



LYNN M. MOAK, PARTNER

DANIEL T. CASEY, PARTNER

May 15, 2019

Ms. Deisy Perez  
Texas Comptroller of Public Accounts  
Local Government Assistance & Economic Analysis Division  
P.O. Box 13528  
Austin, Texas 78711-3528

*RE: Amendments to Chapter 313 Application Submitted to the Louise Independent School District from Hecate Energy Ramsey LLC (#1355)*

Dear Ms. Perez:

Attached are updated items related to the Hecate Energy Ramsey LLC Chapter 313 Application to the Louise Independent School District. I believe these were submitted to you previously by Mr. Sam Gregson with Cummings Westlake. The signature page I am including has been signed by the District's Superintendent.

These items include the following:

1. Application Section 14 Page 7 (Jobs Created)
2. Hecate Energy Ramsey Solar RZ and Project Boundary PTPDF
3. Job Waiver Request
4. Schedule B (Investment Schedule and Taxable Values)
5. Schedule C (Jobs)
6. Signature Page (Executed with District Signature)

I have a signed original of the Signature Page. I will send that to you by regular mail.

Thank you for your assistance in this matter. If you have any questions or need additional information, please feel free to contact me.

Sincerely,

Daniel T. Casey  
School District Consultant

cc: Chief Appraiser, Wharton County Appraisal District  
Andrew Boggs, Director, Development, Hecate Energy LLC  
Sam Gregson, Cummings Westlake  
Dr. Garth Oliver, Superintendent, Louise ISD  
Dr. Carol Simpson, Eichelbaum Wardell Hansen Powell and Mehl, P.C.

SECTION 14: Wage and Employment Information

1. What is the estimated number of permanent jobs (more than 1,600 hours a year), with the applicant or a contractor of the applicant, on the proposed qualified property during the last complete quarter before the application review start date (date your application is finally determined to be complete)? .....
2. What is the last complete calendar quarter before application review start date:  
 First Quarter     Second Quarter     Third Quarter     Fourth Quarter of \_\_\_\_\_  
(year)
3. What were the number of permanent jobs (more than 1,600 hours a year) this applicant had in Texas during the most recent quarter reported to the Texas Workforce Commission (TWC)? .....

**Note:** For job definitions see TAC §9.1051 and Tax Code §313.021(3).

4. What is the number of new qualifying jobs you are committing to create? .....
5. What is the number of new non-qualifying jobs you are estimating you will create? .....
6. Do you intend to request that the governing body waive the minimum new qualifying job creation requirement, as provided under Tax Code §313.025(f-1)? .....  Yes     No
  - 6a. If yes, attach evidence in **Tab 12** documenting that the new qualifying job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards.
7. Attach in **Tab 13** the four most recent quarters of data for each wage calculation below, including documentation from the TWC website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information from the four quarterly periods for which data were available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22).
  - a. Average weekly wage for all jobs (all industries) in the county is .....
  - b. 110% of the average weekly wage for manufacturing jobs in the county is .....
  - c. 110% of the average weekly wage for manufacturing jobs in the region is .....
8. Which Tax Code section are you using to estimate the qualifying job wage standard required for this project? .....  §313.021(5)(A) or  §313.021(5)(B)
9. What is the minimum required annual wage for each qualifying job based on the qualified property? .....
10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? .....
11. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? .....  Yes     No
12. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? .....  Yes     No
  - 12a. If yes, attach in **Tab 12** supporting documentation from the TWC, pursuant to §313.021(3)(F).
13. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? .....  Yes     No
  - 13a. If yes, attach in **Tab 6** supporting documentation including a list of qualifying jobs in the other school district(s).

SECTION 15: Economic Impact

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

**WHITMAN**  
Engineering & Architecture  
7 PLEASANT HILL ROAD  
CRANFORD, NJ 08012  
TEL: (732) 390-9995  
FAX: (732) 390-9995

SEAL

**DRAWING NOTES**  
1. THIS DRAWING DOES NOT CONTAIN THE ENGINEER'S SEAL OR SIGNATURE. IT IS NOT A VALID DOCUMENT AND INFORMATION SHOWN HEREIN IS NOT VALID FOR THE INFORMATION SHOWN.  
2. THIS DRAWING HAS BEEN PREPARED AS A DRAWING IF IT IS PLOTTED AS ANY OTHER SIZE.

