

# O'HANLON, DEMERATH & CASTILLO

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March 27, 2019

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

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

To the Local Government Assistance & Economic Analysis Division:

By copy of this letter transmitting the application for review to the Comptroller's Office, the La Joya Independent School District is notifying La Joya Windpower, LLC, of its intent to consider the application for appraised value limitation on qualified property should a positive certificate be issued by the Comptroller. The Applicant submitted the Application to the school district on February 25, 2019. The Board voted to accept the application on February 25, 2019. The application has been determined complete as of March 27, 2019. The Applicant has provided the schedules in both electronic format and paper copies. The electronic copy is identical to the hard copy that will be hand delivered.

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  
Buenos Aires Windpower, LLC

Application for Appraised Value Limitation  
On Qualified Property

Submitted to:

La Joya Independent School District



By:

Terra-Gen, LLC



La Joya Windpower, LLC

February 25, 2019

**Attachment 1**

Please see executed application attached.

# Application for Appraised Value Limitation on Qualified Property

(Tax Code, Chapter 313, Subchapter B or C)

**INSTRUCTIONS:** This application must be completed and filed with the school district. In order for an application to be processed, the governing body (school board) must elect to consider an application, but — by Comptroller rule — the school board may elect to consider the application only after the school district has received a completed application. Texas Tax Code, Section 313.025 requires that any completed application and any supplemental materials received by the school district must be forwarded within seven days to the Comptroller of Public Accounts.

If the school board elects to consider the application, the school district must:

- notify the Comptroller that the school board has elected to consider the application. This notice must include:
  - the date on which the school district received the application;
  - the date the school district determined that the application was complete;
  - the date the school board decided to consider the application; and
  - a request that the Comptroller prepare an economic impact analysis of the application;
- provide a copy of the notice to the appraisal district;
- must complete the sections of the application reserved for the school district and provide information required in the Comptroller rules located at 34 Texas Administrative Code (TAC) Section 9.1054; and
- forward the original hard copy of the completed application to the Comptroller in a three-ring binder with tabs, as indicated on page 9 of this application, separating each section of the documents, in addition to an electronic copy on CD. See 34 TAC Chapter 9, Subchapter F.

The governing body may, at its discretion, allow the applicant to supplement or amend the application after the filing date, subject to the restrictions in 34 TAC Chapter 9, Subchapter F.

When the Comptroller receives the notice and required information from the school district, the Comptroller will publish all submitted application materials on its website. The Comptroller is authorized to treat some application information as confidential and withhold it from publication on the Internet. To do so, however, the information must be segregated and comply with the other requirements set out in the Comptroller rules. For more information, see guidelines on Comptroller's website.

The Comptroller will independently determine whether the application has been completed according to the Comptroller's rules (34 TAC Chapter 9, Subchapter F). If the Comptroller finds the application is not complete, the Comptroller will request additional materials from the school district. Pursuant to 9.1053(a)(1)(C), requested information shall be provided within 20 days of the date of the request. When the Comptroller determines that the application is complete, it will send the school district a notice indicating so. The Comptroller will determine the eligibility of the project, issue a certificate for a limitation on appraised value to the school board regarding the application and prepare an economic impact evaluation by the 90th day after the Comptroller receives a complete application—as determined by the Comptroller.

The school board must approve or disapprove the application not later than the 150th day after the application review start date (the date the application is finally determined to be complete), unless an extension is granted. The Comptroller and school district are authorized to request additional information from the applicant that is reasonably necessary to issue a certificate, complete the economic impact evaluation or consider the application at any time during the application review period.

Please visit the Comptroller's website to find out more about the program at [comptroller.texas.gov/economy/local/ch313/](http://comptroller.texas.gov/economy/local/ch313/). There are links to the Chapter 313 statute, rules, guidelines and forms. Information about minimum limitation values for particular districts and wage standards may also be found at that site.

## SECTION 1: School District Information

### 1. Authorized School District Representative

February 25, 2019

Date Application Received by District

Alda

First Name

Superintendent

Title

La Joya Independent School District

School District Name

200 West Expressway 83

Street Address

Mailing Address

La Joya

City

(956)323-2002

Phone Number

Mobile Number (optional)

Benavides

Last Name

Texas

State

(956)323-2010

Fax Number

a.benavides@lajoyaisd.net

Email Address

78560

ZIP

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

Yes

No

**SECTION 1: School District Information (continued)**

**3. Authorized School District Consultant (If Applicable)**

|                               |                      |
|-------------------------------|----------------------|
| Kevin                         | O'Hanlon             |
| First Name                    | Last Name            |
| Partner                       |                      |
| Title                         |                      |
| O'Hanlon, Demerath & Castillo |                      |
| Firm Name                     |                      |
| (512)494-9949                 | (512)494-9914        |
| Phone Number                  | Fax Number           |
|                               | kohanlon@808west.com |
|                               | Email Address        |
| Mobile Number (optional)      |                      |

4. On what date did the district determine this application complete? ..... March 27, 2019
5. Has the district determined that the electronic copy and hard copy are identical? .....  Yes  No

**SECTION 2: Applicant Information**

**1. Authorized Company Representative (Applicant)**

|   |                        |       |
|---|------------------------|-------|
| Milton                                  | Howard                 |       |
| First Name                              | Last Name              |       |
| Vice President of Renewable Development | Terra-Gen, LLC         |       |
| Title                                   | Organization           |       |
| 11455 El Camino Real, Suite 160         |                        |       |
| Street Address                          |                        |       |
| Mailing Address                         |                        |       |
| San Diego                               | California             | 92130 |
| City                                    | State                  | ZIP   |
| (858)764-3754                           | (858)767-3750          |       |
| Phone Number                            | Fax Number             |       |
|   | MHoward@terra-gen.com  |       |
| Mobile Number (optional)                | Business Email Address |       |

2. Will a company official other than the authorized company representative be responsible for responding to future information requests? .....  Yes  No
- 2a. If yes, please fill out contact information for that person.

