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May 23, 2019

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

RE: Amendment001 to La Joya Independent School District from La Joya Windpower, LLC

To the Local Government Assistance & Economic Analysis Division:

Enclosed is Amendment001 to the La Joya ISD from La Joya Windpower, LLC. The following changes have been made:

1. Section 14: Wage and Employment Information – Questions 7a and 7b have been updated.
 - i. 7a. Has been updated to 660.50
 - ii. 7b. Has been updated to 863.23
2. Tab 11 Maps
 - i. Updated Vicinity Map
 - ii. Updated Land Location w/in Vicinity Map
 - iii. Updated Enterprise Zone Map
3. Updated Tab 13 Wages. Updated Manufacturing and Total, All Industries Wages
4. New Signature Page

The Applicant has requested that a portion of Tab 11, specifically the detailed layout of the planned wind farm, be kept confidential until such time the Board votes to approve the application. In accordance with 34 TAC 9.1053, the information that is the subject of this request is segregated from the materials submitted contemporaneously with this application, that is, the proprietary commercial information regarding the competitive siting decisions for the possible project and proprietary information regarding the proposed layout of the project. The confidential materials are being submitted separately to protect against unintended disclosure. The maps depicting the planned location of the project display proprietary commercial information regarding the specific location of the possible project and the nature of the business that will be conducted at the site. The materials are protected by the trade secret exception set forth in Texas Government Code §552.110.

A copy of the application will be submitted to the Hidalgo County Appraisal District.

Sincerely,



Kevin O'Hanlon
School District Consultant

Cc: Hidalgo County Appraisal District
La Joya Windpower, LLC

Attachment 1

Please see executed application attached.

SECTION 14: Wage and Employment Information

1. What is the estimated number of permanent jobs (more than 1,600 hours a year), with the applicant or a contractor of the applicant, on the proposed qualified property during the last complete quarter before the application review start date (date your application is finally determined to be complete)? 0

2. What is the last complete calendar quarter before application review start date:
 First Quarter Second Quarter Third Quarter Fourth Quarter of 2019
(year)

3. What were the number of permanent jobs (more than 1,600 hours a year) this applicant had in Texas during the most recent quarter reported to the Texas Workforce Commission (TWC)? 0
Note: For job definitions see TAC §9.1051 and Tax Code §313.021(3).

4. What is the number of new qualifying jobs you are committing to create? 6

5. What is the number of new non-qualifying jobs you are estimating you will create? 0

6. Do you intend to request that the governing body waive the minimum new qualifying job creation requirement, as provided under Tax Code §313.025(f-1)? Yes No
 6a. If yes, attach evidence in **Tab 12** documenting that the new qualifying job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards.

7. Attach in **Tab 13** the four most recent quarters of data for each wage calculation below, including documentation from the TWC website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information from the four quarterly periods for which data were available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22).
 a. Average weekly wage for all jobs (all industries) in the county is 660.50
 b. 110% of the average weekly wage for manufacturing jobs in the county is 863.23
 c. 110% of the average weekly wage for manufacturing jobs in the region is 785.91

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? 40,867.32

10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 40,867.32

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**.