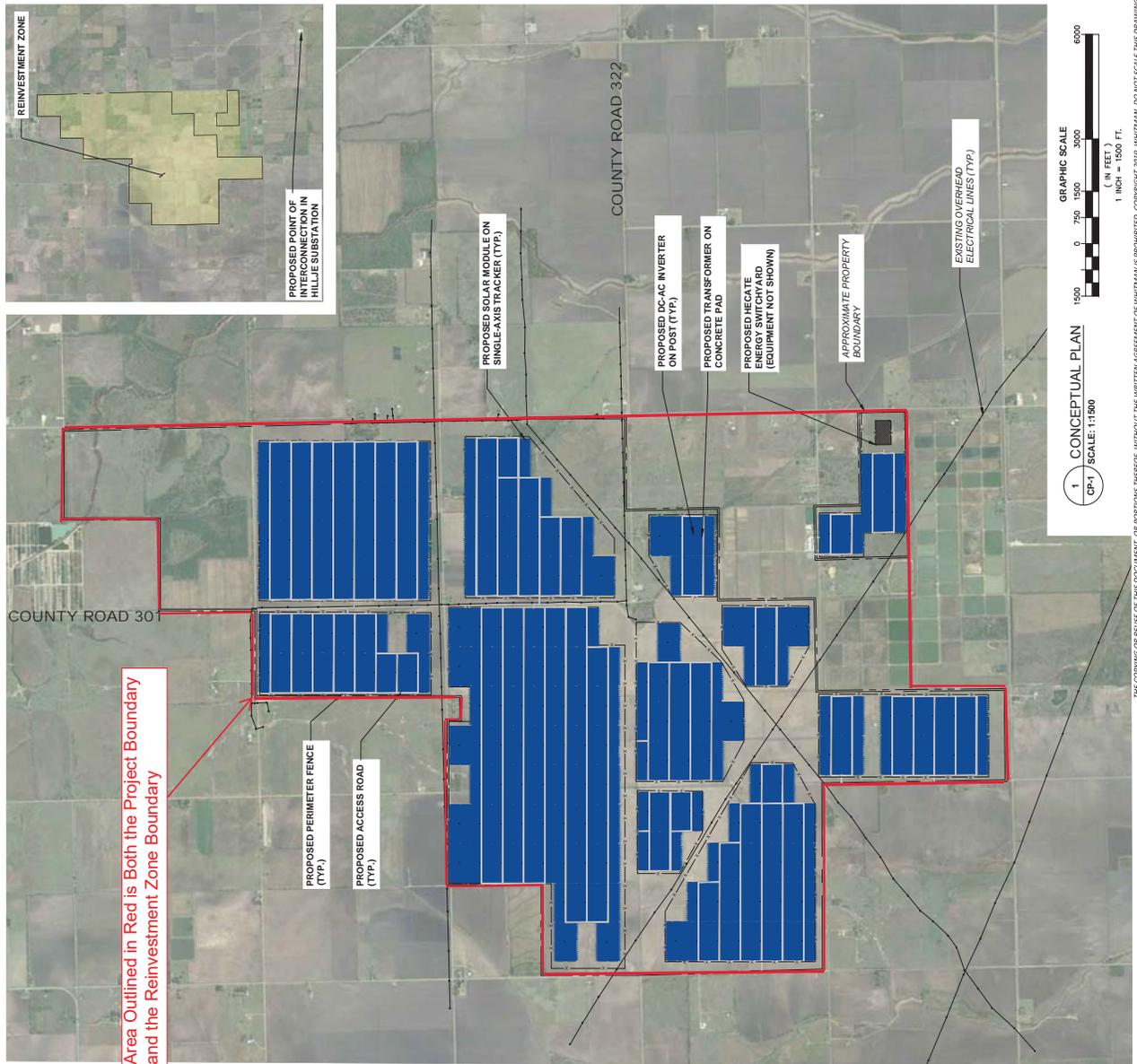
**Hecate Energy**  
HECATE ENERGY  
621 W. RANDOLPH STREET  
CHICAGO, IL 60661  
hecateenergy.com