|                          |                         |            |
|--------------------------|-------------------------|------------|
| Damon                    | Huplosky                |            |
| First Name               | Last Name               |            |
| Managing Director        | Terra-Gen, LLC          |            |
| Title                    | Organization            |            |
| 437 Madison Ave          |                         |            |
| Street Address           |                         |            |
| Mailing Address          |                         |            |
| New York                 | New York                | 10022-7001 |
| City                     | State                   | ZIP        |
| (646)829-3915            |                         |            |
| Phone Number             | Fax Number              |            |
|                          | DHuplosky@terra-gen.com |            |
| Mobile Number (optional) | Business Email Address  |            |

3. Does the applicant authorize the consultant to provide and obtain information related to this application? .....  Yes  No



**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.**

SECTION 9: Projected Timeline

- 1. Application approval by school board ..... QTR 2 2019
- 2. Commencement of construction ..... QTR 1 2020
- 3. Beginning of qualifying time period ..... January 1, 2020
- 4. First year of limitation ..... January 1, 2022
- 5. Begin hiring new employees ..... QTR 3 2020
- 6. Commencement of commercial operations ..... QTR 4 2020
- 7. Do you propose to construct a new building or to erect or affix a new improvement after your application review start date (date your application is finally determined to be complete)? .....  Yes  No  
 Note: Improvements made before that time may not be considered qualified property.
- 8. When do you anticipate the new buildings or improvements will be placed in service? ..... QTR 4 2020

SECTION 10: The Property

- 1. Identify county or counties in which the proposed project will be located ..... Hidalgo County
- 2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property ..... Hidalgo County Appraisal Districts
- 3. Will this CAD be acting on behalf of another CAD to appraise this property? .....  Yes  No
- 4. List all taxing entities that have jurisdiction for the property, the portion of project within each entity and tax rates for each entity:  
 County: Hidalgo Co, 0.5800, 93% City: N/A  
(Name, tax rate and percent of project) (Name, tax rate and percent of project)  
 Hospital District: N/A Water District: N/A  
(Name, tax rate and percent of project) (Name, tax rate and percent of project)  
 Other (describe): South Texas College, 0.1850, 85% Other (describe): South Texas ISD, 0.04920, 85%  
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
- 5. Is the project located entirely within the ISD listed in Section 1? .....  Yes  No  
 5a. If no, attach in **Tab 6** additional information on the project scope and size to assist in the economic analysis.
- 6. Did you receive a determination from the Texas Economic Development and Tourism Office that this proposed project and at least one other project seeking a limitation agreement constitute a single unified project (SUP), as allowed in §313.024(d-2)? .....  Yes  No  
 6a. If yes, attach in **Tab 6** supporting documentation from the Office of the Governor.

SECTION 11: Investment

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

- 1. At the time of application, what is the estimated minimum qualified investment required for this school district? ..... 20,000,000.00
- 2. What is the amount of appraised value limitation for which you are applying? ..... 25,000,000.00  
 Note: The property value limitation amount is based on property values available at the time of application and may change prior to the execution of any final agreement.
- 3. Does the qualified investment meet the requirements of Tax Code §313.021(1)? .....  Yes  No
- 4. Attach a description of the qualified investment [See §313.021(1).] The description must include:
  - a. a specific and detailed description of the qualified investment you propose to make on the property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (Tab 7);
  - b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your minimum qualified investment (Tab 7); and
  - c. a detailed map of the qualified investment showing location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period, with vicinity map (Tab 11).
- 5. Do you intend to make at least the minimum qualified investment required by Tax Code §313.023 (or §313.053 for Subchapter C school districts) for the relevant school district category during the qualifying time period? .....  Yes  No

**SECTION 12: Qualified Property**

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

**SECTION 13: Information on Property Not Eligible to Become Qualified Property**

1. In Tab 10, attach a specific and detailed description of all **existing property**. This includes buildings and improvements existing as of the application review start date (the date the application is determined to be complete by the Comptroller). The description must provide sufficient detail to locate all existing property on the land that will be subject to the agreement and distinguish existing property from future proposed property.
2. In Tab 10, attach a specific and detailed description of all **proposed new property that will not become new improvements** as defined by TAC 9.1051. This includes proposed property that: functionally replaces existing or demolished/removed property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property; or is otherwise ineligible to become qualified property. The description must provide sufficient detail to distinguish existing property (question 1) and all proposed new property that cannot become qualified property from proposed qualified property that will be subject to the agreement (as described in Section 12 of this application).
3. For the property not eligible to become qualified property listed in response to questions 1 and 2 of this section, provide the following supporting information in Tab 10:
  - a. maps and/or detailed site plan;
  - b. surveys;
  - c. appraisal district values and parcel numbers;
  - d. inventory lists;
  - e. existing and proposed property lists;
  - f. model and serial numbers of existing property; or
  - g. other information of sufficient detail and description.
4. Total estimated market value of existing property (that property described in response to question 1): ..... \$ \_\_\_\_\_ 0.00
5. In Tab 10, include an appraisal value by the CAD of all the buildings and improvements existing as of a date within 15 days of the date the application is received by the school district.
6. Total estimated market value of proposed property not eligible to become qualified property (that property described in response to question 2): ..... \$ \_\_\_\_\_ 0.00

**Note:** Investment for the property listed in question 2 may count towards qualified investment in Column C of Schedules A-1 and A-2, if it meets the requirements of 313.021(1). Such property cannot become qualified property on Schedule B.

**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 2018  
(year)
3. What were the number of permanent jobs (more than 1,600 hours a year) this applicant had in Texas during the most recent quarter reported to the Texas Workforce Commission (TWC)? ..... 0  
**Note:** For job definitions see TAC §9.1051 and Tax Code §313.021(3).
4. What is the number of new qualifying jobs you are committing to create? ..... 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 ..... 658.75
  - b. 110% of the average weekly wage for manufacturing jobs in the county is ..... 861.58
  - 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 2**

***Proof of Payment of Application Fee***

Please find on the attached page, a copy of the wire for the \$75,000 application fee to La Joya ISD.

Proof of payment of filing fee received by the  
Comptroller of Public Accounts per TAC Rule  
§9.1054 (b)(5)

*(Page Inserted by Office of Texas Comptroller of  
Public Accounts)*

**Attachment 3**

***Documentation of Combined Group membership under Texas Tax Code 171.0001(7), history of tax default, delinquencies and/or material litigation (if applicable).***

Not Applicable.

