

Application for Appraised Value Limitation on Qualified Property

SECTION 9: Projected Timeline

1. Application approval by school board December 2018
2. Commencement of construction Mid - 2018
3. Beginning of qualifying time period December 1, 2018
4. First year of limitation January 1, 2019
5. Begin hiring new employees December 2018
6. Commencement of commercial operations Q1 - 2019
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? Q1 - 2019

SECTION 10: The Property

1. Identify county or counties in which the proposed project will be located Webb County
2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property Webb 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: Webb, \$0.4147, 100% City: N/A
(Name, tax rate and percent of project)
 Hospital District: N/A Water District: N/A
(Name, tax rate and percent of project)
 Other (describe): N/A Other (describe): N/A
(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 www.texasahead.org/tax_programs/chapter313/.

1. At the time of application, what is the estimated minimum qualified investment required for this school district? 20,000,000.00
2. What is the amount of appraised value limitation for which you are applying? 25,000,000.00
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

Date 11/9/2018
Applicant Name Torrecillas Wind Energy, LLC
ISD Name Webb CISD

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

Table with 9 columns: Year, School Year, Tax Year, Column A (Tangible personal property), Column B (Buildings or permanent nonremovable components), Column C (Other new investment), Column D (Other new investment), and Column E (Total Investment). Rows include investment made before filing, investment made after filing, and complete tax years of qualifying time period.

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 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.

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 nonremovable 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		Enter amounts from TOTAL row in Schedule A1 in the row below				
				186,300,000	700,000	0	0	187,000,000
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2018-2019	2018					
Value limitation period***	1	2019-2020	2019					
	2	2020-2021	2020					
	3	2021-2022	2021					
	4	2022-2023	2022					
	5	2023-2024	2023					
	6	2024-2025	2024					
	7	2025-2026	2025					
	8	2026-2027	2026					
	9	2027-2028	2027					
	10	2028-2029	2028					
Total Investment made through limitation				186,300,000	700,000	0	0	187,000,000
Continue to maintain viable presence	11	2029-2030	2029			0		0
	12	2030-2031	2030			0		0
	13	2031-2032	2031			0		0
	14	2032-2033	2032			0		0
	15	2033-2034	2033			0		0
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2034-2035	2034			0		0
	17	2035-2036	2035			0		0
	18	2036-2037	2036			0		0
	19	2037-2038	2037			0		0
	20	2038-2039	2038			0		0
	21	2039-2040	2039			0		0
	22	2040-2041	2040			0		0
	23	2041-2042	2041			0		0
	24	2042-2043	2042			0		0
	25	2043-2044	2043			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.
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.

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

1319-webb-torrecillas-amendment001

November 13, 2018

Date

11/9/2018

Applicant Name

Torrecillas Wind Energy, LLC

Form 50-296A

ISD Name

Webb CISD

Revised May 2014

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Qualified Property			Estimated Taxable Value		
				Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2018-2019	2018	0	0	0	0	0	0
Value Limitation Period	1	2019-2020	2019	0	686,000	178,848,000	179,534,000	179,534,000	25,000,000
	2	2020-2021	2020	0	668,850	164,540,160	165,209,010	165,209,010	25,000,000
	3	2021-2022	2021	0	652,129	151,376,947	152,029,076	152,029,076	25,000,000
	4	2022-2023	2022	0	635,826	139,266,791	139,902,617	139,902,617	25,000,000
	5	2023-2024	2023	0	619,930	128,125,448	128,745,378	128,745,378	25,000,000
	6	2024-2025	2024	0	604,432	117,875,412	118,479,844	118,479,844	25,000,000
	7	2025-2026	2025	0	589,321	108,445,379	109,034,700	109,034,700	25,000,000
	8	2026-2027	2026	0	574,588	99,769,749	100,344,337	100,344,337	25,000,000
	9	2027-2028	2027	0	560,223	91,788,169	92,348,392	92,348,392	25,000,000
	10	2028-2029	2028	0	546,217	84,445,116	84,991,333	84,991,333	25,000,000
Continue to maintain viable presence	11	2029-2030	2029	0	532,562	77,689,506	78,222,068	78,222,068	78,222,068
	12	2030-2031	2030	0	519,248	71,474,346	71,993,594	71,993,594	71,993,594
	13	2031-2032	2031	0	506,267	65,756,398	66,262,665	66,262,665	66,262,665
	14	2032-2033	2032	0	493,610	60,495,886	60,989,496	60,989,496	60,989,496
	15	2033-2034	2033	0	481,270	55,656,215	56,137,485	56,137,485	56,137,485
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2034-2035	2034	0	469,238	51,203,718	51,672,956	51,672,956	51,672,956
	17	2035-2036	2035	0	457,507	47,107,421	47,564,928	47,564,928	47,564,928
	18	2036-2037	2036	0	446,069	43,338,827	43,784,896	43,784,896	43,784,896
	19	2037-2038	2037	0	434,917	39,871,721	40,306,638	40,306,638	40,306,638
	20	2038-2039	2038	0	424,044	36,681,983	37,106,027	37,106,027	37,106,027
	21	2039-2040	2039	0	413,443	33,747,425	34,160,868	34,160,868	34,160,868
	22	2040-2041	2040	0	403,107	31,047,631	31,450,738	31,450,738	31,450,738
	23	2041-2042	2041	0	393,029	28,563,820	28,956,849	28,956,849	28,956,849
	24	2042-2043	2042	0	383,203	26,278,715	26,661,918	26,661,918	26,661,918
	25	2043-2044	2043	0	373,623	24,176,417	24,550,040	24,550,040	24,550,040

