



GLENN HEGAR TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

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

July 3, 2019

Alejos Salazar
Superintendent
La Villa Independent School District
P.O. Box 9
La Villa, Texas 78562

Re: Certificate for Limitation on Appraised Value of Property for School District Maintenance and Operations taxes by and between La Villa Independent School District and Monte Alto Windpower, LLC, Application 1352

Dear Superintendent Salazar:

On April 16, 2019, the Comptroller issued written notice that Monte Alto Windpower, LLC (applicant) submitted a completed application (Application 1352) for a limitation on appraised value under the provisions of Tax Code Chapter 313.¹ This application was originally submitted on February 18, 2019, to the La Villa 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 1352.

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 April 16, 2019, 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,

A handwritten signature in black ink that reads "Lisa Craven". The signature is written in a cursive style with a large initial "L" and "C".

Lisa Craven
Deputy Comptroller

Enclosure

cc: Will Counihan

Attachment A – Economic Impact Analysis

The following tables summarize the Comptroller’s economic impact analysis of Monte Alto Windpower, LLC (project) applying to La Villa 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 Monte Alto Windpower, LLC.

Applicant	Monte Alto Windpower, LLC
Tax Code, 313.024 Eligibility Category	Renewable Energy Electric Generation
School District	La Villa ISD
Estimated 2017-2018 Average Daily Attendance	537
County	Hidalgo
Proposed Total Investment in District	\$121,045,640
Proposed Qualified Investment	\$121,045,640
Limitation Amount	\$20,000,000
Qualifying Time Period (Full Years)	2020-2021
Number of new qualifying jobs committed to by applicant	3*
Number of new non-qualifying jobs estimated by applicant	0
Average weekly wage of qualifying jobs committed to by applicant	\$786
Minimum weekly wage required for each qualifying job by Tax Code, 313.021(5)(B)	\$786
Minimum annual wage committed to by applicant for qualified jobs	\$40,867
Minimum weekly wage required for non-qualifying jobs	\$657
Minimum annual wage required for non-qualifying jobs	\$34,139
Investment per Qualifying Job	\$40,348,547
Estimated M&O levy without any limit (15 years)	\$13,719,899
Estimated M&O levy with Limitation (15 years)	\$5,802,402
Estimated gross M&O tax benefit (15 years)	\$7,917,497

* 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 Monte Alto Windpower, LLC (modeled).

Year	Employment			Personal Income		
	Direct	Indirect + Induced	Total	Direct	Indirect + Induced	Total
2019	150	158	308	\$4,685,400	\$14,604,883	\$19,290,283
2020	153	178	331.383	\$4,808,002	\$17,927,839	\$22,735,841
2021	3	34	37	\$122,602	\$5,073,169	\$5,195,771
2022	3	15	18	\$122,602	\$3,359,759	\$3,482,361
2023	3	1	4	\$122,602	\$1,957,344	\$2,079,946
2024	3	(6)	-3	\$122,602	\$1,057,855	\$1,180,457
2025	3	(8)	-5	\$122,602	\$586,430	\$709,032
2026	3	(7)	-4	\$122,602	\$407,897	\$530,499
2027	3	(4)	-1	\$122,602	\$432,610	\$555,212
2028	3	(1)	2	\$122,602	\$577,261	\$699,863
2029	3	2	5	\$122,602	\$781,745	\$904,347
2030	3	4	7	\$122,602	\$1,014,346	\$1,136,948
2031	3	6	9	\$122,602	\$1,231,607	\$1,354,209
2032	3	6	9	\$122,602	\$1,264,794	\$1,387,396
2033	3	7	10	\$122,602	\$1,345,894	\$1,468,496
2034	3	7	10	\$122,602	\$1,414,595	\$1,537,197
2035	3	7	10	\$122,602	\$1,460,566	\$1,583,168
2036	3	7	10	\$122,602	\$1,485,574	\$1,608,176

Source: CPA REMI, Monte Alto Windpower, 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*	La Villa ISD I&S Tax Levy	La Villa ISD M&O Tax Levy	La Villa ISD M&O and I&S Tax Levies	Hidalgo County Tax Levy	South Texas College Tax Levy	Estimated Total Property Taxes
				0.3139	1.1700		0.5800	0.1780	
2022	\$109,243,690	\$109,243,690		\$342,916	\$1,278,151	\$1,621,067	\$633,613	\$194,454	\$2,449,134
2023	\$103,781,506	\$103,781,506		\$325,770	\$1,214,244	\$1,540,014	\$601,933	\$184,731	\$2,326,678
2024	\$98,592,430	\$98,592,430		\$309,482	\$1,153,531	\$1,463,013	\$571,836	\$175,495	\$2,210,344
2025	\$93,662,809	\$93,662,809		\$294,008	\$1,095,855	\$1,389,862	\$543,244	\$166,720	\$2,099,827
2026	\$88,979,668	\$88,979,668		\$279,307	\$1,041,062	\$1,320,369	\$516,082	\$158,384	\$1,994,835
2027	\$84,530,685	\$84,530,685		\$265,342	\$989,009	\$1,254,351	\$490,278	\$150,465	\$1,895,093
2028	\$80,304,151	\$80,304,151		\$252,075	\$939,559	\$1,191,633	\$465,764	\$142,941	\$1,800,339
2029	\$76,288,943	\$76,288,943		\$239,471	\$892,581	\$1,132,052	\$442,476	\$135,794	\$1,710,322
2030	\$72,474,496	\$72,474,496		\$227,497	\$847,952	\$1,075,449	\$420,352	\$129,005	\$1,624,806
2031	\$68,850,771	\$68,850,771		\$216,123	\$805,554	\$1,021,677	\$399,334	\$122,554	\$1,543,565
2032	\$65,408,233	\$65,408,233		\$205,316	\$765,276	\$970,593	\$379,368	\$116,427	\$1,466,387
2033	\$62,137,821	\$62,137,821		\$195,051	\$727,013	\$922,063	\$360,399	\$110,605	\$1,393,068
2034	\$59,030,930	\$59,030,930		\$185,298	\$690,662	\$875,960	\$342,379	\$105,075	\$1,323,414
2035	\$56,079,383	\$56,079,383		\$176,033	\$656,129	\$832,162	\$325,260	\$99,821	\$1,257,244
2036	\$53,275,414	\$53,275,414		\$167,232	\$623,322	\$790,554	\$308,997	\$94,830	\$1,194,382
			Total	\$3,680,920	\$13,719,899	\$17,400,819	\$6,801,317	\$2,087,301	\$26,289,437

Source: CPA, Monte Alto Windpower, LLC

*Tax Rate per \$100 Valuation

Table 4 examines the estimated direct impact on ad valorem taxes to the school district, Hidalgo County and South Texas College, with all property tax incentives sought using estimated market value from the application. The project has applied for a value limitation under Chapter 313, Tax Code and tax abatements with the county and college.

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	Tax Rate*	La Villa ISD I&S Tax Levy	La Villa ISD M&O Tax Levy	La Villa ISD M&O and I&S Tax Levies	Hidalgo County Tax Levy	South Texas College Tax Levy	Estimated Total Property Taxes
				0.3139	1.1700		0.5800	0.1780	
2022	\$109,243,690	\$20,000,000		\$342,916	\$234,000	\$576,916	\$126,723	\$38,891	\$742,529
2023	\$103,781,506	\$20,000,000		\$325,770	\$234,000	\$559,770	\$120,387	\$36,946	\$717,103
2024	\$98,592,430	\$20,000,000		\$309,482	\$234,000	\$543,482	\$114,367	\$35,099	\$692,948
2025	\$93,662,809	\$20,000,000		\$294,008	\$234,000	\$528,008	\$108,649	\$33,344	\$670,000
2026	\$88,979,668	\$20,000,000		\$279,307	\$234,000	\$513,307	\$103,216	\$31,677	\$648,200
2027	\$84,530,685	\$20,000,000		\$265,342	\$234,000	\$499,342	\$98,056	\$30,093	\$627,490
2028	\$80,304,151	\$20,000,000		\$252,075	\$234,000	\$486,075	\$93,153	\$28,588	\$607,816
2029	\$76,288,943	\$20,000,000		\$239,471	\$234,000	\$473,471	\$88,495	\$27,159	\$589,125
2030	\$72,474,496	\$20,000,000		\$227,497	\$234,000	\$461,497	\$84,070	\$25,801	\$571,369
2031	\$68,850,771	\$20,000,000		\$216,123	\$234,000	\$450,123	\$79,867	\$24,511	\$554,500
2032	\$65,408,233	\$65,408,233		\$205,316	\$765,276	\$970,593	\$379,368	\$116,427	\$1,466,387
2033	\$62,137,821	\$62,137,821		\$195,051	\$727,013	\$922,063	\$360,399	\$110,605	\$1,393,068
2034	\$59,030,930	\$59,030,930		\$185,298	\$690,662	\$875,960	\$342,379	\$105,075	\$1,323,414
2035	\$56,079,383	\$56,079,383		\$176,033	\$656,129	\$832,162	\$325,260	\$99,821	\$1,257,244
2036	\$53,275,414	\$53,275,414		\$167,232	\$623,322	\$790,554	\$308,997	\$94,830	\$1,194,382
			Total	\$3,680,920	\$5,802,402	\$9,483,322	\$2,733,387	\$838,867	\$13,055,576
			Diff	\$0	\$7,917,497	\$7,917,497	\$4,067,930	\$1,248,434	\$13,233,861

Assumes School Value Limitation and Tax Abatements with the County and College.

Source: CPA, Monte Alto Windpower, 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 Monte Alto Windpower, 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 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	2019	\$1,182,234	\$1,182,234	\$0	\$0
	2020	\$234,000	\$1,416,234	\$0	\$0
	2021	\$1,345,422	\$2,761,656	\$0	\$0
Limitation Period (10 Years)	2022	\$234,000	\$2,995,656	\$1,044,151	\$1,044,151
	2023	\$234,000	\$3,229,656	\$980,244	\$2,024,395
	2024	\$234,000	\$3,463,656	\$919,531	\$2,943,926
	2025	\$234,000	\$3,697,656	\$861,855	\$3,805,781
	2026	\$234,000	\$3,931,656	\$807,062	\$4,612,843
	2027	\$234,000	\$4,165,656	\$755,009	\$5,367,852
	2028	\$234,000	\$4,399,656	\$705,559	\$6,073,411
	2029	\$234,000	\$4,633,656	\$658,581	\$6,731,991
	2030	\$234,000	\$4,867,656	\$613,952	\$7,345,943
	2031	\$234,000	\$5,101,656	\$571,554	\$7,917,497
Maintain Viable Presence (5 Years)	2032	\$765,276	\$5,866,933	\$0	\$7,917,497
	2033	\$727,013	\$6,593,945	\$0	\$7,917,497
	2034	\$690,662	\$7,284,607	\$0	\$7,917,497
	2035	\$656,129	\$7,940,736	\$0	\$7,917,497
	2036	\$623,322	\$8,564,058	\$0	\$7,917,497
Additional Years as Required by 313.026(c)(1) (10 Years)	2037	\$592,156	\$9,156,214	\$0	\$7,917,497
	2038	\$562,548	\$9,718,763	\$0	\$7,917,497
	2039	\$534,421	\$10,253,184	\$0	\$7,917,497
	2040	\$507,700	\$10,760,884	\$0	\$7,917,497
	2041	\$482,315	\$11,243,199	\$0	\$7,917,497
	2042	\$458,199	\$11,701,398	\$0	\$7,917,497
	2043	\$435,289	\$12,136,687	\$0	\$7,917,497
	2044	\$413,525	\$12,550,212	\$0	\$7,917,497
	2045	\$392,849	\$12,943,060	\$0	\$7,917,497
	2046	\$373,206	\$13,316,267	\$0	\$7,917,497

\$13,316,267

is greater than

\$7,917,497

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

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, Monte Alto Windpower, LLC

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 Monte Alto Windpower, 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 Monte Alto Windpower, LLC in Tab 5 of their Application for a Limitation on Appraised Value:
 - A. “Terra-Gen management team is uniquely qualified to develop and construct wind and other renewable energy projects in the United States. In North America, Terra-Gen currently operates over 2,000 MW of renewable energy projects. Based on this experience the management team evaluates all potential projects for feasibility, finance-ability, and the economic returns they represent in comparison to other project opportunities both OUTSIDE the State of Texas as WITHIN the State of Texas. Other locations being evaluated include, but are not limited to: California, Oklahoma, Louisiana, Colorado, Wyoming and Nevada.”
 - B. “For these reasons, Terra-Gen studies and evaluates various competing sites throughout the market areas across the U.S. where wind development is attractive. Without a Value Limitation program, Terra-Gen would seek to move to alternative sites outside of the State of Texas.”
 - C. “Therefore, a 313 Limitation of Appraised Value Agreement is a vital tax incentive necessary to ensure the Project is economically competitive with other wind projects with similar incentives. Without the requested value limitation, the Monte Alto Project will be unable to generate sufficient operating margins and net income to produce economically competitive energy and associate returns necessary to attract tax and sponsor equity investment. Such third-party investment is mandatory to finance the projected capital costs of approximately \$228.388M needed to purchase wind turbines and other infrastructure, and to fund the construction of the facility.”
- Per Monte Alto Windpower, LLC in Tab 4 of their Application for a Limitation on Appraised Value:
 - A. “Terra-Gen, LLC, (“Terra-Gen”) the exclusive developer of Monte Alto, is in the business of initiating, developing, producing and owning and operating electricity from renewable energy projects including wind, solar, and geothermal.”