NO.	DATE	REVISION DESCRIPTION
0	06/01/18	PRELIMINARY SUBMISSION
1	06/01/18	REVISED LAYOUT
2	07/01/18	REVISED LAYOUT

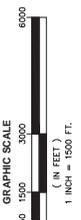
**PROJECT:** 500 MW (AC)  
GROUND MOUNTED  
PHOTOVOLTAIC SYSTEM  
  
RAMSEY SOLAR  
COUNTY ROAD 322  
EL CAMPO, TX 77437  
WHARTON COUNTY

SCALE	AS SHOWN	PROJECT DATE	PROJECT NO.
SCALE	AS SHOWN	11/16/17	HECATE
SCALE	AS SHOWN	11/16/17	HECATE
SCALE	AS SHOWN	11/16/17	HECATE

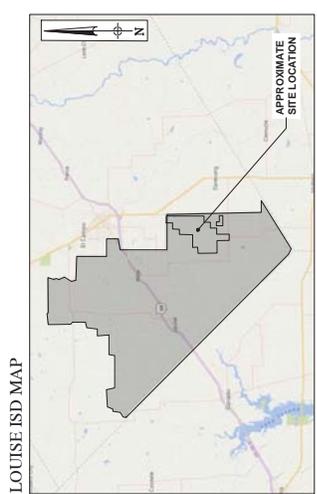
**DRAWING TITLE:** CONCEPTUAL PLAN  
**DRAWING NO.:** CP-1  
**SHEET NO.:** 1 OF 1



Area Outlined in Red is Both the Project Boundary and the Reinvestment Zone Boundary



THE COPYING OR REUSE OF THIS DOCUMENT, OR PORTIONS THEREOF, WITHOUT THE WRITTEN AGREEMENT OF WHITMAN IS PROHIBITED. COPYRIGHT 2018, WHITMAN. DO NOT SCALE THIS DRAWING



- NOTES:**
- THIS CONCEPTUAL LAYOUT IS BASED SOLELY ON AERIAL PHOTOGRAPHS AND THE CONDITION OF THE SOIL CAPACITY WAS CONDUCTED. A FULL GEOTECHNICAL ANALYSIS IS SUGGESTED.

- PV SYSTEM SPECIFICATIONS:**
- PV MODULES: 340W
  - DC-TO-AC INVERTERS: 125KW INVERTERS (OR LARGER)
  - MEDIUM AND HIGH-VOLTAGE ELECTRIC CABLING: EPC SOURCED FROM A REPUTABLE VENDOR WITH A TARGET OF BUYING FROM A LOCAL MOUNTING STRUCTURES: SINGLE-AXIS TRACKER
  - PROJECT SUBSTATION: EPC SOURCED FROM A REPUTABLE VENDOR WITH A TARGET OF BUYING FROM A LOCAL SUPPLIER IF POSSIBLE
  - TELECOMMUNICATIONS EQUIPMENT: EPC SOURCED FROM A REPUTABLE VENDOR WITH A TARGET OF BUYING FROM A LOCAL SUPPLIER IF POSSIBLE
  - TELECOMMUNICATIONS EQUIPMENT: EPC SOURCED FROM A REPUTABLE VENDOR WITH A TARGET OF BUYING FROM A LOCAL SUPPLIER IF POSSIBLE
  - TELECOMMUNICATIONS EQUIPMENT: EPC SOURCED FROM A REPUTABLE VENDOR WITH A TARGET OF BUYING FROM A LOCAL SUPPLIER IF POSSIBLE
  - TELECOMMUNICATIONS EQUIPMENT: EPC SOURCED FROM A REPUTABLE VENDOR WITH A TARGET OF BUYING FROM A LOCAL SUPPLIER IF POSSIBLE
  - TELECOMMUNICATIONS EQUIPMENT: EPC SOURCED FROM A REPUTABLE VENDOR WITH A TARGET OF BUYING FROM A LOCAL SUPPLIER IF POSSIBLE

**LEGEND**  
REINVESTMENT ZONE

APPROXIMATE PV SYSTEM SIZING			
ARRAY AREA	MODULE SIZE	MODULE COUNT	ARRAY SIZE (kW dc)
340	340	1820200	618868.00
GROUND MOUNT		1820200	618868.00



**CUMMINGS WESTLAKE**  
PROPERTY TAX ADVISORS

March 11, 2019

Dr. Garth Oliver  
Superintendent  
Louise Independent School District  
408 2<sup>nd</sup> Street  
Louise, TX 77455

**Re: Chapter 313 Jobs Waiver Request**

Dear Superintendent Oliver,

Hecate Energy Ramsey LLC requests that the Louise Independent School District's Board of Trustees waive the job requirement provision as allowed by Section 313.025(f-1) of the Tax Code. This waiver would be based on the school district's board findings that the jobs creation requirement exceeds the industry standard for the number of employees reasonably necessary for the operation of the facility of the property owner that is described in the application.