## 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.***

La Joya Windpower, LLC, ("La Joya Windpower") is a special purpose entity formed to facilitate the development and commercialization of a utility-scale wind energy project. Terra-Gen Development Company, LLC, ("Terra-Gen") the exclusive developer of La Joya Windpower, 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.

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

The wind farm will have an estimated capacity of 210 megawatts ("MW"). To construct the wind farm, La Joya Windpower expects: 93 wind turbines comprised of 86 wind turbines with a nameplate capacity of 2.2 MW and 7 wind turbines with a nameplate capacity of 3.45MW of which:

- 86 wind turbines being within the La Joya ISD boundaries,
- 7 wind turbines within the Edinburg CISD boundaries, and

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.

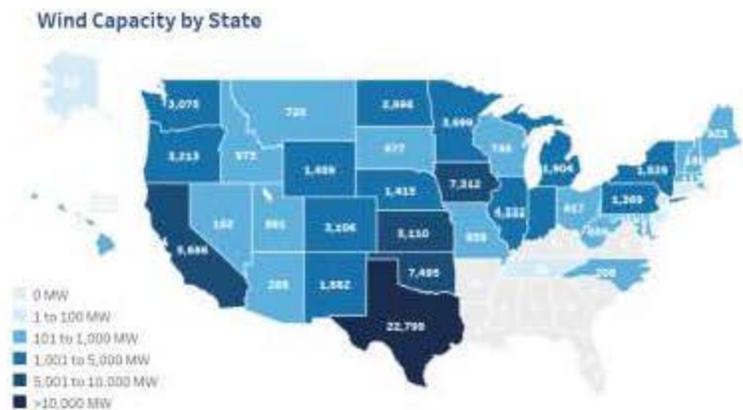
Construction of the wind farm is expected to take approximately 12 months to complete, contingent upon favorable economics for the project.

While the wind regime for La Joya Windpower is very good, there are many favorable locations for wind projects that could be developed across the United States. La Joya Windpower has modeled its economics with an expectation that having a Limitation of Appraised Value Agreement with La Joya ISD is 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 La Joya Windpower 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.



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 La Joya 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 La Joya Windpower, 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.

La Joya 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 County, 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 La Joya Windpower Project as described throughout this Application but should it not be granted the limitation, then it is likely that La Joya Windpower would not be economically viable compared to other projects in development across the U.S.

As of August 2018, La Joya Windpower has no physical assets on site. La Joya Windpower 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, La Joya Windpower 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.

## 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?**

La Joya Windpower, LLC was formed in 2018. 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 La Joya Windpower, LLC.

Terra-Gen has entered into the following representative agreements and contracts for the development of a project within La Joya ISD, and Edinburg CISD, and intends to assign these assets to La Joya Windpower, LLC:

- Grants of leases and easements covering approximately 36,000 acres of land
- 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.

La Joya Windpower is currently in a period of assessment to determine whether the identified site within La Joya 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 210 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 La Joya Windpower 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 \$210M 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.

Attachment 6

*Description of how project is located in more than one district, including list of percentage in each district and, if determined to be a single unified project, documentation from the Office of the Governor (if applicable).*

**5a. If no, attach in Tab 6 additional information on the project scope and size to assist in the economic analysis.**

It is anticipated that 93% of the planned Qualified Property for the Project will be located within La Joya ISD boundaries, 7% located within the Edinburg CISD boundaries being within Hidalgo County, Texas. However, La Joya Windpower, LLC will NOT be applying for an appraised value limitation with Edinburg CISD.

| School District | County                | Percentage of Project | Anticipated Number of Turbines |
|-----------------|-----------------------|-----------------------|--------------------------------|
| La Joya ISD     | Hidalgo County, Texas | 93%                   | 86                             |
| Edinburg CISD   | Hidalgo County, Texas | 7%                    | 7                              |

## Attachment 7

### *Description of Qualified Investment*

- a. A specific and detailed description of the qualified investment you propose to make on the property for which you are requesting an appraised value limitation as defined by Tax Code 313.021(7) (Tab 7).***

The Applicant is requesting an appraised value limitation on all of the property constructed or placed upon the real property within La Joya ISD, which is located in Hidalgo and Starr Counties, Texas.

The property for which the Applicant is requesting an appraised value limitation shall include, but is NOT limited to, the following: up to 86 wind turbines, with a combined make up of 79- 2.2 MW wind turbines and 7- 3.45 MW wind turbines and a combined total generating capacity of approximately 210 MW; up to 86 steel reinforced concrete foundations supporting the weight of each turbine tower; up to 86 electric power transformers; underground conductor cables used to transport electricity from each turbine tower to an electrical substation; and a new electrical substation interconnected to the ETT Lobo to Palmetto, 345kV transmission line located in Hidalgo County.

Additionally, the map provided does not represent the final location of the improvements; however, all of the improvements that make up the amount of Qualified Investment will be made within the Project Investment Area as shown on Map Exhibit on Attachment 11a.

- b. A description of any new buildings proposed new improvements or personal property which you intend to include as part of your minimum qualified investment (Tab 7).***

The Applicant intends to construct a Maintenance and Operations building to house equipment i.e. junction boxes, transformer equipment, and turbine electronic controls. The Applicant will also be constructing an electrical substation facility for integration and transmission of power into the electrical grid.

## Attachment 8

### *Description of Qualified Property*

La Joya Windpower, LLC plans to construct an estimated 210 MW wind farm in Hidalgo County, located within La Joya ISD, and Edinburg CISD boundaries. Additional improvements of Qualified Property located within La Joya ISD boundary include:

- 86 Wind Turbines: 79 wind turbines with a nameplate capacity of 2.2MW and 7 wind turbines with a nameplate capacity of 3.45MW;
- 86 Wind Turbine Foundations;
- Several thousand feet of Transmission Collection System cable & Junction Boxes;
- Overhead Transmission and Interconnection infrastructure;
- Meteorological towers;
- All weather Road work sloped for drainage;
- Operations and maintenance building for storage of control systems necessary for commercial generation of electricity;
- Electric substation including power transformers, associated circuit breakers, switches, reactive power compensation equipment and control building & fencing of perimeter.

La Joya Windpower anticipates using 86 wind turbines with a nameplate capacity of 2.2 MW and 7 wind turbines with a nameplate capacity of 3.45 MW. Although final turbine selection and location of the infrastructure may change, 93% of equipment outlined above is expected to be located within La Joya ISD, and the remaining 7% is anticipated to be within the Edinburg CISD boundaries. Current plans are to install turbines in one phase.