- B. "Terra-Gen prefers to develop and build the proposed Monte Alto Windpower Project as described throughout this Application but should it not be granted the limitation, then it is likely that Monte Alto Windpower would not be economically viable compared to other projects in development across the U.S."
- According to an Energy Capital Partners news release dated September 1, 2015, "Energy Capital Partners today announced it closed on the acquisition of Terra-Gen, LLC, the owner, operator and developer of utility-scale renewable and clean energy assets. Located throughout the western United States, Terra-Gen's 653 MW portfolio spans 21 facilities and includes a diverse mix of wind (497 MW), solar thermal (89 MW) and geothermal (67 MW) plants. The assets are located primarily in California, with additional capacity located in Nevada, Wyoming, Texas, Colorado and Minnesota and are characterized by an exceptionally strong operating track record."
 - Per Monte Alto Windpower, LLC in Tab 4, the La Villa ISD Monte Alto Windpower, LLC project is one piece of a larger project/wind farm. As noted in Tab 4 of their Application for a Limitation on Appraised Value, this project, "the wind farm and its associated infrastructure will be constructed within the jurisdiction of La Villa ISD, Mercedes ISD, Santa Rosa ISD, and La Feria ISD and located within Hidalgo & Cameron Counties, Texas. The wind farm will have an estimated capacity of 201 megawatts [MW]. To construct the wind farm, Monte Alto expects 88 wind turbines."
 - A. "47 wind turbines being within the La Villa ISD boundaries,"
 - B. "15 wind turbines within the Mercedes ISD boundaries,"
 - C. "22 wind turbines within the Santa Rosa ISD boundaries, and"
 - D. "4 wind turbines within the La Feria ISD boundaries."
 - Supplemental Information provided by the applicant indicated the following:
 - A. Is this project known by any specific names not otherwise mentioned in this application? No.
 - B. 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. None.
 - C. Has this project applied to ERCOT at this time? If so, please provide the project's GINR number and when was it assigned. The ERCOT GINR # was assigned in 7/06/2017 and is 191NR0022
 - As follow-up when asked if the project had been known by another name – West Willacy Windpower, LLC – the Comptroller's office received the following response:
 - A. "In spring of 2018 we submitted to the County the 312 abatement for approval as one large project comprised of the two combined projects in development at the time. This was done in the event the power purchaser executes an agreement for both then it would remain as one abatement. However since spring of 2018 we have had to split the two and considering the Comptroller office does prescribe a single application per project, is the reason for the single project application as Monte Alto Windpower."
 - B. "Furthermore, and to not cause further confusion, we are actually scheduled to have board acceptance by a different ISD for the "West Willacy" project portion of the project on May 13 as a completely separate application, and will be submitting that application soon thereafter to Comptroller office. We are also in discussion with the County on the name change to just Monte Alto and submit a new request for West Willacy as well, for recognition as a completely separate project."
 - A comparison of ERCOT reports from different years shows the project has been known by another name: A March 2019 *Generator Interconnection Status Report* issued by ERCOT, released April 1, 2019
 - A. Project Attributes: 191NR0022 (GINR Reference Number); **Monte Alto I** (Project Name); SS Completed, Full Interconnection Study Started, No Interconnection Agreement (GINR Study Phase); Terra-Gen (Interconnecting Entity); tap 345kV 8318 Rio Hondo - 8383 N Edinburg (Point of Interconnection Location); Willacy (County); COASTAL (CDR Reporting Zone); 10/12/2020 (Projected Commercial Operation Date); WIN (Fuel); WT (Technology); 223.8 (Capacity);
 - B. Changes from Last Report: Proj Name, MW Size, Commercial Operation Date (Change indicators: Proj Name, MW Size, COD, SFS/NtP, FIS Request);
 - A March 2018 *Generator Interconnection Status Report* issued by ERCOT, released March 31, 2018.
 - A. 191NR0022 (GINR Reference Number); **West Willacy 2 W** (Project Name); Terra-Gen (Interconnecting Entity); tap 345kV 8318 Rio Hondo - 8383 N Edinburg (Point of Interconnection

Location); Willacy (County); WIN (Fuel); 200 (Capacity to Grid MW); 12/32019 (Projected COD Month/Year (as specified by the resource developer)); Incomplete (Full Interconnection Study Status)

- The applicant is seeking tax abatements with Hidalgo County and South Texas College.
 - A. The agenda for the December 18, 2018 Hidalgo County Commissioners Court meeting and the tax abatement agreement lists previous name and current name of the project are both listed – Monte Alto and West Willacy Wind Windpower, LLC.
 - “The cost of the person property improvements Company proposed to make on the land that are eligible for abatement under this agreement ... shall be approximately One Hundred Seventy Two Million Dollars ...
 - “Company represents and warrants that the Facility is expected to create ten (10) new jobs...”
 - “Schedule of Building, Improvements, and Eligible Personal Property for New Facility... 61 Wind Turbines; ...61 Wind Turbine Foundations”
 - B. In discussion material for the South Texas College Board of Trustee’s Finance. Audit, and Human Resources Committee on March 5, 2019 and tax abatement application the previous name and current name of the project are both listed – Monte Alto Wind Project/Monte Alto Windpower, LLC and West Willacy Windpower, LLC.

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**

Attachment 5

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

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.

2. Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project?

Monte Alto Windpower, LLC was formed in 2017. In support of its creation, the participating members of Terra-Gen, executed documents necessary to form the entity including an Operating Agreement and a Development Agreement with Monte Alto Windpower, LLC.

Terra-Gen has entered into the following representative agreements and contracts for the development of a project within La Villa ISD, Mercedes ISD, Santa Rosa ISD, and La Feria ISD and intends to assign these assets to Monte Alto Windpower, LLC:

- Grants of leases and easements covering
- Avian Study and contract
- Bat Acoustic Study and contract
- Threatened & Endangered Species Studies and contract
- Enterprise Zone with Hidalgo County Commissioners Court
- Interconnection Application with ERCOT
- Federal Aviation Studies

7. Is the applicant evaluating other locations not in Texas for the proposed project?

Yes. Terra-Gen management team is uniquely qualified to develop and construct wind and other renewable energy projects in the United States. In North America, Terra-Gen currently operates over 2,000 MW of renewable energy projects. Based on this experience the management team evaluates all potential projects for feasibility, finance-ability, and the economic returns they represent in comparison to other project opportunities both OUTSIDE the State of Texas as WITHIN the State of Texas. Other locations being evaluated include, but are not limited to:

California
Oklahoma
Louisiana
Colorado
Wyoming
Nevada

For these reasons, Terra-Gen studies and evaluates various competing sites throughout the market areas across the U.S. where wind development is attractive. Without a Value Limitation program, Terra-Gen would seek to move to alternative sites outside of the State of Texas.

Monte Alto is currently in a period of assessment to determine whether the identified site within La Villa ISD, Mercedes ISD, Santa Rosa ISD, and La Feria ISD represents the best location or whether redeployment of its development resources and capital to other power markets in the United States is more advisable. As such, the development resources necessary to advance the Project for a planned 201 MW could be redeployed to other renewable energy development projects in other power markets in the United States.

Therefore, a 313 Limitation of Appraised Value Agreement is a vital tax incentive necessary to ensure the Project is economically competitive with other wind projects with similar incentives. Without the requested value limitation, the Monte Alto Project will be unable to generate sufficient operating margins and net income to produce economically competitive energy and associate returns necessary to attract tax and sponsor equity investment. Such third-party investment is mandatory to finance the projected capital costs of approximately \$228.388M needed to purchase wind turbines and other infrastructure, and to fund the construction of the facility.

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?

The information provided in this Attachment and throughout the Application has been assembled to provide the reviewer with the best possible information to make an assessment and determination of the critical nature of the Limitation on Appraised Value to the feasibility of the Project.

Supporting Information

Additional information
provided by the Applicant or
located by the Comptroller

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.

Monte Alto Windpower, LLC, ("Monte Alto") is a special purpose entity formed to facilitate the development and commercialization of a utility-scale wind energy project. Terra-Gen, LLC, ("Terra-Gen") the exclusive developer of Monte Alto, is in the business of initiating, developing, producing and owning and operating electricity from renewable energy projects including wind, solar, and geothermal.

Terra-Gen currently has many projects in development across the United States and is evaluating other renewable energy project opportunities across the country.

Monte Alto Windpower, LLC was recently created for the purpose of interconnecting Monte Alto into the ERCOT market and there are no existing 312 or 313 agreements in place for this project. Monte Alto is requesting an appraised value limitation from La Villa ISD for a proposed wind energy project using wind turbines and transmission located in Hidalgo and Cameron Counties. Monte Alto will NOT be requesting an appraised value of limitation for the portion of the project located within the La Feria ISD school district boundary. The wind farm and its associated infrastructure will be constructed within the jurisdiction of La Villa ISD, Mercedes ISD, Santa Rosa ISD, and La Feria ISD and located within Hidalgo & Cameron Counties, Texas. A map showing the location of the wind farm is included as Attachment 11a.

The wind farm will have an estimated capacity of 201 megawatts ("MW"). To construct the wind farm, Monte Alto expects: 88 wind turbines comprised of 82 wind turbines with a nameplate capacity of 2.2 Megawatts ("MW") and 6 wind turbines with a nameplate capacity of 3.45MW of which:

- 47 wind turbines being within the La Villa ISD boundaries,
- 15 wind turbines within the Mercedes ISD boundaries,
- 22 wind turbines within the Santa Rosa ISD boundaries, and
- 4 wind turbines within the La Feria ISD boundaries.

In addition to the wind turbine generating units, there will be the supporting electrical collection system and roads to be constructed and improved as necessary, as well as a collection substation to permit the interconnection and transmission of electricity generated by the wind turbines, and an operations and maintenance building constructed within the Project's boundary.

Construction of the wind farm is expected to take approximately 12 months to complete, contingent upon favorable economics for the project.

While the wind regime for Monte Alto is very good, there are many favorable locations for wind projects that could be developed across the United States. Monte Alto has modeled its economics with an expectation that having a Limitation of Appraised Value Agreements with La Villa ISD, Mercedes ISD, and Santa Rosa ISD as a key and invaluable portion of the project.

In today's competitive energy market, project investors and power purchasers require wind energy projects to have secured tax incentives, so that they can compete with wind projects across the U.S. and can locate projects in a wide variety of locations should Monte Alto be unable to develop a competitive project in Texas that is able to generate returns sufficient to attract investment capital.

Wind farms are operating and under development in many states throughout the country. According to the American Wind Energy Association ("AWEA") there are now over 54,000 turbines with a combined capacity of 89,379 MW operating in 41 states within the United States, Guam and Puerto Rico. During 2017, the U.S. wind industry grew 9% adding 7,017 MW of new wind power capacity. During the first quarter of 2018, the U.S. wind industry installed an additional 406 MW of wind power capacity.

A graphic provided by AWEA demonstrates the national geographic diversity of capacity throughout the United States for 2017.

Wind Capacity by State



Clearly locations for the development of wind projects are abundant and the Applicant can locate a project in a wide variety of locations across the United States, should it be unable to develop a competitive project in Texas that is able to generate returns sufficient enough to attract investment capital.

Terra-Gen, the developer of Monte Alto Windpower, LLC, is a national developer of wind projects, and has operations across the US and states within the contiguous United States. As construction is one of the most significant costs in creating wind farm, the physical improvements of the Monte Alto, once completed, cannot be feasibly moved to another location. The wind turbines and supporting infrastructure are long-lived assets engineered and designed specifically for this project location. The cost of installing the improvements on the site is substantial and the cost to remove, redesign, and relocate the improvements to a different location would be prohibitive.

Monte Alto Windpower, LLC was formed for the express purpose of developing a community sponsored wind farm that would help bring significant economic development to an area that is historically economically distressed. Terra-Gen identified Texas, and in particular Hidalgo & Cameron Counties, for its strong wind resource, access to available transmission capacity and the

ERCOT market, and favorable property tax incentives under the Tax Code for Chapter 312 abatement and Chapter 313 Appraised Value Limitation.

Terra-Gen prefers to develop and build the proposed Monte Alto Windpower Project as described throughout this Application but should it not be granted the limitation, then it is likely that Monte Alto Windpower would not be economically viable compared to other projects in development across the U.S.

As of September 2018, Monte Alto has no physical assets on site. Monte Alto has invested additional capital in an Interconnection Study with ERCOT, avian studies, environmental studies, federal aviation studies, and in leasing land for the project.

Should the Appraised Value Limitation be granted, Monte Alto has created a development and investment plan that is capitalized to implement the project. Without such a limitation the Project, competing against other Texas projects that have qualified, would likely be forced to redeploy its assets and capital to other states competing for similar wind projects.