Hecate Energy Ramsey LLC requests that the Board of Trustees make such a finding and waive the job creation requirement for 10 permanent jobs. In line with industry standards for job requirements, Hecate Energy Ramsey LLC has committed to create five jobs for the project.

Solar projects create many full and part-time, but temporary jobs during the construction phase of the project but require a relatively small number of highly skilled technicians to operate and maintain the project after commercial operation commences.

The number of jobs committed to in this application is in line with the industry standards for a project this size. The industry standard for committed jobs is one job for each 100MW. This is evidenced by previously filed limitation agreement applications by solar developers who also requested a waiver of job requirements. In addition, there are educational materials and other documentation that also suggest that Hecate Energy Ramsey LLC has the appropriate number of jobs for this project. The permanent employees of a solar project maintain, and service solar panels, underground electrical

connections, substations and other infrastructure associate with the safe and reliable operation of the project. In addition to the onsite employees, there may be managers or technicians who support the project from offsite locations.

Sincerely,



Sam A. Gregson  
Senior Consultant  
Cummings Westlake, LLC

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

Amendment 1  
Submitted May 15, 2019

Date **1/14/2019**  
Applicant Name **HECATE ENERGY RAMSEY LLC**  
ISD Name **LOUISE ISD**

**Form 50-296A**

*Revised May 2014*

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Qualified Property			Estimated Taxable Value		
				Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2019-2020	2019	0	0	0	0	0	0
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2020-2021	2020	0	1,000,000	50,000,000	50,000,000	51,000,000	51,000,000
Value Limitation Period	1	2021-2022	2021	0	975,000	325,850,000	326,825,000	326,825,000	20,000,000
	2	2022-2023	2022	0	950,600	299,740,000	300,690,600	300,690,600	20,000,000
	3	2023-2024	2023	0	926,800	271,565,000	272,491,800	272,491,800	20,000,000
	4	2024-2025	2024	0	903,600	241,115,000	242,018,600	242,018,600	20,000,000
	5	2025-2026	2025	0	881,000	208,250,000	209,131,000	209,131,000	20,000,000
	6	2026-2027	2026	0	859,000	172,760,000	173,619,000	173,619,000	20,000,000
	7	2027-2028	2027	0	837,500	134,435,000	135,272,500	135,272,500	20,000,000
	8	2028-2029	2028	0	816,600	93,030,000	93,846,600	93,846,600	20,000,000
	9	2029-2030	2029	0	796,200	70,000,000	70,796,200	70,796,200	20,000,000
	10	2030-2031	2030	0	776,300	70,000,000	70,776,300	70,776,300	20,000,000
Continue to maintain viable presence	11	2031-2032	2031	0	756,900	70,000,000	70,756,900	70,756,900	70,756,900
	12	2032-2033	2032	0	738,000	70,000,000	70,738,000	70,738,000	70,738,000
	13	2033-2034	2033	0	719,600	70,000,000	70,719,600	70,719,600	70,719,600
	14	2034-2035	2034	0	701,600	70,000,000	70,701,600	70,701,600	70,701,600
	15	2035-2036	2035	0	684,100	70,000,000	70,684,100	70,684,100	70,684,100
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2036-2037	2036	0	667,000	70,000,000	70,667,000	70,667,000	70,667,000
	17	2037-2038	2037	0	650,300	70,000,000	70,650,300	70,650,300	70,650,300
	18	2038-2039	2038	0	634,000	70,000,000	70,634,000	70,634,000	70,634,000
	19	2039-2040	2039	0	618,200	70,000,000	70,618,200	70,618,200	70,618,200
	20	2040-2041	2040	0	602,700	70,000,000	70,602,700	70,602,700	70,602,700
	21	2041-2042	2041	0	587,600	66,500,000	67,087,600	67,087,600	67,087,600
	22	2042-2043	2042	0	572,900	66,500,000	67,072,900	67,072,900	67,072,900
	23	2043-2044	2043	0	558,600	66,500,000	67,058,600	67,058,600	67,058,600
	24	2044-2045	2044	0	544,600	66,500,000	67,044,600	67,044,600	67,044,600
	25	2045-2046	2045	0	531,000	66,500,000	67,031,000	67,031,000	67,031,000

Notes: Market value in future years is good faith estimate of future taxable value for the purposes of property taxation.  
Only include market value for eligible property on this schedule.