The exact placement of turbines is subject to ongoing planning, wind resource evaluation, engineering, land leasing, and turbine selection. The final number and location of turbines and supporting structures will be determined before construction begins. However, any changes in the number and location of turbines will not have a significant impact on the total investment. La Joya intends to connect to ETT Lobo to Palmetto, 345kV transmission line internal to the Project, located within La Joya ISD, and Edinburg CISD boundaries. All of the infrastructure will remain within the project boundary and within the Hidalgo County Enterprise Zones. The map in Attachment 11b shows the proposed project area with the anticipated improvement locations.

**Attachment 9**

***Description of Land***

Not Applicable.

**Attachment 10**

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

Not Applicable.

**Attachment 11**

***Maps that clearly show:***

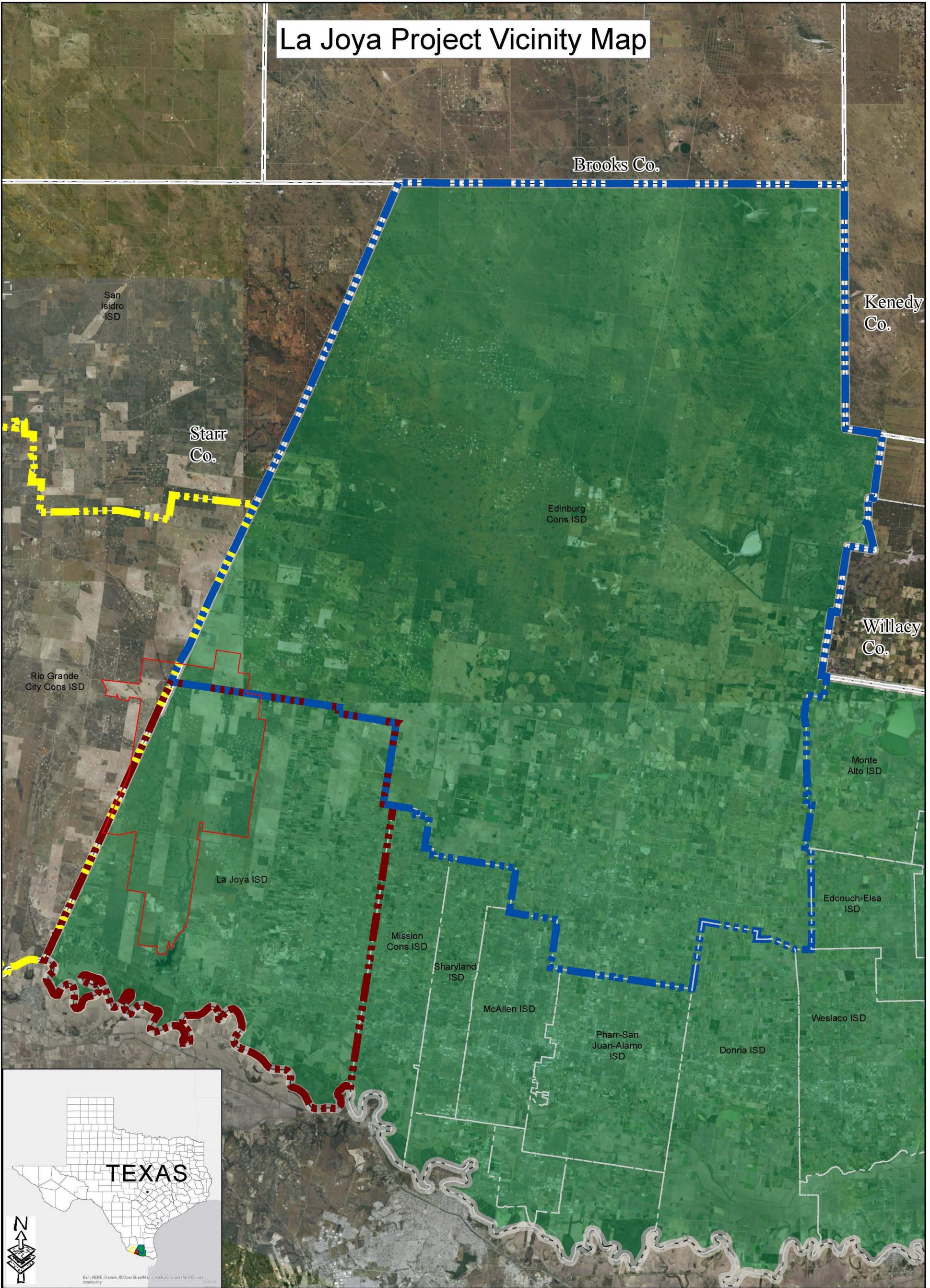
- a. Project vicinity***
- b. Qualified investment including location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period***
- c. Qualified property including location of new buildings or new improvements***
- 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



Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community



- Legend**
- PROJECT BNDRY
  - Edinburg Cons ISD
  - La Joya ISD
  - Rio Grande City Cons ISD
  - Other School Districts
  - HIDALGO CO.

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



Draft-Subject to change

Prepared by: MBL

Date: 01/30/2019

February 25, 2019

**Re: Confidentiality of Maps Submitted with La Joya Windpower, LLC Chapter 313 Appraised Value limitation Application with La Joya ISD**

To Whom It May Concern:

As an attachment to the La Joya Windpower, LLC Chapter 313 Appraised Value Limitation Application submitted to La Joya ISD on February 25, 2019 ("Application"), we designated certain maps, the Qualified Investment and Qualified Property maps (Attachments 11b & 11c), attached thereto ("Maps") as "Confidential". We submit this letter to comply with the requirements by which both La Joya ISD and the Comptroller's office can withhold confidential or proprietary information from public release while the Application is pending. This letter is submitted to identify the documents for which confidentiality is sought and provide the specific reasons, stating why the material is believed to be confidential.

The Maps reflect the proposed specific site plan and the location of tangible personal property to be located on real property covered by the Application- all of which continue to be refined. In addition, and at this time, disclosure of the Maps could be potentially valuable to our competitors and any disclosure could negatively impact the project. The Maps include commercially valuable geological or geophysical information regarding the exploration or development of natural resources and is protected from disclosure under section 552.113 of the Texas Government Code.