Energy Capital Partners Closes on Acquisition of Terra-Gen, LLC

Sep 01, 2015



Energy Capital Partners today announced it closed on the acquisition of Terra-Gen, LLC, the owner, operator and developer of utility-scale renewable and clean energy assets. Located throughout the western United States, Terra-Gen's 653 MW portfolio spans 21 facilities and includes a diverse mix of wind (497 MW), solar thermal (89 MW) and geothermal (67 MW) plants. The assets are located primarily in California, with additional capacity located in Nevada, Wyoming, Texas, Colorado and Minnesota and are characterized by an exceptionally strong operating track record.

The Terra-Gen business is highlighted by its premier operating wind portfolio located primarily in Tehachapi and Palm Springs, California. Adjacent to the Los Angeles load pocket, these two regions boast some of the state's best wind resources along with a recently upgraded transmission infrastructure, which allows Terra-Gen to directly deliver renewable power to end markets from San Francisco to San Diego.

In addition to the wind portfolio, Terra-Gen owns the 67 MW Reno, NV based Dixie Valley geothermal facility along with an 89 MW (50% ownership) stake in the SEGS VIII & IX solar thermal facilities. Both the Dixie Valley and SEGS projects operate under long term off-take agreements with Southern California Edison and combine to provide a stable and predictable base of cash flows for the business.

The Terra-Gen portfolio is managed by a team consisting of 185 employees led by highly regarded industry veterans Jim Pagano (CEO) and John O'Connor (CFO), who have built a track record of success while working together at both Terra-Gen and prior ventures.

About Terra-Gen Terra-Gen, LLC is a renewable energy company focused on developing, owning, and operating utility-scale wind, geothermal, and solar generation. Terra-Gen's subsidiaries are responsible for the operation and maintenance of over 2,000 MWs of renewable projects. The company primarily sells the output of the renewable energy projects to utilities and power cooperatives under long-term power purchase agreements. Terra-Gen continues to expand operations in renewable generation through a combination of acquisitions of operating projects, development of new projects and partnering on mid and late stage development opportunities. For more information, please visit www.terra-gen.com.

About Energy Capital Partners Energy Capital Partners is a private equity firm focused on investing in North America's energy infrastructure. Since 2005, the Firm has raised over \$13 billion in commitments, utilizing this capital to build and acquire investment platforms across multiple energy sub-sectors. With offices in Short Hills, New Jersey, Houston, Texas and San Diego, California, Energy Capital Partners seeks to leverage its team's decades of energy experience in investing and managing energy infrastructure assets and businesses to serve its investors and portfolio companies. For more information, visit

www.ecpartners.com.

Contact:

COMPTROLLER QUERY RELATED TO TAX CODE CHAPTER 313.026(c)(2)
– La Villa ISD – Monte Alto Windpower, LLC App. #1352 –

Comptroller Questions (via email on April 16, 2019):

- 1) Is this project known by any specific names not otherwise mentioned in this application?
- 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 GINR number and when was it assigned.

Consultant Response (via email on April 25, 2019):

- 1) No.
- 2) None.
- 3) The ERCOT GINR # was assigned in 7/06/2017 and is 19INR0022.

Comptroller Follow-up Questions (via email on April 25, 2019)

I have a follow-up question regarding the project being known by another name. I have done some research and there have been presentations before Hidalgo County and South Texas College. They caught my eye because of the highlighted sections below. Looking at what has been posted it appears the project has had another name – West Willacy Windpower, LLC.

This comes from the December 2018 Hidalgo County Commissioners Court Agenda. The second item provides more detail.

Abatements in Hidalgo County.

- E. AI-68227 Discussion and approval of Tax Abatement Agreement between Hidalgo County and Monte Alto/West Willacy Windpower, LLC and approve order on the same.

[Print](#) [Return](#)

AI-68227 County Judge's Office 5. E.
CC - REGULAR
Meeting Date: 12/18/2018
Submitted For: Michael Leo Submitted By: Nestor Lopez, EXECUTIVE OFFICE
Department: EXECUTIVE OFFICE

Information

CAPTION
Discussion and approval of Tax Abatement Agreement between Hidalgo County and Monte Alto/West Willacy Windpower, LLC and approve order on the same.

BACKGROUND

Fiscal Impact
Attachments

[order agreement](#)
[E](#)

While the order was not adopted the commissioners court can still act. It has West Willacy Windpower, LLC

ORDER APPROVING
TAX ABATEMENT AGREEMENT
BETWEEN HIDALGO COUNTY AND
WEST WILLACY WINDPOWER LLC

WHEREAS, the Commissioners Court of Hidalgo County, Texas, adopted Guidelines and Criteria for Granting Tax Abatements in Hidalgo County, Texas, effective December 18, 2018 (the "Guidelines and Criteria"), to allow Hidalgo County, on a case-by-case basis, to give consideration to providing tax abatement as a stimulation for economic development in Hidalgo County pursuant to Chapter 312 of the Texas Tax Code.

WHEREAS, West Willacy Windpower LLC (the "Company") has applied for tax abatement with respect to portion of a its Monte Alto Wind Farm Project that will be located in Hidalgo County, which qualifies as a Wind Farm Project (as defined in the Guidelines and Criteria).

WHEREAS, the Commissioners Court of Hidalgo County, Texas (the "County") finds the proposed tax abatement agreement between the County and the Company (the "Tax Abatement Agreement"), including the tax abatement percentage chart attached to the thereto meets the Guidelines and Criteria, and has determined to grant tax abatement on the terms and conditions set forth in the proposed tax abatement agreement, including without limitation that the economic life of the proposed facility exceeds the duration of the proposed tax abatement and that the Company will not be required to provide tax certificates with respect to real property owned by other parties.

NOW THEREFORE

BE IT ORDERED BY THE COMMISSIONERS COURT OF HIDALGO COUNTY,
TEXAS:

The following item was pulled from a South Texas College Board of Trustees Finance, Audit, and Human Resources Committee Meeting Packet. The committee met on March 19, 2019, which I believe you attended. Again West Willacy appears. On page 52 of document, it states "Terra-Gen Development Company, LLC, is the exclusive developer of four (4) projects: "Buenos Aires Windpower, LLC, Monte Cristo Windpower, LLC, La Joya Windpower, LLC and West Willacy Windpower, LLC (Monte Alto). Terra-Gen Development Company, LLC has submitted tax abatement applications for each of the projects."

EXHIBIT A

Application for Tax Abatement South Texas College

Please submit the answers to the following questions and attach any additional pages as needed. Please complete and attach to the application along with completed Schedules I and II

Part I. Applicant Information

Application Date: 02/12/2019

Applicant Name: Monte Alto Windpower, LLC

Applicant's address: 11455 El Camino Real, Suite 160 San Diego, CA 92130

Applicant's phone number: 858-764-3754

Applicant's organization: Terra-Gen, LLC

Type of Business: Renewable Energy

Organization address: 11455 El Camino Real, Suite 160 San Diego, CA 92130

Organization's phone number: 858-764-3754

Authorized Representative: Milton Howard

Authorized Representative's address (if different than above): same as above

Authorized Representative's phone number: 713-703-7044

Part II. Project Information

Proposed project or facility address: (see specifics for each Project below)

1. Provide brief description of project or facility for which tax abatement is sought

Project 3-West Willacy Windpower, LLC ("Monte Alto"):

West Willacy Windpower, LLC ("Monte Alto") is a Renewable Energy project located in Hidalgo & Cameron Counties, Texas within the Mercedes ISD, Santa Rosa ISD, La Villa ISD and La Feria ISD boundaries to be located central to State Hwy 107 & FM 1425 ("Kika De La Garza"). Monte Alto seeks to develop and interconnect 201 megawatts ("MW") of power into the ERCOT market via interconnect into the AEP 345 KV Rio Hondo line to North Edinburg Substation.

The improvements for Monte Alto within the Hidalgo County portion of the project will consist of a proposed wind power generation facility, comprised of 143 megawatts ("MW") of nameplate capacity located in the Hidalgo Enterprise Zones. Construction is anticipated to begin no later than the 4th quarter of 2019 and it is currently anticipated that construction will be complete by the 4th quarter of 2020.

The improvements are expected to have an estimated value of at least \$175,000,000 upon

I am trying to understand the discrepancy. Please help me understand.

Consultant Response (via email on April 25, 2019):

In spring of 2018 we submitted to the County the 312 abatement for approval as one large project comprised of the two combined projects in development at the time. This was done in the event the power purchaser executes an agreement for both then it would remain as one abatement.

However since spring of 2018 we have had to split the two and considering the Comptroller office does prescribe a single application per project, is the reason for the single project application as Monte Alto Windpower.

Furthermore, and to not cause further confusion, we are actually scheduled to have board acceptance by a different ISD for the "West Willacy" project portion of the project on May 13 as a completely separate application, and will be submitting that application soon thereafter to Comptroller office. We are also in discussion with the County on the name change to just Monte Alto and submit a new request for West Willacy as well, for recognition as a completely separate project.



GINR Activity: Mar 01, 2019 to Mar 31, 2019

Table of Contents

Disclaimer and References

Acronyms

Summary

Project Commissioning Update

Project Cancellation Update

Project Details

GINR Trends

Disclaimer on the use of this report, and references to associated ERCOT Binding Documents ***Please read***

A list of the various acronyms used throughout the report

Tables that provide project aggregate counts and megawatt capacities by GINR phase and fuel type

A table listing project commissioning approval milestones met for the month: energization, synchronization, and commercial operations approval

A table listing the projects cancelled for the month

A table that lists project details; only includes projects for which a Full Interconnection Study has been requested

Charts and tables that show historical and projected interconnection study trends.

Time of Report Run: Apr 1, 2019 8:00:27 AM



Acronyms

GINR = Generation Interconnection or Change Request

COD = Commercial Operation Date

SS = Security Screening Study

FIS = Full Interconnection Study

IA = Interconnection Agreement; can be either of the following:

- Standard Generation Interconnection Agreement (SGIA)

- Public financially binding agreement

- An official letter from a Municipally Owned Utility or Electric Cooperative signifying developer intent to build and operate generation facilities and interconnect with the MOU or EC

POI = Point of Interconnection

INR = Interconnection Request Number

TSP = Transmission Service Provider

NtP = Notice-to-Proceed given to the TSP for interconnection construction

CDR = Capacity, Demand and Reserves Report

SFS = Sufficient Financial Security provided to the TSP for construction of the interconnection facilities

QSA = Quarterly Stability Assessment

Fuel Types

BIO = Biomass

COA = Coal

GAS = Gas

GEO = Geothermal

HYD = Hydrogen

NUC = Nuclear

OIL = Fuel Oil

OTH = Other

PET = Petcoke

SOL = Solar

WAT = Water

WIN = Wind

Technology Types

BA = Battery Energy Storage

CC = Combined-Cycle

CE = Compressed Air Energy Storage

CP = Concentrated Solar Power

EN = Energy Storage

FC = Fuel Cell

GT = Combustion (gas) Turbine, but not part of a Combined-Cycle

HY = Hydroelectric Turbine

IC = Internal Combustion Engine, eg. Reciprocating

OT = Other

PV = Photovoltaic Solar

ST = Steam Turbine other than Combined-Cycle

WT = Wind Turbine



GINR Project Details

NOTES:

Due to Protocol confidentiality provisions, only those projects for which a Full Interconnection Study has been requested are included.

The megawatt capacities for projects identified as repowering are reported on a net change basis with respect to the original capacity amount, and thus may have zero or negative values. For projects where increased self-serve load is part of the interconnection studies, the reported capacity is the maximum net MW available to the grid.

The construction start date is the date physical on-site work of a significant nature (such as excavation for footings or foundations or pouring of concrete for foundations) has begun and is on-going. Additionally, major equipment items (such as turbines or step-up transformers) are on-site, in route to the site, or being manufactured under a binding contract with significant financial commitments. The construction end date is the date when all plant systems are ready for commissioning/startup activities. Note that the reporting of Construction Start and End Dates will not begin until ERCOT's online GINR system is available to project developers for data entry.

Blank cells on Air Permit, GHG Permit and Water Availability indicate the emission permits/proof of water supplies are required but have not been obtained or reported to ERCOT yet.