Schedule C: Employment Information

Date 1/14/2019  
Applicant Name HECATE ENERGY RAMSEY LLC  
ISD Name LOUISE ISD

Form 50-296A

Revised May 2014

	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A	Column B	Column C	Column D	Column E
				Number of Construction FTE's or man-hours (specify)	Average annual wage rates for construction workers	Number of non-qualifying jobs applicant estimates it will create (cumulative)	Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Average annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2019-2020	2019	500FTE	55,000	0	0	0
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2020-2021	2020	500FTE	55,000	0	0	0
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2021-2022	2021	N/A	N/A	0	5	47,505
	2	2022-2023	2022	N/A	N/A	0	5	47,505
	3	2023-2024	2023	N/A	N/A	0	5	47,505
	4	2024-2025	2024	N/A	N/A	0	5	47,505
	5	2025-2026	2025	N/A	N/A	0	5	47,505
	6	2026-2027	2026	N/A	N/A	0	5	47,505
	7	2027-2028	2027	N/A	N/A	0	5	47,505
	8	2028-2029	2028	N/A	N/A	0	5	47,505
	9	2029-2030	2029	N/A	N/A	0	5	47,505
	10	2030-2031	2030	N/A	N/A	0	5	47,505
Years Following Value Limitation Period	11 through 25	2031-2045	2031-2045	N/A	N/A	0	5	47,505

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

- C1. Are the cumulative number of qualifying jobs listed in Column D less than the number of qualifying jobs required by statute? (25)  Yes  No  
qualifying jobs in Subchapter B districts, 10 qualifying jobs in Subchapter C districts)  
If yes, answer the following two questions:
- C1a. Will the applicant request a job waiver, as provided under 313.025(f-1)?  Yes  No
- C1b. Will the applicant avail itself of the provision in 313.021(3)(F)?  Yes  No

Texas Comptroller of Public Accounts



SECTION 16: Authorized Signatures and Applicant Certification

After the application and schedules are complete, an authorized representative from the school district and the business should review the application documents and complete this authorization page. Attach the completed authorization page in Tab 17. NOTE: If you amend your application, you will need to obtain new signatures and resubmit this page, Section 16, with the amendment request.

1. Authorized School District Representative Signature

I am the authorized representative for the school district to which this application is being submitted. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code.

print here ▶ Dr. Garth Oliver  
Print Name (Authorized School District Representative)

Superintendent  
Title

sign here ▶   
Signature (Authorized School District Representative)

4/29/19  
Date

2. Authorized Company Representative (Applicant) Signature and Notarization

I am the authorized representative for the business entity for the purpose of filing this application. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code. The information contained in this application and schedules is true and correct to the best of my knowledge and belief.

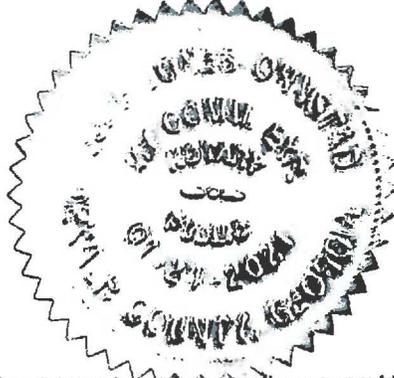
I hereby certify and affirm that the business entity I represent is in good standing under the laws of the state in which the business entity was organized and that no delinquent taxes are owed to the State of Texas.

print here ▶ Andrew Boggs  
Print Name (Authorized Company Representative (Applicant))

Director, Development  
Title

sign here ▶   
Signature (Authorized Company Representative (Applicant))

4/24/2019  
Date



GIVEN under my hand and seal of office this, the

24<sup>th</sup> day of April 2019

Notary Public in and for the State of ~~Texas~~ Georgia

My Commission expires: 1-24-2021

If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.