As required, the Maps were submitted as segregated in the application from other information in the application and specifically notated as "Confidential".

It is our intention to complete negotiations relating to both the location of the property and the tangible personal property during the time the Application is pending and understand that the Maps can only remain confidential and withheld from public release unless and until the governing body of the school district acts on the application.

To the extent you have any questions regarding this letter, please contact me for further clarification.

Sincerely,

Milton Howard  
Vice President of Renewable Development  
Terra-Gen Development Company, LLC

**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***

CONFIDENTIAL- FOR SEPARATE FILING

**Attachment 11c**

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

CONFIDENTIAL- FOR SEPARATE FILING

**Attachment 11d**

***d. Existing property***

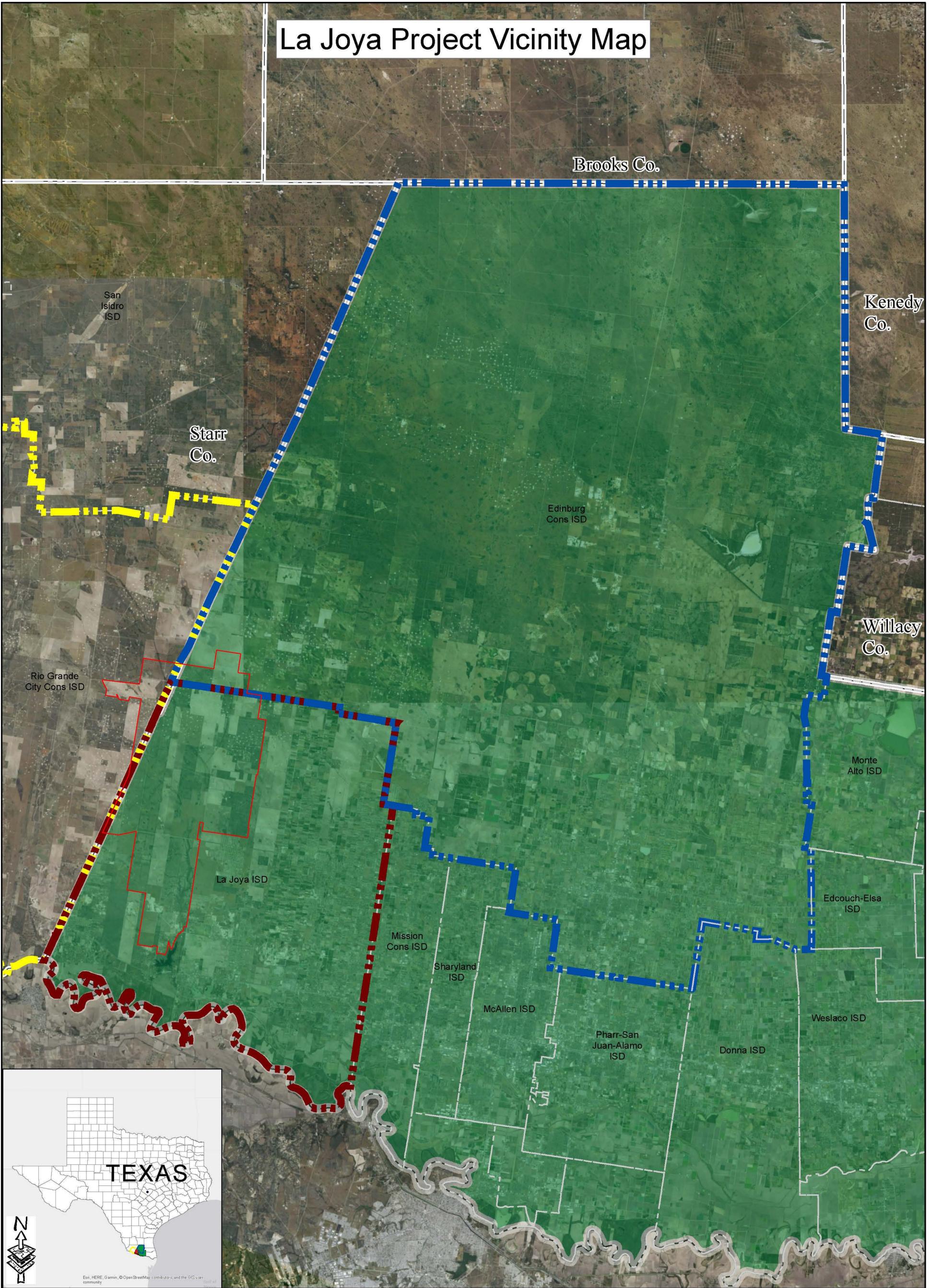
Not Applicable.

**Attachment 11e**

***e. Land location within vicinity map***

Please see attached map below.

# La Joya Project Vicinity Map



Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community



- Legend**
- PROJECT BNDRY
  - Edinburg Cons ISD
  - La Joya ISD
  - Rio Grande City Cons ISD
  - Other School Districts
  - HIDALGO CO.

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



Draft-Subject to change

Prepared by: MBL

Date: 01/30/2019

**Attachment 11f**

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

Please see attached map below.



Map Layers

Labor Force

Demographic Data

Consumer Expenditures

Map Satellite

LEGEND

LAYERS Clear

Enterprise Zones

- 2000
- 2010
- 2000 and 2010

Starr County Boundary Line

Rio Grande City CISD Boundary

Project Boundary

Hidalgo County Boundary Line

Edinburg CISD Boundary

La Joya ISD Boundary

**Attachment 12**

***Request for Waiver of Job Creation Requirement and supporting information (if applicable).***

Please see attached waiver request below.

February 25, 2019

Dr. Alda T. Benavides, Superintendent  
La Joya Independent School District  
200 West Expressway 83  
La Joya, TX 78560

**Re: Ch-313 Application for Appraised Value Limitation – Job Waiver Request**

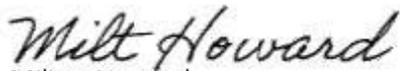
Dear Dr. Benavides,

This letter is to advise you that La Joya Windpower, LLC is submitting its Chapter 313 Application for Appraised Value Limitation on Qualified Property with a request for a waiver of the jobs creation requirement.