Project Attributes											Changes from Last Report
INR	Project Name	GINR Study Phase	Interconnecting Entity	POI Location	County	CDR Reporting Zone	Projected COD	Fuel	Technology	Capacity (MW)	Change indicators: Proj Name, MW Size, COD, SFS/NIP, FIS Request
08INR0019b	Grandview 5 W	SS Completed, FIS Started, No IA	Eon	79005 Railhead 345kV	Gray	PANHANDLE	12/15/2020	WIN	WT	249	
11INR0054	Midway Wind	SS Completed, FIS Completed, IA	Apex Clean	8961 Whitepoint 138kV	San Patricio	COASTAL	04/05/2019	WIN	WT	162.9	COD
11INR0062	Shaffer	SS Completed, FIS Completed, IA	Clearway Energy	85000 Nelson Sharpe 345kV	Nueces	COASTAL	05/22/2019	WIN	WT	226	COD
12INR0002a	Silver Canyon Wind A	SS Completed, FIS Completed, IA	EDP Renewables	79503 Tule Canyon 345kV	Briscoe	PANHANDLE	10/31/2020	WIN	WT	200	
12INR0055	S_Hills Wind	SS Completed, FIS Completed, IA	SEYMOUR HILLS WIND PROJECT, LLC	33782 Mabelle 69kV	Baylor	WEST	05/15/2019	WIN	WT	30.24	COD
12INR0059b	HOVEY (Barilla Solar 1B)	SS Completed, FIS Completed, IA	First Solar	60385 Solstice 138kV	Pecos	WEST	02/28/2019	SOL	PV	7.4	
12INR0060	Wilson Ranch	SS Completed, FIS Completed, IA	ENGIE	76003 Big Hill 345kV	Schleicher	WEST	05/31/2019	WIN	WT	199.5	
13INR0010a	Mariah Del Este	SS Completed, FIS Started, IA	Mariah Acquisition	141765 Mariah 345kV	Parmer	PANHANDLE	10/30/2020	WIN	WT	152.5	
13INR0010def	Scandia Wind DEF	SS Completed, FIS Started, IA	Scandia Wind LLC	141765 Mariah 345kV	Parmer	PANHANDLE	04/01/2020	WIN	WT	600.3	
13INR0025	Northdraw Wind	SS Completed, FIS Started, IA	National Renewable Solutions	79504 AJ Swope 345kV	Randall	PANHANDLE	08/01/2020	WIN	WT	150	
13INR0026	Canadian Breaks Wind	SS Completed, FIS Completed, IA	Macquarie Cap	Tap 345kV 79502 Windmill - 79504 AJ Swope	Oldham	PANHANDLE	09/13/2019	WIN	WT	210	
13INR0038	Wildrose Wind	SS Completed, FIS Started, IA	S Power	79501 Ogallala 345kV	Swisher	PANHANDLE	12/30/2021	WIN	WT	302.5	
14INR0009	WKN Amadeus Wind	SS Completed, FIS Started, IA	WKN	tap 345kV 11305 Dermott - 60704 Kirchof	Fisher	WEST	05/15/2020	WIN	WT	245.9	SFS/NIP
14INR0030c	Panhandle Wind 3	SS Completed, FIS Started, IA	Pattern Energy	79005 Railhead 345kV	Carson	PANHANDLE	12/01/2020	WIN	WT	248	
14INR0033	Goodnight Wind	SS Completed, FIS Completed, IA	FGE Power	tap 345kV 79500 Alibates - 79503 Tule Canyon	Armstrong	PANHANDLE	08/15/2020	WIN	WT	504.4	MW Size COD
14INR0044	West of Pecos Solar	SS Completed, FIS Started, IA	Eon	11083 Riverton 138kV	Reeves	WEST	12/15/2019	SOL	PV	100	
14INR0045	Torreillas Wind	SS Completed, FIS Completed, IA	Nextera	161252, 161301 Torreillas 34.5kV	Webb	SOUTH	04/15/2019	WIN	WT	300.5	COD
15INR0034	El Algodon Alto W	SS Completed, FIS Started, No IA	Eon	tap 345kV 8455 Lon Hill - 5725 Pawnee	San Patricio	COASTAL	12/31/2020	WIN	WT	201	
15INR0044	Corazon Solar	SS Completed, FIS Started, No IA	Enerverse	80219 Lobo 345kV	Webb	SOUTH	12/31/2019	SOL	PV	200	
15INR0051	Tierra Blanca W	SS Completed, FIS Started, No IA	Eon	79501 Ogallala 345kV	Randall	PANHANDLE	12/15/2021	WIN	WT	200	COD
15INR0059	Emerald Grove Solar	SS Completed, FIS Started, IA	Cypress Creek Renewables	6601 Rio Pecos 138kV	Pecos	WEST	04/10/2020	SOL	PV	108	COD
15INR0063	Easter Wind	SS Completed, FIS Completed, IA	TriGlobal	79502 Windmill 345kV	Castro	PANHANDLE	10/31/2020	WIN	WT	307.5	
15INR0064b	Harald (BearKat Wind B)	SS Completed, FIS Completed, IA	CIP	59903 Bearkat 345kV	Glasscock	WEST	12/13/2019	WIN	WT	162.1	
15INR0090	Pflugerville Solar	SS Completed, FIS Started, IA	RRE Solar	tap 138kV 7336 Gillie - 3650 Elgin	Travis	SOUTH	12/31/2019	SOL	PV	144	
16INR0003	LEVEE (Freeport LNG)	SS Completed, FIS Completed, IA	Freeport LNG	43336 Oyster Cr 138kV	Brazoria	COASTAL	08/10/2019	GAS	GT	11	
16INR0010	FGE Texas 1 Gas	SS Completed, FIS Started, IA	FGE Power	Tap 345kV 1030 Morgan - 1025 Falcon	Mitchell	WEST	04/30/2021	GAS	CC	742.9	
16INR0012	Stella 2 Wind	SS Completed, FIS Started, No IA	Eon	tap 345kV 80076 Ajo - 80071 Zorillo	Kenedy	COASTAL	12/30/2020	WIN	WT	201	

INR	Project Name	GINR Study Phase	Interconnecting Entity	POI Location	County	CDR Reporting Zone	Projected COD	Fuel	Technology	Capacity (MW)	Change indicators: Proj Name, MW Size, COD, SFS/NIP, FIS Request
18INR0073	Sweetwater 1 repower	SS Completed, FIS Completed, No	Leeward Energy	71050 Bitter Creek 345kV	Nolan	WEST	03/01/2019	WIN	WT	3	
18INR0075	Gulf Wind 1 repower	SS Completed, FIS Started, No IA	Pattern Energy	80071 Zorillo 345kV	Kenedy	COASTAL	06/01/2020	WIN	WT	0	COD
18INR0076	Wolf Hollow 2 repower	SS Completed, FIS Started, No IA	Exelon	1877 Mitchell Bend 345kV	Hood	NORTH	04/16/2019	GAS	CC	44	
18INR0077	Colorado Bend 2 repower	SS Completed, FIS Started, No IA	Exelon	44040 Bailey 345kV	Wharton	SOUTH	05/01/2019	GAS	CC	45	
18INR0078	Bobcat Bluff repower	SS Completed, FIS Completed, IA	EDF Renewable Energy	1475 Windhorst 138kV	Archer	WEST	07/08/2019	WIN	WT	12	
18INR0079	Woodward 1 repower	SS Completed, FIS Completed, IA	Nextera	60400 Lynx 138kV	Pecos	WEST	01/01/2019	WIN	WT	0	
18INR0080	Woodward 2 repower	SS Completed, FIS Completed, No	Nextera	60400 Lynx 138kV	Pecos	WEST	12/31/2018	WIN	WT	0	
19INR0001	Texas Solar Nova	SS Completed, FIS Started, No IA	Clearway Energy	tap 345kV 11305 Dermott - 59904 Cottonwood	Kent	WEST	12/01/2021	SOL	PV	750	
19INR0002	King Mountain Solar	SS Completed, FIS Started, No IA	Nextera	tap 345kV 11028 Odessa - 76000 N McCamey	Upton	WEST	05/01/2021	SOL	PV	350	
19INR0006	Bluebonnet Solar	SS Completed, FIS Started, No IA	One Energy Renewables	tap 138kV 6680 Alamito - 60385 Solstice	Brewster	WEST	12/31/2020	SOL	PV	60.7	
19INR0007	Charbray Solar	SS Completed, FIS Started, No IA	8minutenergy	1032 Morgan Creek 138kV	Mitchell	WEST	10/01/2020	SOL	PV	200	
19INR0009	Holstein Solar	SS Completed, FIS Started, IA	8minutenergy	11406 Central Bluff 345kV	Nolan	WEST	04/01/2020	SOL	PV	204	
19INR0014	Formosa Increase	SS Completed, FIS Completed, No	Formosa Plastics	tap 138kV 1027 Odessa - 1107 Monahans2T	Crane	WEST	12/31/2020	SOL	PV	177.75	MW Size
19INR0019	Foard City Wind	SS Completed, FIS Completed, IA	Innergex	60500 Edith Clarke 345kV	Foard	WEST	09/24/2019	WIN	WT	350	COD
19INR0020	SP-Pecos Bend Solar A	SS Completed, FIS Started, No IA	Solar Prime	tap 345kV 76002 Bakersfield - 76005 SchneemanDr, ~ 11 mi E of Bakersfield.	Pecos	WEST	02/01/2021	SOL	PV	180	COD
19INR0020b	SP-Pecos Bend Solar B	SS Completed, FIS Started, No IA	Solar Prime	tap 345kV 76002 Bakersfield - 76005 SchneemanDr, ~ 11 mi E of Bakersfield.	Pecos	WEST	02/01/2021	SOL	PV	180	COD
19INR0022	Monte Alto 1	SS Completed, FIS Started, No IA	Terra-Gen	tap 345kV 8318 Rio Hondo - 8383 N Edinburg	Willacy	COASTAL	10/12/2020	WIN	WT	223.8	Proj Name MW Size COD
19INR0023	Monte Alto 2 Wind	SS Completed, FIS Started, No IA	Terra-Gen	tap 345kV 8318 Rio Hondo - 8383 N Edinburg	Willacy	COASTAL	10/12/2020	WIN	WT	236.9	Proj Name MW Size COD
19INR0026	Holstein 2 Solar	SS Completed, FIS Started, No IA	8minutenergy	11406 Central Bluff 345kV	Nolan	WEST	04/01/2020	SOL	PV	100	
19INR0028	Normande Solar Farm	SS Completed, FIS Started, No IA	8minutenergy	59900 Long Draw 345kV	Borden	WEST	06/01/2021	SOL	PV	360	COD
19INR0029	Phoebe Solar	SS Completed, FIS Completed, IA	Longroad Energy	11260 Dune Switch	Winkler	WEST	09/01/2019	SOL	PV	250	
19INR0030	San Bernard Solar	SS Completed, FIS Started, No IA	Sunchase Power	43340 Tx Gulf Sulphur 138kV	Wharton	SOUTH	06/01/2020	SOL	PV	100	
19INR0031	Bestia Solar	SS Completed, FIS Started, No IA	Longroad Energy	tap 138kV 1147 Cheyenne - 131853 Notrees	Winkler	WEST	07/01/2020	SOL	PV	180	
19INR0033	Murphy Lake Solar	SS Completed, FIS Completed, No	S Power	6904 CombinRC 138kV	Kaufman	NORTH	12/15/2020	SOL	PV	120	
19INR0034	Greasewood Solar	SS Completed, FIS Started, IA	Onpeak Power	tap 345kV 76002 Bakersfield - 76000 NMcCamey	Pecos	WEST	09/30/2020	SOL	PV	200	COD
19INR0035	Norton Solar	SS Completed, FIS Started, No IA	8minutenergy	tap 138kV 6325 Chad to 6340 Balg, 10mi from Chad	Runnels	WEST	06/01/2021	SOL	PV	125	COD
19INR0036	Oxbow Solar	SS Completed, FIS Started, No IA	BNB Renewables	59905 Faraday 345kV	Borden	WEST	12/15/2020	SOL	PV	225	
19INR0038	High Lonesome W	SS Completed, FIS Completed, IA	Enel	tap 345kV 76002 Bakersfield - 76005 Schneeman	Crockett	WEST	11/30/2019	WIN	WT	449.5	
19INR0041	Myrtle Solar	SS Completed, FIS Completed, No	Sunchase Power	42110 Angleton 138kv or line tap to Rosharon 44600	Brazoria	COASTAL	05/01/2020	SOL	PV	240	
19INR0042	Long Point Solar	SS Completed, FIS Completed, No	SunChase Power	tap 138kV 44010 WAP - 42981 Nash98	Brazoria	COASTAL	09/01/2020	SOL	PV	100	
19INR0044	Lily Solar	SS Completed, FIS Completed, No	SunChase Power	tap 138kV 6904 CombinRC - 6908 ScurryRC	Kaufman	NORTH	06/01/2020	SOL	PV	150	COD
19INR0045	Rayos Del Sol	SS Completed, FIS Completed, IA	Tradewind Energy	tap 138kV 8554 Mesquite - 80103 Rangerville	Cameron	COASTAL	12/31/2020	SOL	PV	150	
19INR0048	Buenos Aires 1 Wind	SS Completed, FIS Started, No IA	Terra-Gen	tap 345kV 8905 N Edinb - 8455 Lon Hill	Hidalgo	SOUTH	12/31/2020	WIN	WT	200	Proj Name COD
19INR0049	Buenos Aires 2 W	SS Completed, FIS Started, No IA	Terra-Gen	tap 345kV 8905 N Edinb - 8455 Lon Hill	Hidalgo	SOUTH	12/31/2019	WIN	WT	200	
19INR0051	Vera Wind	SS Completed, FIS Completed, IA	Longroad Energy	tap 345kV 60500 EdithC - 60700 Gauss	Knox	WEST	06/01/2020	WIN	WT	242.8	SFS/NIP
19INR0052	TG East Wind	SS Completed, FIS Completed, IA	Northrenew	new 345kV sub Coulomb in 60500 EdithC - 60700 Gauss line	Knox	WEST	10/01/2020	WIN	WT	275.6	SFS/NIP
19INR0053	Hidalgo II Wind	SS Completed, FIS Started, No IA	EDP Renewables	161705 Mirasole 345kV	Hidalgo	SOUTH	12/01/2019	WIN	WT	51	
19INR0054	Monte Cristo 1 W	SS Completed, FIS Started, No IA	Terra-Gen	8574 Pomelo 345kV	Hidalgo	SOUTH	12/31/2020	WIN	WT	236.9	MW Size