Attachment 11

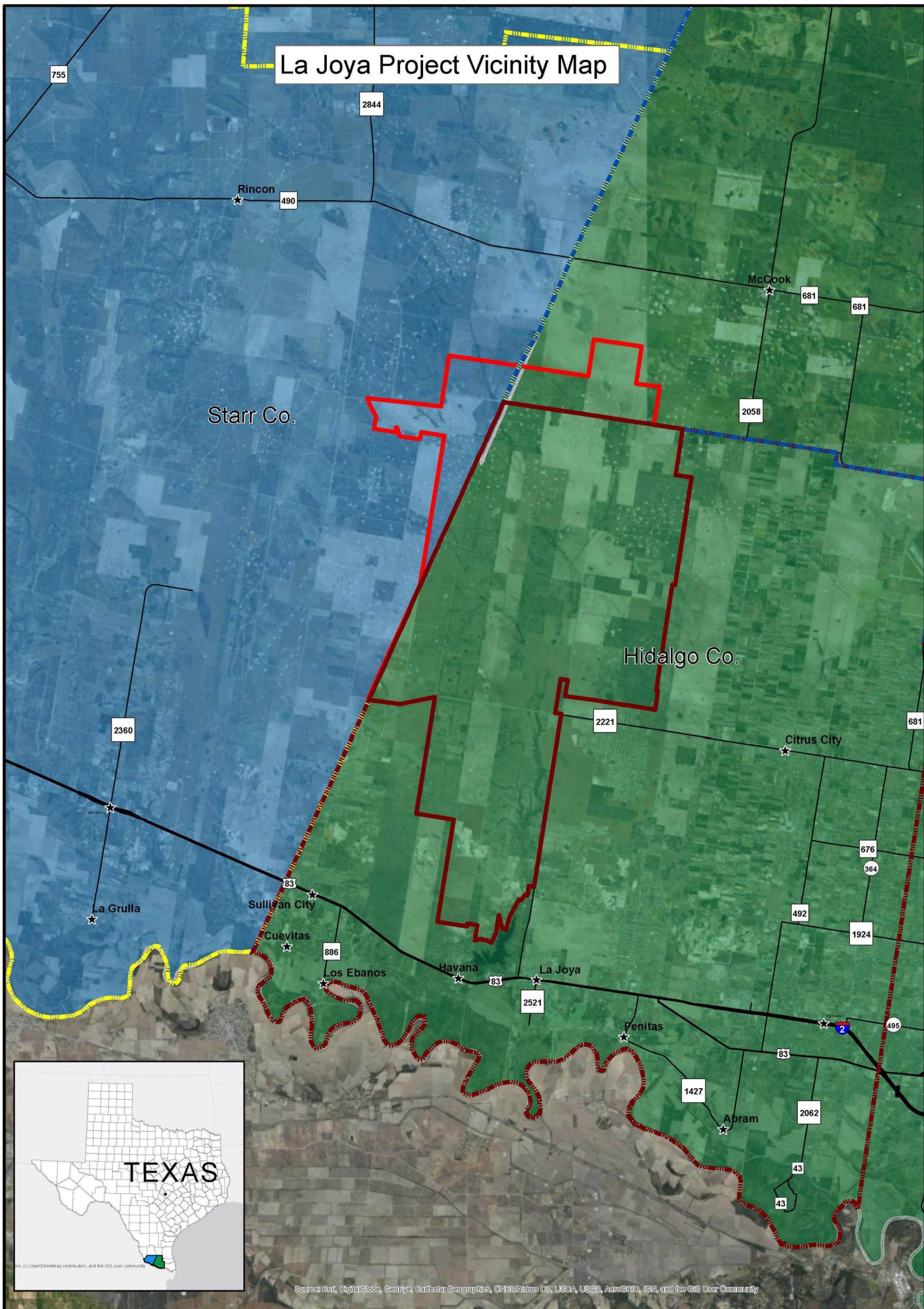
Maps that clearly show:

- a. Project vicinity***
- b. Qualified investment including location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period***
- c. Qualified property including location of new buildings or new improvements***
- d. Existing property***
- e. Land location within vicinity map***
- f. Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size***

Attachment 11a

a. Project vicinity

Please see attached map below.



La Joya Project Vicinity Map

Legend

- ★ City
- ▭ Project Boundary
- ▭ Edinburg CISD
- ▭ La Joya ISD
- ▭ Rio Grande City CISD
- ▭ Other School Districts
- ▭ Windfarm Bndry

Terra-Gen, LLC
La Joya Project
 Phase 1 - 210MW



0 5,000 10,000 Feet

Draft-Subject to change

Prepared by: MBJ

Date: 5/16/2019



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Attachment 11b

- b. Qualified investment including location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period***