House Bill 1470 altered the jobs requirement by adding Section 313-025 (f-1) to permit a school district's board of trustees to make a finding that the job requirement could be waived if the job 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. La Joya Windpower, LLC, requests that La Joya ISD's Board of Trustees make such a finding and waive the job creation requirement for the permanent jobs. Based on the industry standard, the size and scope of this project will require approximately six (6) permanent jobs.

As background information on the creation of the full-time jobs by wind energy projects, these types of projects create a large number of full-time, temporary jobs during the construction phase, but require a small number of highly skilled technicians to operate a wind project once construction operations cease and commercial operations begin. The permanent employees of a wind project maintain, and service wind turbines, underground electrical connections, substations and other infrastructure associated with the safe and reliable operation of the project. The industry standard for permanent employment is one full-time employee for every fifteen to twenty (15-20) turbines, although this number varies depending on the turbines selected as well as the support and technical assistance offered by the turbine manufacturer. In addition to the onsite employees described, there may be asset managers or technicians who supervise, monitor, and support the wind project operations from offsite locations.

Sincerely,

  
Milton Howard

Vice President of Renewable Development  
Terra-Gen Development Company, LLC

**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 <sup>st</sup> Qtr | Hidalgo County | Total All | 0        | 0     | 10        | Total, All Industries | \$655.00          |
| 2018  | 2 <sup>nd</sup> Qtr | Hidalgo County | Total All | 0        | 0     | 10        | Total, All Industries | \$645.00          |
| 2018  | 3 <sup>rd</sup> Qtr | Hidalgo County | Total All | 0        | 0     | 10        | Total, All Industries | \$662.00          |
| 2017  | 4 <sup>th</sup> Qtr | Hidalgo County | Total All | 0        | 0     | 10        | Total, All Industries | \$664.00          |
| <b>Average weekly wage for previous four quarters</b> |                     |                |           |          |       |           |                       | <b>\$658.75</b>   |

*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 <sup>st</sup> Qtr | Hidalgo County | Private   | 31       | 2     | 31-33     | Manufacturing | \$787.00          |
| 2018  | 2 <sup>nd</sup> Qtr | Hidalgo County | Private   | 31       | 2     | 31-33     | Manufacturing | \$762.00          |
| 2018  | 3 <sup>rd</sup> Qtr | Hidalgo County | Private   | 31       | 2     | 31-33     | Manufacturing | \$784.00          |
| 2017  | 4 <sup>th</sup> Qtr | Hidalgo County | Private   | 31       | 2     | 31-33     | Manufacturing | \$800.00          |
| <b>Average weekly wage for previous four quarters</b> |                     |                |           |          |       |           |               | <b>\$783.25</b>   |
| <b>110% of Average Weekly Wages</b>                   |                     |                |           |          |       |           |               | <b>\$861.58</b>   |

*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

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

*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>*

## Quarterly Employment and Wages (QCEW)

[Back](#)

### D.PERIODYEAR

Page 1 of 1 (40 results/page)

| Year | Period  | Area           | Ownership | Division | Level | Ind Code | Industry              | Avg Weekly Wages |
|------|---------|----------------|-----------|----------|-------|----------|-----------------------|------------------|
| 2018 | 1st Qtr | Hidalgo County | Total All | 00       | 0     | 10       | Total, all industries | \$655            |
| 2018 | 2nd Qtr | Hidalgo County | Total All | 00       | 0     | 10       | Total, all industries | \$645            |
| 2018 | 3rd Qtr | Hidalgo County | Total All | 00       | 0     | 10       | Total, all industries | \$662            |
| 2017 | 1st Qtr | Hidalgo County | Total All | 00       | 0     | 10       | Total, all industries | \$640            |
| 2017 | 2nd Qtr | Hidalgo County | Total All | 00       | 0     | 10       | Total, all industries | \$632            |
| 2017 | 3rd Qtr | Hidalgo County | Total All | 00       | 0     | 10       | Total, all industries | \$649            |
| 2017 | 4th Qtr | Hidalgo County | Total All | 00       | 0     | 10       | Total, all industries | \$664            |

## Quarterly Employment and Wages (QCEW)

[Back](#)

### D.PERIODYEAR

Page 1 of 1 (40 results/page)

|  Year |  Period |  Area |  Ownership |  Division |  Level |  Ind Code |  Industry |  Avg Weekly Wages |
|--|--|--|---|--|---|--|--|--|
| 2018   | 1st Qtr  | Hidalgo County   | Private   | 31   | 2   | 31-33  | Manufacturing  | \$787  |
| 2018   | 2nd Qtr  | Hidalgo County   | Private   | 31   | 2   | 31-33  | Manufacturing  | \$762  |
| 2018   | 3rd Qtr  | Hidalgo County   | Private   | 31   | 2   | 31-33  | Manufacturing  | \$784  |
| 2017   | 1st Qtr  | Hidalgo County   | Private   | 31   | 2   | 31-33  | Manufacturing  | \$813  |
| 2017   | 2nd Qtr  | Hidalgo County   | Private   | 31   | 2   | 31-33  | Manufacturing  | \$774  |
| 2017   | 3rd Qtr  | Hidalgo County   | Private   | 31   | 2   | 31-33  | Manufacturing  | \$786  |
| 2017   | 4th Qtr  | Hidalgo County   | Private   | 31   | 2   | 31-33  | Manufacturing  | \$800  |

