234,000	\$2,345,744	\$0	\$2,345,744
VL6	2026-27	\$205,076,800	\$20,000,000	\$185,076,800	\$1.170	\$2,399,399	\$234,000	\$2,165,399	\$0	\$2,165,399
VL7	2027-28	\$190,741,000	\$20,000,000	\$170,741,000	\$1.170	\$2,231,670	\$234,000	\$1,997,670	\$0	\$1,997,670
VL8	2028-29	\$177,408,500	\$20,000,000	\$157,408,500	\$1.170	\$2,075,679	\$234,000	\$1,841,679	\$0	\$1,841,679
VL9	2029-30	\$165,008,200	\$20,000,000	\$145,008,200	\$1.170	\$1,930,596	\$234,000	\$1,696,596	\$0	\$1,696,596
VL10	2030-31	\$153,475,200	\$20,000,000	\$133,475,200	\$1.170	\$1,795,660	\$234,000	\$1,561,660	\$0	\$1,561,660
VP1	2031-32	\$145,811,400	\$145,811,400	\$0	\$1.170	\$1,705,993	\$1,705,993	\$0	\$0	\$0
VP2	2032-33	\$138,529,900	\$138,529,900	\$0	\$1.170	\$1,620,800	\$1,620,800	\$0	\$0	\$0
VP3	2033-34	\$131,612,600	\$131,612,600	\$0	\$1.170	\$1,539,867	\$1,539,867	\$0	\$0	\$0
VP4	2034-35	\$125,040,600	\$125,040,600	\$0	\$1.170	\$1,462,975	\$1,462,975	\$0	\$0	\$0
VP5	2035-36	\$118,797,800	\$118,797,800	\$0	\$1.170	\$1,389,934	\$1,389,934	\$0	\$0	\$0
						\$33,580,680	\$10,498,320	\$23,082,360	-\$3,468,635	\$19,613,726

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

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

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

Attachment E

Taxable Value of Property



Taxes

Property Tax Assistance

2017 ISD Summary Worksheet

138/Knox**138-904/Benjamin ISD**

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

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

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

See the ISD DEDUCTION Report for a breakdown of deduction values

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

Value Taxable For M&O Purposes

T1	T2	T3	T4
63,348,128	62,769,068	63,348,128	62,769,068

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

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

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

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

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

Value Taxable For I&S Purposes

T7	T8	T9	T10
63,348,128	62,769,068	63,348,128	62,769,068

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

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

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

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

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

Attachment F

TEA's Facilities Value