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Attachment 11c

- c. Qualified property including location of new buildings or new improvements*

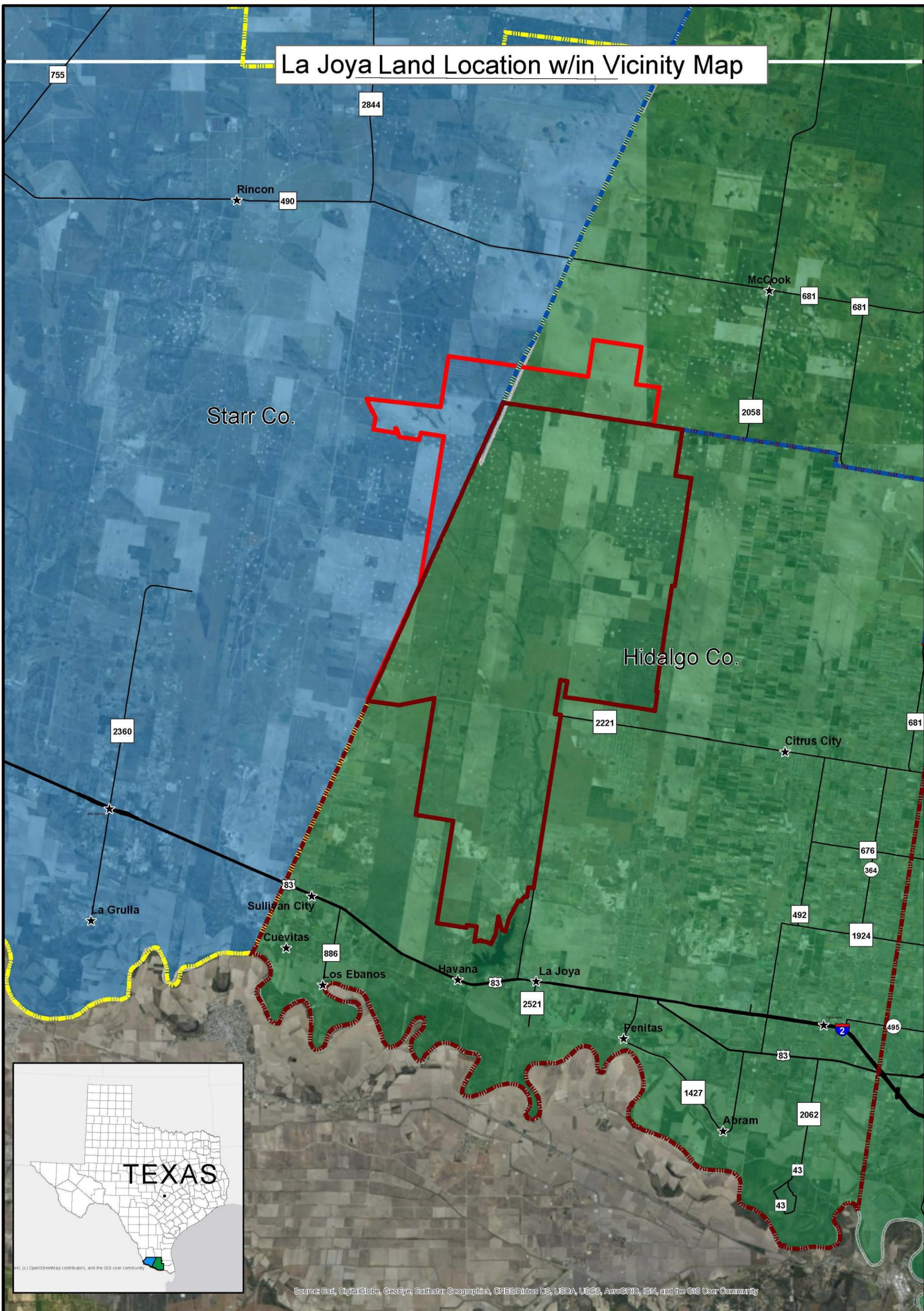
CONFIDENTIAL- FOR SEPARATE FILING

Attachment 11e

e. Land location within vicinity map

Please see attached map below.

La Joya Land Location w/in Vicinity Map

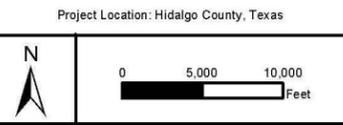


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



- Legend**
- ★ City
 - ▭ Project Boundary
 - ▭ Edinburg CISD
 - ▭ La Joya ISD
 - ▭ Rio Grande City CISD
 - ▭ Other School Districts
 - ▭ Windfarm Bndry