GINR Project Milestone Dates

Screening Study Started	Screening Study Complete	FIS Requested	FIS Approved	IA Signed	Financial Security and Notice to Proceed Provided	Air Permit	GHG Permit	Water Availability	Meets Planning Guide Section 6.9(1) Requirements for Inclusion in Planning Models	Meets All Planning Guide Section 6.9 Requirements for Inclusion in Planning Models	Meets Planning Guide QSA (Section 5.9) Prerequisites	Construction Start	Construction End	Approved for Energization	Approved for Synchronization	Comment
07/21/2006	10/02/2006	07/21/2006			No	Not Required	Not Required	Not Required								
02/26/2009	05/29/2009	11/30/2009	04/19/2018	11/05/2017	Yes	Not Required	Not Required	Not Required	04/24/2018	09/28/2018	05/01/2018			10/23/2018	12/04/2018	
04/23/2009	06/16/2009	07/21/2009	06/13/2018	07/02/2013	Yes	Not Required	Not Required	Not Required	04/18/2018	09/28/2018	07/31/2018			03/27/2019		
01/03/2007	01/26/2007	07/31/2007	08/30/2018	06/22/2016	No	Not Required	Not Required	Not Required								
09/28/2010	12/20/2010	08/17/2016	06/19/2018	12/04/2017	Yes	Not Required	Not Required	Not Required	10/04/2018	10/04/2018	08/01/2018					
12/01/2010	02/25/2011	08/09/2011	01/16/2014	12/26/2013	Yes	Not Required	Not Required	Not Required								
12/03/2010	03/21/2014	06/06/2011	05/31/2018	05/21/2018	Yes	Not Required	Not Required	Not Required	05/21/2018	09/28/2018	04/30/2018			10/11/2018	11/29/2018	
06/29/2009	09/25/2009	03/26/2010		01/31/2013	Yes	Not Required	Not Required	Not Required	04/30/2018	04/30/2018						
06/29/2009	09/25/2009	03/26/2010		04/25/2014	No	Not Required	Not Required	Not Required								
06/15/2010	09/02/2010	03/01/2011		04/25/2018	No	Not Required	Not Required	Not Required								
07/06/2010	10/04/2010	04/01/2011	03/16/2017	05/20/2016	Yes	Not Required	Not Required	Not Required	09/04/2018	10/30/2018	10/30/2018					
05/01/2011	05/26/2011	11/02/2011		09/06/2015	Yes	Not Required	Not Required	Not Required	05/04/2017							
01/24/2011	03/18/2011	09/12/2011		03/15/2018	Yes	Not Required	Not Required	Not Required	03/07/2019							
07/03/2012	08/17/2012	03/26/2014		08/25/2014	Yes	Not Required	Not Required	Not Required	Date Not Available							
07/24/2012	09/19/2012	03/04/2013	09/25/2017	03/07/2018	No	Not Required	Not Required	Not Required								
01/21/2013	02/19/2013	06/12/2013		02/05/2019	Yes	Not Required	Not Required	Not Required	05/04/2017							
01/30/2013	03/14/2013	01/30/2013	05/14/2018	04/12/2018	Yes	Not Required	Not Required	Not Required	04/26/2018	04/26/2018	05/14/2018			11/09/2018	02/26/2019	
02/04/2013	03/25/2013	08/16/2013			No	Not Required	Not Required	Not Required								
09/06/2013	09/16/2013	09/20/2013			No	Not Required	Not Required	Not Required								
10/01/2013	10/19/2013	02/05/2014			No	Not Required	Not Required	Not Required								
11/13/2013	12/23/2013	11/12/2013		06/27/2018	Yes	Not Required	Not Required	Not Required	Date Not Available							
12/18/2013	02/27/2014	04/15/2014	12/06/2017	06/01/2018	No	Not Required	Not Required	Not Required								
11/27/2013	01/27/2014	04/15/2014	09/27/2017	05/30/2018	Yes	Not Required	Not Required	Not Required	05/30/2018	09/19/2018	01/22/2019					
04/29/2015	07/01/2015	09/30/2015		06/13/2017	No	Not Required	Not Required	Not Required								
12/15/2011	02/15/2012	01/04/2012	01/22/2018	01/13/2014	Yes	07/16/2014	Not Required		10/09/2018	10/09/2018	10/09/2018			03/15/2019		
04/24/2013	05/29/2013	05/14/2013		08/31/2016	No	12/16/2016	12/12/2016	01/29/2014								
06/13/2013	03/15/2013	09/10/2013			No	Not Required	Not Required	Not Required								

Screening Study Started	Screening Study Complete	FIS Requested	FIS Approved	IA Signed	Financial Security and Notice to Proceed Provided	Air Permit	GHG Permit	Water Availability	Meets Planning Guide Section 6.9(1) Requirements for Inclusion in Planning Models	Meets All Planning Guide Section 6.9 Requirements for Inclusion in Planning Models	Meets Planning Guide QSA (Section 5.9) Prerequisites	Construction Start	Construction End	Approved for Energization	Approved for Synchronization	Comment
02/09/2018	02/09/2018	02/09/2018	12/27/2018		No	Not Required	Not Required	Not Required								
03/05/2018	03/05/2018	03/05/2018			No	Not Required	Not Required	Not Required								
04/24/2018	04/24/2018	04/24/2018			No	Not Required	Not Required	Not Required	10/31/2018	10/31/2018	10/31/2018					
04/24/2018	04/24/2018	04/24/2018			No	Not Required	Not Required	Not Required	10/31/2018	10/31/2018	10/31/2018					
05/15/2018	07/19/2018	05/15/2018	10/24/2018	12/18/2018	No	Not Required	Not Required	Not Required								12/20/2018
06/27/2018	06/27/2018	06/27/2018	01/09/2019	12/12/2018	No	Not Required	Not Required	Not Required								12/18/2018
06/19/2018	06/19/2018	06/19/2018	11/27/2018		No	Not Required	Not Required	Not Required								12/19/2018
11/17/2015	12/30/2015	07/06/2016			No	Not Required	Not Required	Not Required								
05/24/2016	06/06/2016	05/24/2016			No	Not Required	Not Required	Not Required								
07/18/2016	10/07/2016	04/05/2017			No	Not Required	Not Required	Not Required								
07/26/2016	10/07/2016	04/07/2017			No	Not Required	Not Required	Not Required								
07/26/2016	09/13/2016	01/31/2017		09/15/2018	No	Not Required	Not Required	Not Required								
09/12/2016	11/14/2016	06/08/2017	02/20/2019		No	Not Required	Not Required	Not Required								
10/10/2016	11/29/2016	02/22/2017			No	Not Required	Not Required	Not Required								
10/19/2016	11/28/2016	01/11/2017	08/01/2018	11/06/2018	Yes	Not Required	Not Required	Not Required	06/22/2018	11/05/2018	10/26/2018					
10/26/2016	12/07/2016	10/31/2016			No	Not Required	Not Required	Not Required								
10/26/2016	12/07/2016	10/31/2016			No	Not Required	Not Required	Not Required								
11/04/2016	01/10/2017	03/23/2017			No	Not Required	Not Required	Not Required								
11/04/2016	01/10/2017	03/23/2017			No	Not Required	Not Required	Not Required								
12/21/2016	02/02/2017	02/13/2017			No	Not Required	Not Required	Not Required								
01/30/2017	02/22/2017	08/24/2017			No	Not Required	Not Required	Not Required								
01/26/2017	02/15/2017	03/07/2017	10/23/2018	03/05/2018	Yes	Not Required	Not Required	Not Required	03/05/2018	09/14/2018	10/31/2018					
01/26/2017	04/12/2017	03/22/2017			No	Not Required	Not Required	Not Required								
01/30/2017	03/06/2017	03/23/2017			No	Not Required	Not Required	Not Required								
02/06/2017	03/03/2017	08/10/2017	03/28/2019		No	Not Required	Not Required	Not Required								
02/22/2017	04/17/2017	10/10/2017		01/25/2019	No	Not Required	Not Required	Not Required								
03/06/2017	04/20/2017	11/08/2017			No	Not Required	Not Required	Not Required								
02/28/2017	04/13/2017	10/10/2017			No	Not Required	Not Required	Not Required								
03/10/2017	04/17/2017	07/18/2017	01/21/2019	04/17/2018	Yes	Not Required	Not Required	Not Required	02/15/2019	02/15/2019	02/15/2019					
03/15/2017	04/28/2017	05/09/2017	03/12/2019		No	Not Required	Not Required	Not Required								
03/15/2017	04/20/2017	11/13/2017	03/12/2019		No	Not Required	Not Required	Not Required								
03/28/2017	04/28/2017	05/30/2017	09/26/2018		No	Not Required	Not Required	Not Required								
03/28/2017	05/22/2017	03/28/2017	06/13/2018	11/06/2018	Yes	Not Required	Not Required	Not Required	01/23/2019							
03/30/2017	05/03/2017	08/28/2017			No	Not Required	Not Required	Not Required								
03/30/2017	05/03/2017	08/28/2017			No	Not Required	Not Required	Not Required								
04/04/2017	05/18/2017	06/13/2017	03/06/2019	07/10/2018	Yes	Not Required	Not Required	Not Required								
04/04/2017	05/18/2017	06/13/2017	03/13/2019	10/22/2018	Yes	Not Required	Not Required	Not Required								
04/05/2017	05/19/2017	07/12/2017			No	Not Required	Not Required	Not Required								
04/11/2017	05/03/2017	07/28/2017			No	Not Required	Not Required	Not Required								

Generator Interconnection Status Report

March 2018

Date: 3/31/2018 5:05:09 PM

All Projects, in the Full Interconnect Study (FIS) phase, without a Signed Interconnection Agreement as of March 31, 2018