**2017 Manufacturing Average Wages by Council of Government Region  
Wages for All Occupations**

| COG  | Wages          |                 |
|--|----------------|-----------------|
|  | Hourly         | Annual          |
| <b>Texas</b>   | <b>\$26.24</b> | <b>\$54,587</b> |
| <a href="#"><u>1. Panhandle Regional Planning Commission</u></a>         | \$23.65        | \$49,190        |
| <a href="#"><u>2. South Plains Association of Governments</u></a>        | \$19.36        | \$40,262        |
| <a href="#"><u>3. NORTEX Regional Planning Commission</u></a>            | \$23.46        | \$48,789        |
| <a href="#"><u>4. North Central Texas Council of Governments</u></a>     | \$26.80        | \$55,747        |
| <a href="#"><u>5. Ark-Tex Council of Governments</u></a>                 | \$18.59        | \$38,663        |
| <a href="#"><u>6. East Texas Council of Governments</u></a>              | \$21.07        | \$43,827        |
| <a href="#"><u>7. West Central Texas Council of Governments</u></a>      | \$21.24        | \$44,178        |
| <a href="#"><u>8. Rio Grande Council of Governments</u></a>              | \$18.44        | \$38,351        |
| <a href="#"><u>9. Permian Basin Regional Planning Commission</u></a>     | \$26.24        | \$54,576        |
| <a href="#"><u>10. Concho Valley Council of Governments</u></a>          | \$19.67        | \$40,924        |
| <a href="#"><u>11. Heart of Texas Council of Governments</u></a>         | \$21.53        | \$44,781        |
| <a href="#"><u>12. Capital Area Council of Governments</u></a>           | \$31.49        | \$65,497        |
| <a href="#"><u>13. Brazos Valley Council of Governments</u></a>          | \$17.76        | \$39,931        |
| <a href="#"><u>14. Deep East Texas Council of Governments</u></a>        | \$17.99        | \$37,428        |
| <a href="#"><u>15. South East Texas Regional Planning Commission</u></a> | \$34.98        | \$72,755        |
| <a href="#"><u>16. Houston-Galveston Area Council</u></a>                | \$28.94        | \$60,202        |
| <a href="#"><u>17. Golden Crescent Regional Planning Commission</u></a>  | \$26.94        | \$56,042        |
| <a href="#"><u>18. Alamo Area Council of Governments</u></a>             | \$22.05        | \$48,869        |
| <a href="#"><u>19. South Texas Development Council</u></a>               | \$15.07        | \$31,343        |
| <a href="#"><u>20. Coastal Bend Council of Governments</u></a>           | \$28.98        | \$60,276        |
| <a href="#"><u>21. Lower Rio Grande Valley Development Council</u></a>   | <b>\$17.86</b> | <b>\$37,152</b> |
| <a href="#"><u>22. Texoma Council of Governments</u></a>                 | \$21.18        | \$44,060        |
| <a href="#"><u>23. Central Texas Council of Governments</u></a>          | \$19.30        | \$40,146        |
| <a href="#"><u>24. Middle Rio Grande Development Council</u></a>         | \$24.07        | \$50,058        |

Source: Texas Occupational Employment and Wages

Data published: July 2018

Data published annually, next update will be July 31, 2019

Note: Data is not supported by the Bureau of Labor Statistics (BLS).

Wage data is produced from Texas OES data, and is not to be compared to BLS estimates.

Data intended for TAC 313 purposes only.

**Attachment 14**

***Schedules A1, A2, B, C and D completed and signed Economic Impact (if applicable).***

Please see attached schedules below.

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

Date 2/18/2019  
 Applicant Name La Joya Windpower, LLC  
 ISD Name La Joya ISD

| PROPERTY INVESTMENT AMOUNTS  |            |                         |   |   |   |   |  |   |  |
|--|------------|-------------------------|---|---|---|---|--|---|--|
| (Estimated Investment in each year. Do not put cumulative totals.)   |            |                         |   |   |   |   |  |   |  |
|  |            |                         |   | Column A  | Column B  | Column C  | Column D   | Column E  |  |
|  | Year       | School Year (YYYY-YYYY) | Tax Year (Fill in actual tax year below) YYYY | New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property | New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property | Other new investment made during this year that will not become Qualified Property [SEE NOTE] | Other new investment made during this year that may become Qualified Property [SEE NOTE] | Total Investment (Sum of Columns A+B+C+D)   |  |
| Investment made before filing complete application with district   | Pre Year 1 | 2018-2019               | 2018  | Not eligible to become Qualified Property   |   |   |  | [The only other investment made before filing complete application with district that may become Qualified Property is land.] |  |
| Investment made after filing complete application with district, but before final board approval of application                  | Pre Year 2 | 2019-2020               | 2019  |   |   |   |  |   |  |
| Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period |            |                         |   | 0.00  | 0.00  | 0.00  | 0.00   |   |  |
| Complete tax years of qualifying time period   | QTP1       | 2020-2021               | 2020  | \$ 200,000,000.00   | 0.00  | 0.00  | 0.00   | 20000000  |  |
|  | QTP2       | 2021-2022               | 2021  | \$ 10,000,000.00  | 0.00  | 0.00  | 0.00   | 1000000   |  |
| <b>Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]</b>   |            |                         |   | \$ 210,000,000.00   | \$ -  | 0.00  | 0.00   | \$ 210,000,000.00   |  |
|  |            |                         |   | Enter amounts from TOTAL row above in Schedule A2   |   |   |  |   |  |
| <b>Total Qualified Investment (sum of green cells)</b>   |            |                         |   | \$ 210,000,000.00   |   |   |  |   |  |