Terra-Gen, LLC
La Joya Project
 Phase 1 - 210MW



Project Location: Hidalgo County, Texas

Draft-Subject to change

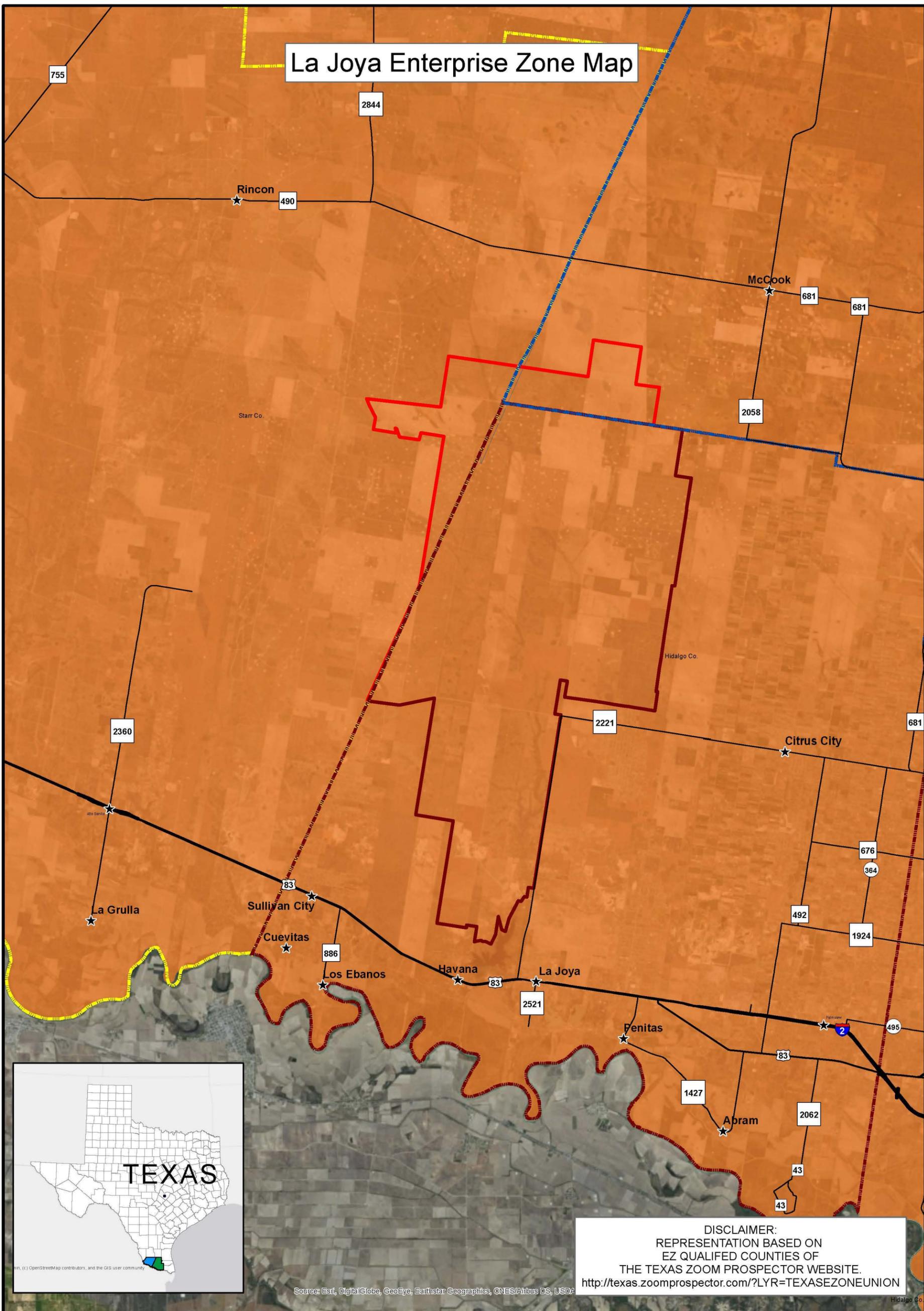
Prepared by: MBJ Date: 5/16/2019

Attachment 11f

- f. Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size***

Please see attached map below.