GINR Reference Number	Project Name*	Interconnecting Entity	Point of Interconnection (POI)	County	Fuel	Capacity to Grid (MW)	Projected COD Month/Year (as specified by the resource developer)	FIS Report Status
17INR0065	Capricorn III repower	Nextera		Sterling	WIND	0	4/2018	Complete
17INR0064	Capricorn II repower	Nextera		Sterling	WIND	0	4/2018	Complete
17INR0057	Red Canyon repower	Nextera		Borden	WIND	0	4/2018	Complete
17INR0070	Desert Sky repower	Invenergy		Pecos	WIND	7	6/2018	Complete
17INR0069	Trent repower	Invenergy		Nolan	WIND	6	6/2018	Complete
17INR0067	Sweetwater 1 repower	Leeward Energy	180151 Sweetwater1 34.5kV	Nolan	WIND	0	6/2018	Complete
17INR0060	Horse Hollow IV repower	Nextera		Taylor	WIND	0	6/2018	Complete
17INR0058	Horse Hollow II repower	Nextera		Taylor	WIND	0	6/2018	Complete
17INR0052	HH1 (HHGT increase)	Nextera	6216 Bluff Creek 138kV	Taylor	WIND	44	7/2018	Incomplete
17INR0104	Capricorn 4 repower	Nextera		Coke	WIND	0	7/2018	Complete
17INR0103	Horse 3 repower	Nextera		Taylor	WIND	0	7/2018	Complete
17INR0101	Horse 1 repower	Nextera		Taylor	WIND	0	7/2018	Complete
17INR0063	Capricorn I repower	Nextera		Sterling	WIND	0	7/2018	Complete
17INR0061	Capricorn IV repower	Nextera		Sterling	WIND	9	7/2018	Complete
17INR0056	Callahan repower	Nextera		Taylor	WIND	0	7/2018	Complete
17INR0054	Capricorn I & III repower	Nextera	180757 Capricorn Ridge 3 138kV	Sterling	WIND	32	7/2018	Complete
17INR0053	HH3 (HHGT increase)	Nextera	7046 Kendal 345kV	Taylor	WIND	44	7/2018	Complete
18INR0075	Gulf Wind 1 Repower	Pattern Energy		Kenedy	WIND	0	8/2018	Incomplete
18INR0072	Blue Summit Repower	Nextera	140382 Blue Summit 1.6 34.5kV	Wilbarger	WIND	10	12/2018	Incomplete
18INR0070	Blue Summit II	Nextera	61001 Jim Treece 345kV	Wilbarger	WIND	102	12/2018	Incomplete
18INR0068	Loraine Windpark Phase III	Third Planet Wind Power	181153 Lonewolf 345kV	Mitchell	WIND	100	12/2018	Incomplete
12INR0060	Infinity Live Oak Wind	Infinity Renewables	76003 Big Hill 345kV	Schleicher	WIND	200	12/2018	Incomplete
19INR0031	Bestla Solar	Longroad Energy	tap 138kV 1147 Cheyenne - 131853 Notrees	Winkler	SOLAR	150	1/2019	Incomplete
18INR0061	Shakes Solar	Cypress Creek Renewables	tap 138kV 8283 Asherton - 8236 W_Batesvl	Zavala	SOLAR	42	3/2019	Incomplete
18INR0060	Brightside Solar	Cypress Creek Renewables	tap 69kV 8198 Beeville - 8400 Three River	Bee	SOLAR	50	3/2019	Incomplete
18INR0055	Long Draw Solar	BNB Renewables	59900 Long Draw 345kV	Borden	SOLAR	225	3/2019	Incomplete
18INR0023	Lost Mines Wind	RES Americas	60708 Orsted 345kV - Big Hill	Schleicher	WIND	201	3/2019	Incomplete
19INR0124	Solemio Springs	Alpin Sun	tap 138kV 1698 Sulphur Springs Switch - 1814 Sulphur Springs	Hopkins	SOLAR	50	4/2019	Incomplete
19INR0119	Patriot Wind II	Nrg	85000 Nelson Sharpe 345kV	Nueces	WIND	58	4/2019	Incomplete
19INR0094	GSE Three Solar	Alpin Sun	6044 Turkey 69kV	Hall	SOLAR	50	4/2019	Incomplete
19INR0093	Sole Mio	Alpin Sun	tap 138kV 1698 Sulphur Springs - 1814 Sulspg	Hopkins	SOLAR	45	4/2019	Incomplete
19INR0091	GSE ONE Solar	Alpin Sun	1808 Bonham 138kV	Fannin	SOLAR	82	4/2019	Incomplete
19INR0057	Old Bloomington Road	Castleman Power	8143 Dupont 138kV	Victoria	GAS	100	4/2019	Incomplete
19INR0056	Chamon Phase 2	Castleman Power	40260 Chamon 138kV	Harris	GAS	100	4/2019	Incomplete
18INR0045	Misae Solar	Childress Solar LLC	60501 Tesla 345kV	Childress	SOLAR	241	4/2019	Incomplete
16INR0036	Pecan Creek 1 Gas	NTE Energy	tap 345kV 11420 Sweetwater - 11406 Central Bluff	Nolan	GAS	280	4/2019	Incomplete
19INR0092	Prospero Solar	Longroad Energy	79650 Clear Fork 345kV (or 1158 Andrews Co 345kV)	Andrews	SOLAR	300	5/2019	Incomplete
18INR0053	Fort Bend Solar	Lendlease Energy	tap 138kV 44541 Orchard - 44190 E Bernard	Fort Bend	SOLAR	240	5/2019	Incomplete
16INR0111	Las Lomas Wind	Enverve	8957 Lopeno 138kV	Starr	WIND	200	5/2019	Incomplete
20INR0011	Ranchero Wind	Scout Clean Energy	tap 345kV 76002 Bakersfield - 76005 Schneeman	Crockett	WIND	250	6/2019	Incomplete
19INR0036	Oxbow Solar	BNB Renewables	59905 Faraday 345kV	Borden	SOLAR	250	6/2019	Incomplete
19INR0028	Normande Solar Farm	8minutenergy	59900 Long Draw 345kV	Borden	SOLAR	300	6/2019	Incomplete
19INR0017	Tri-County Solar	First Solar	tap 138kV 1027 Odessa - 1107 Monahans2T	Crane	SOLAR	207	6/2019	Incomplete
19INR0001	Texas Solar Nova	SunPower	tap 345kV 11305 Dermott - 59904 Cottonwood	Kent	SOLAR	750	6/2019	Incomplete

GINR Reference Number	Project Name*	Interconnecting Entity	Point of Interconnection (POI)	County	Fuel	Capacity to Grid (MW)	Projected COD Month/Year (as specified by the resource developer)	FIS Report Status
18INR0033	Irion County Wind	Invenergy	76005 Schneeman Draw 345kV	Irion	WIND	300	6/2019	Incomplete
18INR0040	Soda Lake Solar 1 and 2	Arrington Solar	Tap 138kV 6601 Rio Pecos - 60014 Spudder	Crane	SOLAR	400	6/2019	Complete
18INR0039	Fowler Ranch	Solar Prime	tap 138kV 60014 Spudder - 76615 Crane	Crane	SOLAR	150	6/2019	Complete
19INR0044	Lily Solar	Sunchase Power	tap 138kV 6904 CombinRC - 6908 ScuryRC	Kaufman	SOLAR	150	7/2019	Incomplete
19INR0041	Myrtle Solar	Sunchase Power	42110 Angleton 138kv or line tap to Rosharon 44600	Brazoria	SOLAR	240	7/2019	Incomplete
18INR0064	Silver Star repower	Bp	150511 Flat Creek 34.5kV	Eastland	WIND	-7	7/2019	Incomplete
13INR0025	Buffalo Wind 1	National Renewable Solutions	79504 AJ Swope 345kV	Randall	WIND	150	7/2019	Complete
19INR0083	Oberon Solar	174 Power Global	tap 138kV 1292 Ectorharp - 1013 Wolf	Ector	SOLAR	180	8/2019	Incomplete
18INR0062	Wagyu Solar	Cypress Creek Renewables	tap 138kV 43380 West Columbia - 44010 WA Parish	Brazoria	SOLAR	120	8/2019	Incomplete
18INR0058	Texana Solar	Sunchase Power	tap 138kV 8102 El Campo - 8117 Ganado	Wharton	SOLAR	150	8/2019	Incomplete
18INR0050	Mustang Creek Solar	Sunchase Power	5523 ETP 138kV	Jackson	SOLAR	150	8/2019	Incomplete
19INR0138	Buffalo Gap 4	Aes	66216 Bluff Creek 138kV	Nolan	WIND	175	9/2019	Incomplete
19INR0102	Queen Solar	Cielo	tap 345kV 11028 Odessa - 76000 NMCCamey	Upton	SOLAR	400	9/2019	Incomplete
19INR0099a	Kontiki Wind	TriGlobal	59903 Bearkat 345kV	Glasscock	WIND	255	9/2019	Incomplete
19INR0038	High Lonesome W	Swift Current Energy	tap 345kV 76002 Bakersfield - 76005 Schneeman	Crockett	WIND	500	9/2019	Incomplete
16INR0097	Morada Del Sol Solar	First Solar	tap 345kV 76002 Bakersfield - 76000 NMCCamey	Upton	SOLAR	200	9/2019	Incomplete
18INR0030	Canyon Wind	TriGlobal	11319 ScurryCounty 138kV	Scurry	WIND	360	9/2019	Complete
18INR0029	Armstrong Wind	Big Sky Energy	tap 345kV 79500 Alibates - 79503 Tule Canyon	Armstrong	WIND	253	9/2019	Complete
19INR0166	Loma Pinta II	Enerverse	5705 Fowlerton 138kV	La Salle	WIND	202	10/2019	Incomplete
19INR0142	Bacon Switch Solar	Sunchase Power	tap 345kV 6101 Riley - 1425 Fisher OR 138kV 1450 Pleasva - 1485 Ceramic	Wichita	SOLAR	150	10/2019	Incomplete
19INR0120	Sherbino II Wind repower	Bp	131454 Keo_3 138kV	Pecos	WIND	-13	10/2019	Incomplete
19INR0111	Tom Green Solar	EDP Renewables	tap 138kV 6480 SAPS - 60423 Treadwell	Tom Green	SOLAR	150	10/2019	Incomplete
19INR0110	Angelina Solar	EDP Renewables	3349 Tmplinla 138kV	Angelina	SOLAR	150	10/2019	Incomplete
19INR0109	Crockett Solar	EDP Renewables	tap 138kV 6564 Illinois - 76579 Ft Lancaster	Crockett	SOLAR	150	10/2019	Incomplete
19INR0080	Whitehorse Wind	Hill Country Wind	68001 Clayton 345kV	Fisher	WIND	400	10/2019	Incomplete
19INR0053	Hidalgo II Wind	EDP Renewables	161705 Mirasole 345kV	Hidalgo	WIND	51	10/2019	Incomplete
19INR0045	Rayos Del Sol	Tradewind Energy	Two POIs tested in Screening study. POI 1: a tap to the 345kV line between Palmito (5966) and Steward (80137) 2. tap to the 138kV line between Wesmer and Rangerville	Cameron	SOLAR	150	10/2019	Incomplete
19INR0029	Phoebe Solar	Longroad Energy	tap 138kV 1009 Yucca - 1146 Notrees OR tap Vest-Yukon	Winkler	SOLAR	253	10/2019	Incomplete
19INR0007	Charbray Solar	8minutenergy	1032 Morgan Creek 138kV	Mitchell	SOLAR	200	10/2019	Incomplete
18INR0056	Hallmark Solar	Cypress Creek Renewables	tap 69kV 1824 Neyland - 1826 Cadmil	Hunt	SOLAR	50	10/2019	Incomplete
18INR0042	Kaiser Creek Wind	Calpine	Tap 138kV 6275 Abilene East - 6670 Putnam	Callahan	WIND	100	10/2019	Incomplete
18INR0027	Ponwar Solar Farm	8minutenergy	tap 138kV 76032 NMCCamey - 60361 Santa Rita	Upton	SOLAR	180	10/2019	Incomplete
17INR0025	Reioj Del Sol Wind	EDP Renewables	80220 Cerizo 345kV	Zapata	WIND	202	10/2019	Incomplete
19INR0004	Sanco Solar	8minutenergy	79502 Windmill 345kV	Deaf Smith	SOLAR	400	10/2019	Complete
15INR0063	Easter Wind A	TriGlobal	79502 Windmill 345kV	Castro	WIND	155	10/2019	Complete
19INR0155	Morrow Lake Solar	Sunchase Power	tap 138kV Pearsall 5895 - Miracle 5700	Frio	SOLAR	150	11/2019	Incomplete
19INR0150	Millhouse Solar	Cypress Creek Renewables	tap 69kV 8500 Alice - 8889 Stadium	Jim Wells	SOLAR	113	11/2019	Incomplete
19INR0006	Bluebonnet Solar	One Energy Renewables	tap 138kV 6680 Alamito - 60385 Solstice	Brewster	SOLAR	61	11/2019	Incomplete
18INR0031	Maryneal Wind	Duke Energy	71050 Bitter Creek 345kV	Nolan	WIND	180	11/2019	Incomplete
17INR0035	Las Majadas Wind	EDF Renewables	80512 MagicValleytap 345kV	Willacy	WIND	227	11/2019	Incomplete
16INR0081	Mesteno Wind	Duke Energy	80355 Del Sol 345kV	Starr	WIND	202	11/2019	Complete
20INR0008	Yellow Jacket Wind	RES Americas	tap 345kV 7046 Kendal - 60618 Edison	Menard	WIND	200	12/2019	Incomplete
19INR0171	Concho Valley Solar	Merit SI	tap 138kV 6480 SAPOWER - 6490 Santiago	Tom Green	SOLAR	150	12/2019	Incomplete
19INR0165	Barranca Wind	Enerverse	80380 Cabezon 345kV	Zapata	WIND	202	12/2019	Incomplete
19INR0161	Pierce Wind	Seventus	345kV ROW between Hillje & WAP	Wharton	WIND	300	12/2019	Incomplete