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.

				Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	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>	0	2018-2019	2018	150 FTE	52,500	0	0	0
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2019-2020	2019	N/A	N/A	0	7	48,000
	2	2020-2021	2020	N/A	N/A	0	7	48,000
	3	2021-2022	2021	N/A	N/A	0	7	48,000
	4	2022-2023	2022	N/A	N/A	0	7	48,000
	5	2023-2024	2023	N/A	N/A	0	7	48,000
	6	2024-2025	2024	N/A	N/A	0	7	48,000
	7	2025-2026	2025	N/A	N/A	0	7	48,000
	8	2026-2027	2026	N/A	N/A	0	7	48,000
	9	2027-2028	2027	N/A	N/A	0	7	48,000
	10	2028-2029	2028	N/A	N/A	0	7	48,000
Years Following Value Limitation Period	11 through 25	2029-2044	2029-2043	N/A	N/A	0	7	48,000

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:

☒

Yes

☐

No

C1a.

Will the applicant request a job waiver, as provided under 313.025(f-1)?

☒

Yes

☐

No

C1b.

Will the applicant avail itself of the provision in 313.021(3)(F)?

☐

Yes

☒

No

Date11/9/2018

Applicant NameTorrecillas Wind Energy, LLC

ISD NameWebb CISD

Schedule D: Other Incentives (Estimated)

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: Webb County	2019	10 Years	Avg. \$320,000	60%-5/40%-5	Avg. \$153,000
	City:	N/A	N/A	N/A	N/A	N/A
	Other:	N/A	N/A	N/A	N/A	N/A
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	
Texas Enterprise Fund	N/A	N/A	N/A		N/A	
Employee Recruitment	N/A	N/A	N/A		N/A	
Skills Development Fund	N/A	N/A	N/A		N/A	
Training Facility Space and Equipment	N/A	N/A	N/A		N/A	
Infrastructure Incentives	N/A	N/A	N/A		N/A	
Permitting Assistance	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
TOTAL				Avg. \$320,000		Avg. \$153,000

Additional information on incentives for this project:



Application for Appraised Value Limitation on Qualified Property

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 →

Heriberto Gonzalez

Print Name (Authorized School District Representative)

Superintendent

Title

sign
here →

Heriberto Gonzalez

Signature (Authorized School District Representative)

11/13/18

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 →

Casey Tomasiak

Print Name (Authorized Company Representative (Applicant))

Manager, Property Tax

Title

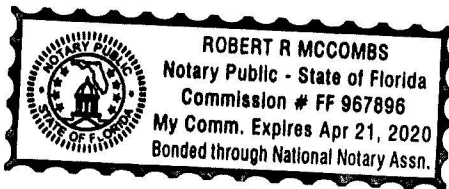
sign
here →

Casey Tomasiak

Signature (Authorized Company Representative (Applicant))

11/9/2018

Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

9th day of NOVEMBER, 2018

Robert R McCombs

Notary Public in and for the State of ~~Texas~~ FLORIDA.

My Commission expires: 4/21/20

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.