La Joya Enterprise Zone Map



DISCLAIMER:
 REPRESENTATION BASED ON
 EZ QUALIFIED COUNTIES OF
 THE TEXAS ZOOM PROSPECTOR WEBSITE.
<http://texas.zoomprospector.com/?LYR=TEXASEZONEUNION>

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA



Legend

- ★ City
- Edinburg CISD
- La Joya ISD
- Rio Grande City CISD
- Other School Districts
- Project Boundary
- Windfarm Bndry
- Qualified Counties

Terra-Gen, LLC
La Joya Project
 Phase 1 - 210MW

Project Location: Hidalgo & Starr County, Texas

Draft-Subject to change

Prepared by: MBJ Date: 5/16/2019

Attachment 13

Calculation of Wage Requirements – Hidalgo County

Supporting data for Section 14(7)(a)

Average weekly wage for all jobs (all industries) in the county

Year	Period	Area	Ownership	Division	Level	Ind. Code	Industry	Avg. Weekly Wages
2018	1 st Qtr	Hidalgo County	Total All	0	0	10	Total, All Industries	\$655.00
2018	2 nd Qtr	Hidalgo County	Total All	0	0	10	Total, All Industries	\$645.00
2018	3 rd Qtr	Hidalgo County	Total All	0	0	10	Total, All Industries	\$662.00
2018	4 th Qtr	Hidalgo County	Total All	0	0	10	Total, All Industries	\$680.00
Average weekly wage for previous four quarters								\$660.50

Source: Quarterly Employment and Wages (QCEW) data for Hidalgo County, <http://www.tracer2.com/cqi/dataanalysis/AreaSelection.asp?tableName=Industry>

Supporting Data for Section 14(7)(b)

110% of the average weekly wage for manufacturing jobs in the county

Year	Period	Area	Ownership	Division	Level	Ind. Code	Industry	Avg. Weekly Wages
2018	1 st Qtr	Hidalgo County	Private	31	2	31-33	Manufacturing	\$787.00
2018	2 nd Qtr	Hidalgo County	Private	31	2	31-33	Manufacturing	\$762.00
2018	3 rd Qtr	Hidalgo County	Private	31	2	31-33	Manufacturing	\$784.00
2018	4 th Qtr	Hidalgo County	Private	31	2	31-33	Manufacturing	\$806.00
Average weekly wage for previous four quarters								\$784.75
110% of Average Weekly Wages								\$863.23

Source: Quarterly Employment and Wages (QCEW) data for Hidalgo County, <http://www.tracer2.com/cqi/dataanalysis/AreaSelection.asp?tableName=Industry>

Supporting Data for Section 14(7)(c)

110% of the average weekly wage for manufacturing jobs in the region

Average Hourly Wages	\$17.86
Average Annual Wages	\$37,152.00
Average Weekly Wages @40hrs/week	\$714.46
110% of Average Weekly Wages	\$785.91

Source: 2017 Manufacturing Average Wages by Council of Government Region Wages for All Occupations. Project location region: 21. Lower Rio Grande Valley Development Council. <http://www.tracer2.com/admin/uploadedPublications/COGWages.pdf>

Year	Period	Area	Ownership	Industry Code	Industry	Level	Average Weekly Wage
2018	01	Hidalgo	Total All	10	Total, All Industries	0	\$ 655.00
2018	02	Hidalgo	Total All	10	Total, All Industries	0	\$ 645.00
2018	03	Hidalgo	Total All	10	Total, All Industries	0	\$ 662.00
2018	04	Hidalgo	Total All	10	Total, All Industries	0	\$ 680.00

Year	Period	Area	Ownership	Industry Code	Industry	Level	Average Weekly Wage	
2018	01	Hidalgo	Private	31-33	Manufacturing	2	\$	787.00
2018	02	Hidalgo	Private	31-33	Manufacturing	2	\$	762.00
2018	03	Hidalgo	Private	31-33	Manufacturing	2	\$	782.00
2018	04	Hidalgo	Private	31-33	Manufacturing	2	\$	806.00

Attachment 17

Signature and Certification Page signed and dated by Authorized School District Representative and Authorized Company Representative (applicant).

Please see attached.

SECTION 16: Authorized Signatures and Applicant Certification

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

1. Authorized School District Representative Signature

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

print here

Gisela Saenz

Print Name (Authorized School District Representative)

Interim Superintendent

Title

sign here

Gisela Saenz
Signature (Authorized School District Representative)

Date

5/22/19

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

Milton Howard

Print Name (Authorized Company Representative (Applicant))

Vice President of Renewable Development

Title

sign here

Milton Howard
Signature (Authorized Company Representative (Applicant))

Date

05/08/2019



(Notary Seal)

GIVEN under my hand and seal of office this, the

8th day of May 2019

Alexandria Alexis Hausman
Notary Public in and for the State of Texas

My Commission expires: 08/09/2021

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.