GINR Reference Number	Project Name*	Interconnecting Entity	Point of Interconnection (POI)	County	Fuel	Capacity to Grid (MW)	Projected COD Month/Year (as specified by the resource developer)	FIS Report Status
19INR0160	Great Dane Wind	Seventus	5546 Danevang 138kV	Wharton	WIND	302	12/2019	Incomplete
19INR0156	Grape Creek Wind	Apex Clean	tap 345kV 76009 TwinB - 76090 Divide	Coke	WIND	524	12/2019	Incomplete
19INR0149	Lapetus Solar	7x Energy	1284 Shafter Lake 138kV	Andrews	SOLAR	115	12/2019	Incomplete
19INR0147	Big Dog Solar	Eon	tap 345kV 76009 TwinB - 1444 Brown	Tom Green	SOLAR	200	12/2019	Incomplete
19INR0133	Los Porciones II	Terra-Gen	8574 Pomelo 345kV	Hidalgo	WIND	200	12/2019	Incomplete
19INR0132	Los Porciones I	Terra-Gen	8574 Pomelo 345kV	Hidalgo	WIND	200	12/2019	Incomplete
19INR0128	White Mesa Wind	Apex Clean	76005 Schneeman Draw 345kV	Crockett	WIND	500	12/2019	Incomplete
19INR0114	Rambler Solar	Recurrent Energy	76009 Twin Buttes 345kV	Tom Green	SOLAR	150	12/2019	Incomplete
19INR0113	County Line Solar	S Power	60385 Solstice 138kV, Tap between Pigcreek (60393) and TNFLATTOP (38069)	Pecos	SOLAR	250	12/2019	Incomplete
19INR0112	Cranel Wind	Eon	tap 345kV 8164 Coleto - 8455 Lon Hill	Refugio	WIND	220	12/2019	Incomplete
19INR0108	Hardeman Wind	Eon	6050 Lake Pauline 138kV	Hardeman	WIND	200	12/2019	Incomplete
19INR0103	Rodeo Solar	Core Solar	tap 138kV 1134 Littman - 1135 Gasland	Andrews	SOLAR	200	12/2019	Incomplete
19INR0101	Tehuacana Wind	Infinity Renewables	46020 Limestone 345kV + 34mi gentie	Limestone	WIND	600	12/2019	Incomplete
19INR0100	Prairie Hill Wind	Infinity Renewables	tap 345kV 3405 Tradinghouse - 3402 Lake Creek	Limestone	WIND	300	12/2019	Incomplete
19INR0098	Pease River Wind	Eon	60500 Edith Clarke 345kV	Hardeman	WIND	301	12/2019	Incomplete
19INR0088	Aragorn Solar	Intersect Power	tap 138kV 71097 LCulberson - 7387 Kunitz	Culberson	SOLAR	186	12/2019	Incomplete
19INR0085	Iola Solar	Open Road Renewables	4 Iola 138kV	Grimes	SOLAR	210	12/2019	Incomplete
19INR0073	Shakes Solar II	Cypress Creek Renewables	8283 Asherton 138kV	Zavala	SOLAR	158	12/2019	Incomplete
19INR0070	Trevino Solar	S Power	78015 Rosita 138kV	Maverick	SOLAR	180	12/2019	Incomplete
19INR0055	Monte Cristo II W	Terra-Gen	8574 Pomelo 345kV	Hidalgo	WIND	200	12/2019	Incomplete
19INR0054	Monte Cristo 1 W	Terra-Gen	8574 Pomelo 345kV	Hidalgo	WIND	200	12/2019	Incomplete
19INR0052	Truscott Gilliland East W	Chermac	tap 345kV 60500 EdithC - 60700 Gauss	Knox	WIND	278	12/2019	Incomplete
19INR0051	Truscott Gilliland West W	Chermac	tap 345kV 60500 EdithC - 60700 Gauss	Knox	WIND	278	12/2019	Incomplete
19INR0049	Buenos Aires 2 W	Terra-Gen	tap 345kV 8905 N Edinb - 8455 Lon Hill	Hidalgo	WIND	200	12/2019	Incomplete
19INR0048	Buenos Aires 1 W	Terra-Gen	tap 138kV 8380 NEdinb - 8896 Rachal	Hidalgo	WIND	200	12/2019	Incomplete
19INR0035	Norton Solar	8minutenergy	tap 138kV 6325 Chad to 6340 Balg, 10mi from Chad	Runnels	SOLAR	125	12/2019	Incomplete
19INR0033	Murphy Lake Solar	S Power	6904 CombinRC 138kV	Kaufman	SOLAR	100	12/2019	Incomplete
19INR0023	West Willacy 3 W	Terra-Gen	tap 345kV 8318 Rio Hondo - 8383 N Edinburg	Willacy	WIND	200	12/2019	Incomplete
19INR0022	West Willacy 2 W	Terra-Gen	tap 345kV 8318 Rio Hondo - 8383 N Edinburg	Willacy	WIND	200	12/2019	Incomplete
19INR0014	Formosa Increase	Formosa Plastics		Calhoun	GAS	240	12/2019	Incomplete
19INR0002	King Mountain Solar	Nextera	tap 345kV 11028 Odessa - 76000 NMCCamey	Upton	SOLAR	350	12/2019	Incomplete
18INR0059	Raymond Wind	Eon	tap 345kV 8318 Rio Hondo - 8383 N Edinburg	Willacy	WIND	202	12/2019	Incomplete
18INR0057	Green Valley Wind	Eon	Tap 138kV 8255 Hamilton - 8680 Rough Canyon	Val Verde	WIND	500	12/2019	Incomplete
18INR0051	Byers Wind	Alterra Power	tap 345kV 6101 Riley - 1730 W Krum	Clay	WIND	200	12/2019	Incomplete
18INR0049	Santa Rita Solar	Invenergy	76005 Schneeman Draw 345kV	Crockett	SOLAR	400	12/2019	Incomplete
18INR0044	Bluegrove Wind	Alterra Power	tap 138kV 1468 LKAROWHD - 1470 NEWPRT_P	Clay	WIND	100	12/2019	Incomplete
18INR0038	Jumbo Hill Wind	Infinity Renewables	1134 Littman 138kV	Andrews	WIND	200	12/2019	Incomplete
17INR0038	Zapata II W	Nextera	80220 Cenizo 345kV	Zapata	WIND	400	12/2019	Incomplete
17INR0036	Grandview 4 Phase A Wind	Eon	tap 345kV 79000 Gray - 79006 Allen	Gray	WIND	200	12/2019	Incomplete
17INR0033	Tecovas 2 W	Infinity Renewables	79503 Tule Canyon 345kV	Briscoe	WIND	200	12/2019	Incomplete
17INR0031	Espiritu Wind	Apex Clean	5764 E Rio Hondo 138kV	Cameron	WIND	148	12/2019	Incomplete
17INR0030	Estacado Solar	Avangrid	79502 Windmill 345kV	Deaf Smith	SOLAR	100	12/2019	Incomplete
16INR0105	Zapata I W	Nextera	80230 Molina 138kV	Jim Hogg	WIND	300	12/2019	Incomplete
16INR0104	Big Sampson Wind	Infinity Renewables	76005 Schneeman Draw 345kV	Crockett	WIND	400	12/2019	Incomplete
16INR0074	Chocolate Bayou W	Infinity Renewables	tap 138kV 42090 Amoco - 42940 Monsanto	Brazoria	WIND	150	12/2019	Incomplete
16INR0061	WIT Ranch Wind	Eon	tap 345kV 60500 Edith Clarke- 60501 Tesla	Hardeman	WIND	200	12/2019	Incomplete



AGENDA
HIDALGO COUNTY
COMMISSIONERS COURT MEETING
December 18, 2018
9:30 A.M.

NOTICE is hereby given in accordance with Chapter 551, Texas Government Code, that a SPECIAL MEETING of the Commissioners Court will be held in the Commissioners Courtroom of the Administration Building, 100 E. Cano, 1st floor, Edinburg, Hidalgo County, Texas. Discussion and possible action relating to the following business will be transacted:

- 1. Roll Call**
- 2. Pledge of Allegiance**
- 3. Prayer**
- 4. Approval of Consent Agenda**
- 5. County Judge's Office:**
 - A. AI-68149** Resolution in honor of Hidalgo County Treasurer Norma G. Garcia.
 - B. AI-68130** Acknowledgment of receipt of a Texas Association of Telecommunication Officers and Advisors (TATOA) video award presented to Hidalgo County Public Affairs Division and recognition of Multimedia Coordinator Jaclyn Treviño.
 - C. AI-68161** Discussion, consideration and action on Texas Enterprise Zone Program Mandatory Annual report form and authority for Michael Leo, county designee, to sign all related documents.
 - D. AI-68195** Discussion, consideration, and approval of new Guidelines and Criteria for Granting Tax Abatements in Hidalgo County.
 - E. AI-68227** Discussion and approval of Tax Abatement Agreement between Hidalgo County and Monte Alto/West Willacy Windpower, LLC and approve order on the same.
 - F. AI-68226** Discussion and approval of Tax Abatement Agreement between Hidalgo County and La Joya Windpower, LLC and approve order on the same.
 - G. AI-68224** Discussion and approval of Tax Abatement Agreement between Hidalgo County and Monte Cristo Windpower, LLC and approve order on the same.
 - H. AI-68194** Discussion and approval of Tax Abatement Agreement between Hidalgo County and United Parcel Service, Inc and approve order on the same.
 - I. AI-68192** Discussion and approval of Tax Abatement Agreement between Hidalgo County and Buenos Aires Windpower, LLC and approve order on the same.
 - J. AI-68232** Discussion and approval of Tax Abatement Agreement between Hidalgo County and Black and Decker, Inc. and approve order on the same.
 - K. AI-68234** 1. Requesting an exception to the Hidalgo County Tax Increment Reinvestment Zone (TIRZ) Policy, as to term.

TAX ABATEMENT AGREEMENT BETWEEN HIDALGO COUNTY, TEXAS

AND

WEST WILLACY WINDPOWER, LLC

AT	2:30	O'CLOCK	P.	M.
MAY 07 2019				
ARTURO GUÁJARDO, JR. COUNTY CLERK HIDALGO COUNTY, TEXAS				
BY				DEPUTY

This Tax Abatement Agreement (“**Agreement**”) is entered into effective as of December 21, 2018 by and between Hidalgo County, a political subdivision of the State of Texas (“**County**”) duly acting herein by and through its duly authorized representatives, pursuant to an order dated December 18, 2018, by the Hidalgo County Commissioners Court (“**Commissioners Court**”), and **West Willacy Windpower, LLC**, a Delaware limited liability company (“**Company**”).

WITNESSETH:

WHEREAS, on the 18th day of December, 2018, County adopted Guidelines and Criteria for Granting Tax Abatements in Hidalgo County, Texas, which are attached hereto as **Exhibit “A”** and incorporated herein for all purposes (the “**Guidelines and Criteria**”); and

WHEREAS, the Land (as defined below) is within an area designated as an Enterprise Zone under the Texas Enterprise Zone Act, Subchapter C, V.A.T.C., Texas Government Code §2303 et seq., as amended, which area is therefore designated as a reinvestment zone (“**Zone**”), by the Property Redevelopment and Tax Abatement Act, Subchapter C, V.A.T.C., Texas Tax Code §312 et seq., as amended (“**Act**”); and

WHEREAS, the Guidelines and Criteria govern tax abatement agreements to be entered into by County under the Act; and

WHEREAS, in order to maintain and enhance the commercial and industrial economic and employment base of County, it is in the best interest of County to enter into this Agreement in accordance with said Act; and

WHEREAS, Company intends to develop an approximately two hundred megawatt wind power project in Hidalgo, Willacy and Cameron Counties, Texas (the “**Monte Alto Wind Farm**”, and the portion of the **Monte Alto Wind Farm** located in Hidalgo County, the “**Project**”) on the property designated on the map included in Exhibit “C”, and has requested tax abatement in accordance with the provisions of the Guidelines and Criteria applicable to a Wind Farm Project (as such term is used in the Guidelines and Criteria); and

WHEREAS, based on information presented by the Company, Commissioners Court finds that the contemplated use of the Land, the contemplated improvements Company will construct on the Land, which will require expenditures by Company in the minimum amount as set forth in this Agreement and projected expenditures by Company in the County in excess of two hundred million dollars, and the other terms hereof are consistent with encouraging development of the Zone in accordance with the purposes for its creation and are in compliance with the Act; and

WHEREAS, Company has submitted evidence to the County that the economic life of the Facility and eligible property exceeds the duration of the proposed tax abatement, and based on such evidence and the representations contained herein Commissioners Court has determined, in accordance with the Guidelines and Criteria that the economic life of the Facility and eligible property exceeds the duration of the tax abatement granted herein; and

WHEREAS, Commissioners Court has determined that it would be in the best interest of County to enter into an agreement with Company, pursuant to the Act, to abate a portion of the value of the improvements Company constructs on the Land, as well as a portion of the value of all personal property located on the Land and used in connection with operations on the Land that is eligible for abatement under the Guidelines and Criteria, excluding the Land itself (such improvements and personal property eligible for abatement hereunder are hereafter referred to as the “**Facility**,” as described more specifically in **Exhibit “D”**).

NOW, THEREFORE, County for good and valuable consideration, the adequacy and receipt of which is hereby acknowledged (which consideration includes the attraction of major investment in the Zone and the expansion of primary employment that contributes to the economic development of County and the enhancement of the tax base in County), and Company for good and valuable consideration, the adequacy and receipt of which is hereby acknowledged (which consideration includes the tax abatement set forth herein, as authorized by the Act), do hereby contract, covenant and agree as follows:

ARTICLE I

GENERAL PROVISIONS

- 1.01 As used in this Agreement, the following terms shall have the meanings set out below:
- (a) “Abatement Period” has the meaning set forth in section 3.03 below.
 - (b) “Act” has the meaning set forth in the second recital above.
 - (c) “Agreement” has the meaning set forth in the introductory paragraph above.
 - (d) “Commissioners Court” has the meaning set forth in the introductory paragraph above.
 - (e) “Company” has the meaning set forth in the introductory paragraph above.
 - (f) “County” has the meaning set forth in the introductory paragraph above.
 - (g) “Cure Period” has the meaning set forth in section 5.03 below.
 - (h) “Estimated value of the abatement” has the meaning set forth in section 3.04 below.
 - (i) “Facility” has the meaning set forth in the eighth recital above.

- (j) “Guidelines and Criteria” has the meaning set forth in the first recital above.
- (k) “Land” has the meaning set forth in section 1.02 below.
- (l) “Project” has the meaning set forth in the fifth recital above.
- (m) “Tax Abatement Percentage” has the meaning set forth in section 3.04 below.
- (n) “Wind Farm” has the meaning set forth in the fifth recital above.
- (o) “Zone” has the meaning set forth in the second recital above.

Terms defined in the Guidelines and Criteria and used herein shall have the meaning given such terms in the Guidelines and Criteria unless otherwise defined herein.

1.02 Company represents and warrants that (i) Company is a Delaware limited liability company, in good standing with the state of organization; (ii) Company is the Owner (as such term is defined in the Guidelines and Criteria) of the Facility and (iii) Company has, or will have prior to commencement of the Abatement Period, long-term lease interests and easement rights in the land on which the Facility will be located (“**Land**”), which is legally described in **Exhibit “B”**, which is attached hereto and is made a part hereof for all purposes.

1.03 Notwithstanding anything to the contrary contained herein, the abatement granted in this Agreement only applies to the abatement of newly created value (as defined in the Guidelines and Criteria) resulting from improvements after the date hereof that Company makes to the Land and eligible personal property Company purchases and installs or builds upon the Land in constructing the Facility in accordance with the terms hereof, and excludes the value of the Land. The Project, the Facility and the Land are located within the Zone and are within County’s taxing jurisdiction.

1.04 Company understands that, in accordance with the Guidelines and Criteria, tax abatements for wind farm projects are granted by County based on the Capital Cost of the improvements made with respect to the Project on or after the date of execution of this Agreement by Company with respect to this Project and will vary based on the Newly Created Value as may be reasonably determined by the Hidalgo County Appraisal District and County. Company also understands that only Capital Cost attributable to the portion of **Monte Alto Wind Farm** that is within the County may be used to satisfy the requirements herein. The County Auditor’s determination as to all such attributions shall be final.

1.05 Company represents and warrants that the Land is not included in an improvement project financed either in whole or in part with tax increment bonds or notes.

1.06 This Agreement is entered into subject to the rights of holders of outstanding County bonds.

1.07 Company represents and warrants that no interest in the Land or the Facility is presently owned or leased by a member of Commissioners Court, and Company agrees that it shall not sell or lease an interest in the Land or the Facility to any County officer or employee, or any member

of the governing body of any taxing unit joining in or adopting this Agreement, until the earlier of the expiration of the Abatement Period or the termination of this Agreement.

1.08 Company represents and warrants as follows:

- (a) with respect to the Project, Company has not executed or received, as of the date of this Agreement, a tax abatement or other economic development incentive or agreement with or from any government body other than County;
- (b) Company filed the application for tax abatement with County prior to commencement of construction as defined in Section IV.A.(1)(a)-(f) of the Guidelines and Criteria and that such commencement has not yet occurred;
- (c) Company is duly qualified to conduct business in Texas, including, without limitation, building the improvements and operating the Facility;
- (d) this Agreement constitutes the valid and enforceable obligation of Company in accordance with its terms; and
- (e) Company has all necessary right, title, license and authority to enter into this Agreement and the execution and performance of this Agreement by Company have been duly authorized by all necessary laws, resolutions and corporate or other entity action.

1.09 Company has provided tax certificates verifying that no taxes are past due with respect to all real property owned by Company within the County and agrees not to allow any taxes on property it owns within the Zone to become past due, subject only to timely appeals during the pendency of such appeal, during the term hereof. The County is not requiring Company to produce tax certificates with respect to real property owned by other parties within the Zone and tax abatement is not being granted to any other parties hereunder.

1.10 Company acknowledges that the Base Year Value (as defined in the Guidelines and Criteria) is determined by the year in which this Agreement is executed, and not the year in which it is approved by Commissioners Court, and that if this Agreement is not executed by all parties hereto and delivered to the County no later than December 31, 2018, then 2018 will not be the base year for determining the Base Year Value.

1.11 The following exhibits are attached hereto and made a part hereof:

- Exhibit A Guidelines and Criteria
- Exhibit B Legal Description of Land
- Exhibit C Map of Project
- Exhibit D List of Property Improvements
- Exhibit E Tax Abatement Chart

ARTICLE II

IMPROVEMENTS; JOBS

2.01 (a) Company agrees to construct or cause to be constructed an Eligible Facility (as defined in the Guidelines and Criteria) on the Land, and to acquire, construct, or cause to be constructed real property improvements, machinery, and equipment necessary to operate the Facility.

(b) The cost of the personal property improvements Company proposes to make on the Land and that are eligible for abatement under this Agreement in accordance with the Guidelines and Criteria (which personal property is described in the definition of the Facility in Exhibit D hereto) shall be approximately One Hundred Seventy Two Million Dollars (\$172,000,000), at least One Hundred Seventy Two Million Dollars (\$172,000,000) of which is expected to be listed on Hidalgo County Appraisal District's tax rolls. For the avoidance of doubt, Company agrees that, at a minimum, Capital Costs (as that term is defined in the Guidelines and Criteria) of the Facility will exceed One Hundred Million Dollars (\$100,000,000) and qualifies as a Wind Farm Project (as such term is defined in the Guidelines and Criteria). The approximate location of the Facility is reflected on a preliminary site plan attached hereto as **Exhibit "C"** and made a part hereof for all purposes. Company reserves the right to revise the attached preliminary site plan as Company deems necessary and appropriate.

(c) Company represents and warrants that the Facility is expected to create ten (10) new Jobs (as defined in Article II of the Guidelines and Criteria). Company currently offers, and agrees to maintain during the Abatement Period, a competitive compensation and benefits package with respect to all jobs at the Facility, in accordance with wind energy industry practices.

2.02 Company shall submit, which may be through use of an agent, reports to County in accordance with Section IX.B. of the Guidelines and Criteria.

2.03 Company covenants and agrees that the Facility shall be a renewable energy facility. Attached hereto as **Exhibit "D"** is a schedule of improvements, equipment, machinery, and eligible personal property that Company will construct or purchase and install to develop the Facility, subject to improvements to facilitate power storage, and such non-substantive changes as Company may determine in its sole discretion are necessary during the course of construction of the Facility on the Land. Company agrees to continuously operate the Facility on the Land during the Abatement Period; provided, however, that failure to operate continuously due to a contingency, cause, action, or event described in Sections 5.02 (1), (4), (5), or 5.06 shall not constitute a breach of this Agreement except as may be provided in those provisions.

2.04 Company covenants and agrees to begin constructing the Facility in the Zone on or before December 31, 2019.

2.05 Company represents that the economic life of the Facility and eligible property will exceed ten years. Based on such representation and evidence submitted by Company to the

County, the County determines in accordance with the Guidelines and Criteria that the economic life of the Facility and eligible property exceeds ten years.

ARTICLE III

PROPERTY SUBJECT TO TAX ABATEMENT

RATE OF TAX ABATEMENT

TERM OF TAX ABATEMENT AND RELATED PROVISIONS

3.01 Subject to the terms of this Agreement, County shall abate Company's County ad valorem taxes within the Zone in each year of the Abatement Period in an amount equal to the Tax Abatement Percentage (as defined below) applicable for such year multiplied by the Facility's newly created value determined in accordance with the Guidelines and Criteria, but only to the extent that such newly created value is reflected on County's tax rolls in each such year.

3.02 In accordance with the Guidelines and Criteria, the applicable Tax Abatement Percentage under this Agreement shall be determined pursuant to Section 3.04 below based on the Newly Created Value, and shall be fixed by the parties through addendums to this Agreement after evidence of the Capital Cost of the improvements constructed or installed by the Company at the Facility is certified by the Company and approved by County and after the Newly Created Value for the year is determined by the Appraisal District and the County Auditor. Company agrees a list of the tax accounts to which the tax abatement will apply once those accounts are determined with the Appraisal District will also be added through an addendum to this Agreement.

3.03 The abatement of ad valorem taxes shall be for a period (the "**Abatement Period**") that shall

(a) commence on the commencement of the first ad valorem tax year after each of the following events have occurred:

- (i) construction of the Facility has been completed,
- (ii) Company has provided documentation confirming the Capital Cost of the Project and the number of Jobs created;
- (iii) the Capital Cost meets or exceeds the minimum amount required by the Guidelines and Criteria for granting tax abatements to a Wind Farm Project; and
- (iv) the Newly Created Value has been ascertained from the tax rolls of the Hidalgo County Appraisal District, and

(b) end on the earlier of:

Exhibit D

Schedule of Building, Improvements, and Eligible Personal Property for the New Facility

- 61 Wind Turbines;
- 61 Wind Turbine Foundations

Discussion and Action as Necessary on Terra-Gen Development Company, LLC, Tax Abatement Applications

Approval of the Terra-Gen Development Company, LLC, Tax Abatement Applications will be requested at the March 26, 2019 Board meeting.

Purpose – Terra-Gen Development Company, LLC, has submitted four (4) applications for tax abatements for their wind powered electric generating facilities in Hidalgo County, Starr County, and Cameron County. Approval of the tax abatement applications is needed in order for the College to participate in a tax abatement agreement with a wind power renewable energy company.

Justification – Property Tax Code Chapter 312 authorizes a taxing unit to enter into a tax abatement agreement in order to offer a temporary real property and/or tangible personal property tax abatement for a limited period of time as an inducement for financial investment in the development or redevelopment of certain taxable property. The property tax code requires that a taxing unit establish guidelines and criteria governing tax abatement agreements and approve a resolution to allow the College to participate in tax abatements.

Background – The Board of Trustees adopted the current guidelines and criteria, and resolution electing to participate in Tax Abatement Agreements on November 28, 2017. The College's Guidelines and Criteria for Granting Tax Abatements are effective for a two-year period from the adoption date. The current New Capital Investment minimum threshold is \$200 million.

The Board of Trustees approved the Mesteño Windpower, LLC tax abatement on October 30, 2018. The tax agreement with Mesteño Windpower, LLC included a 75% abatement of taxes with an estimated project value of \$159,800,000, an up-front scholarship payment in the amount of \$50,000, and Annual Payments in Lieu of Taxes in the amount of \$25,805 for ten (10) years.

Terra-Gen Development Company, LLC, is the exclusive developer of four (4) projects: Buenos Aires Windpower, LLC, Monte Cristo Windpower, LLC, La Joya Windpower, LLC and West Willacy Windpower, LLC (Monte Alto). Terra-Gen Development Company, LLC has submitted tax abatement applications for each of the projects.

The improvements for Buenos Aires Windpower, LLC and Monte Cristo Windpower, LLC will consist of proposed wind power generation facilities, expected to be comprised of 201 megawatts of nameplate capacity located in Hidalgo County. Each project will begin construction no later than the 2nd quarter of 2020 and it is currently anticipated that construction will be completed by the 3rd quarter of 2021. The improvements are expected to have an estimated value of approximately \$223,388,000 each, although the actual value will be determined by an appraisal from the Hidalgo County Appraisal District.

The improvements for Buenos Aires Windpower, LLC and Monte Cristo Windpower, LLC are expected to include approximately 88 wind turbines; 82 with a nameplate capacity of 2.2 megawatts and 6 with a nameplate capacity of 3.45 megawatts, although the exact number

may vary substantially depending on factors such as the type of turbines used and site wind characteristics.

The improvements for La Joya Windpower, LLC, will consist of a proposed wind power generation facility located in Hidalgo and Starr Counties, expected to be comprised of 210 megawatts of power of which 203 megawatts of the proposed wind power generation facility will be located in Hidalgo County. Construction will begin no later than 4th quarter of 2019 and it is currently anticipated that construction will be completed by the 4th quarter of 2020. The improvements are expected to have an estimated value of approximately \$223,388,000 although the actual value will be determined by an appraisal from the Hidalgo County and Starr County Appraisal Districts.

The improvements for La Joya Windpower, LLC are expected to include approximately 90 wind turbines; 83 with a nameplate capacity of 2.2 megawatts and 7 with a nameplate capacity of 3.45 megawatts, although the exact number may vary substantially depending on factors such as the type of turbines used and site wind characteristics.

The improvements for West Willacy Windpower, LLC (Monte Alto), will consist of a proposed wind power generation facility located in Hidalgo and Cameron Counties, expected to be comprised of 201 megawatts of power of which 143 megawatts of nameplate capacity will be located in Hidalgo County. Construction will begin no later than 4th quarter of 2019 and it is currently anticipated that construction will be completed by the 4th quarter of 2020. The improvements are expected to have an estimated total value of approximately \$223,388,000 of which approximately \$175,000,000 will be in Hidalgo County and approximately \$48,388,000 will be in Cameron County. The actual value of the improvements will be determined by an appraisal from the Hidalgo County and Cameron County Appraisal Districts.

The improvements for West Willacy Windpower, LLC (Monte Alto) are expected to include approximately 61 wind turbines; 54 with a nameplate capacity of 2.2 megawatts and 7 with a nameplate capacity of 3.45 megawatts, although the exact number may vary substantially depending on factors such as the type of turbines used and site wind characteristics.

The West Willacy Windpower, LLC (Monte Alto) New Capital Investment of \$175 million in Hidalgo County does not meet the estimated New Capital Investment minimum threshold of \$200 million per the College's Guidelines and Criteria for Granting Tax Abatements. Approval for an exception to the College's guidelines is required from the Board of Trustees because the estimated value of the proposed tax abatement project is below the minimum threshold.

Proceeding with the approval of the applications for the proposed tax abatements for the Terra-Gen Development Company, LLC projects would allow College staff to move forward with getting additional information such as the tax abatement agreements and tax abatement resolutions for Board of Trustees approval in April.