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

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

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

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

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

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

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

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

Date 2/11/2019  
 Applicant Name La Joya Windpower, LLC  
 ISD Name La Joya ISD

Form 50-2  
 Revised May

| PROPERTY INVESTMENT AMOUNTS   |      |                         |   |   |   |   |   |                            |  |
|---|------|-------------------------|---|---|---|---|---|----------------------------|--|
| (Estimated Investment in each year. Do not put cumulative totals.)        |      |                         |   |   |   |   |   |                            |  |
|   |      |                         |   | Column A  | Column B  | Column C  | Column D  | Column E                   |  |
|   | Year | School Year (YYYY-YYYY) | Tax Year (Fill in actual tax year below) YYYY | New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property | New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property | Other investment made during this year that will not become Qualified Property [SEE NOTE] | Other investment made during this year that will become Qualified Property [SEE NOTE] | Total Investment (A+B+C+D) |  |
| Total Investment from Schedule A1*  | --   | TOTALS FROM SCHEDULE A1 |   | \$ 210,000,000.00   |   | \$ -  | \$ -  | \$ 210,000,000.00          |  |
| Pre-Year  | 0    | 2018-2019               | 2018  |   |   |   |   |                            |  |
|   | 1    | 2019-2020               | 2019  |   |   |   |   |                            |  |
| Qualified Investment Period   | 1    | 2020-2021               | 2020  | \$ 200,000,000.00   |   |   |   | \$ 200,000,000.00          |  |
|   | 2    | 2021-2022               | 2021  | \$ 10,000,000.00  |   |   |   | \$ 10,000,000.00           |  |
| Value limitation period***  | 1    | 2022-2023               | 2022  |   |   |   |   |                            |  |
|   | 2    | 2023-2024               | 2023  |   |   |   |   |                            |  |
|   | 3    | 2024-2025               | 2024  |   |   |   |   |                            |  |
|   | 4    | 2025-2026               | 2025  |   |   |   |   |                            |  |
|   | 5    | 2026-2027               | 2026  |   |   |   |   |                            |  |
|   | 6    | 2027-2028               | 2027  |   |   |   |   |                            |  |
|   | 7    | 2028-2029               | 2028  |   |   |   |   |                            |  |
|   | 8    | 2029-2030               | 2029  |   |   |   |   |                            |  |
|   | 9    | 2030-2031               | 2030  |   |   |   |   |                            |  |
|   | 10   | 2031-2032               | 2031  |   |   |   |   |                            |  |
| Total Investment made through limitation                                  |      |                         |   | \$ 210,000,000.00   | \$ -  | \$ -  | \$ -  | \$ 210,000,000.00          |  |
| Continue to maintain viable presence                                      | 11   | 2032-2033               | 2032  |   |   |   |   |                            |  |
|   | 12   | 2033-2034               | 2033  |   |   |   |   |                            |  |
|   | 13   | 2034-2035               | 2034  |   |   |   |   |                            |  |
|   | 14   | 2035-2036               | 2035  |   |   |   |   |                            |  |
|   | 15   | 2036-2037               | 2036  |   |   |   |   |                            |  |
| Additional years for 25 year economic impact as required by 313.026(c)(1) | 16   | 2037-2038               | 2037  |   |   |   |   |                            |  |
|   | 17   | 2038-2039               | 2038  |   |   |   |   |                            |  |
|   | 18   | 2039-2040               | 2039  |   |   |   |   |                            |  |
|   | 19   | 2040-2041               | 2040  |   |   |   |   |                            |  |
|   | 20   | 2041-2042               | 2041  |   |   |   |   |                            |  |
|   | 21   | 2042-2043               | 2042  |   |   |   |   |                            |  |
|   | 22   | 2043-2044               | 2043  |   |   |   |   |                            |  |
|   | 23   | 2044-2045               | 2044  |   |   |   |   |                            |  |
|   | 24   | 2045-2046               | 2045  |   |   |   |   |                            |  |
|   | 25   | 2046-2047               | 2046  |   |   |   |   |                            |  |

\* All investments made through the qualifying time period are captured and totaled on Schedule A1 [blue box] and incorporated into this schedule in the first row.

\*\* Only investment made during deferrals of the start of the limitation (after the end of qualifying time period but before the start of the Value Limitation Period) should be included in the "year prior to start of value limitation period" row(s). If the limitation starts at the end of the qualifying time period or the qualifying time period overlaps the limitation, no investment should be included on this line.

\*\*\* If your qualifying time period will overlap your value limitation period, do not also include investment made during the qualifying time period in years 1 and/or 2 of the value limitation period, depending on the overlap. Only include investments/years that were not captured on Schedule A1.

For All Columns: List amount invested each year, not cumulative totals. Only include investments in the remaining rows of Schedule A2 that were not captured on Schedule A1.

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

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

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

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

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

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

Date 2/11/2019  
 Applicant Name La Joya Windpower, LLC  
 ISD Name La Joya ISD

**Form 50-296A**  
 Revised May 2014

|   |      |                         |   | Qualified Property             |   |  | Estimated Taxable Value  |  |  |
|---|------|-------------------------|---|--------------------------------|---|--|--|--|--|
|   | Year | School Year (YYYY-YYYY) | Tax Year (Fill in actual tax year) YYYY | Estimated Market Value of Land | Estimated Total Market Value of new buildings or other new improvements | Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements" | Market Value less any exemptions (such as pollution control) and before limitation | Final taxable value for I&S after all reductions | Final taxable value for M&O after all reductions |
| Pre-Year  | 0    | 2018-2019               | 2018                                    |                                |   |  |  |  |  |
|   | 1    | 2019-2020               | 2019                                    |                                |   |  |  |  |  |
| Qualified Investment Period   | 1    | 2020-2021               | 2020                                    | N/A                            | N/A   | \$ 200,000,000.00  | \$ 200,000,000.00  | \$ 200,000,000.00                                | \$ -   |
|   | 2    | 2021-2022               | 2021                                    | N/A                            | N/A   | \$ 10,000,000.00   | \$ 10,000,000.00   | \$ 10,000,000.00                                 | \$ -   |
| Value Limitation Period   | 1    | 2022-2023               | 2022                                    | N/A                            | N/A   | \$ 199,500,000.00  | \$ 199,500,000.00  | \$ 199,500,000.00                                | \$ 20,000,000.00                                 |
|   | 2    | 2023-2024               | 2023                                    | N/A                            | N/A   | \$ 189,525,000.00  | \$ 189,525,000.00  | \$ 189,525,000.00                                | \$ 20,000,000.00                                 |
|   | 3    | 2024-2025               | 2024                                    | N/A                            | N/A   | \$ 180,048,750.00  | \$ 180,048,750.00  | \$ 180,048,750.00                                | \$ 20,000,000.00                                 |
|   | 4    | 2025-2026               | 2025                                    | N/A                            | N/A   | \$ 171,046,312.50  | \$ 171,046,312.50  | \$ 171,046,312.50                                | \$ 20,000,000.00                                 |
|   | 5    | 2026-2027               | 2026                                    | N/A                            | N/A   | \$ 162,493,996.88  | \$ 162,493,996.88  | \$ 162,493,996.88                                | \$ 20,000,000.00                                 |
|   | 6    | 2027-2028               | 2027                                    | N/A                            | N/A   | \$ 154,369,297.03  | \$ 154,369,297.03  | \$ 154,369,297.03                                | \$ 20,000,000.00                                 |
|   | 7    | 2028-2029               | 2028                                    | N/A                            | N/A   | \$ 146,650,832.18  | \$ 146,650,832.18  | \$ 146,650,832.18                                | \$ 20,000,000.00                                 |
|   | 8    | 2029-2030               | 2029                                    | N/A                            | N/A   | \$ 139,318,290.57  | \$ 139,318,290.57  | \$ 139,318,290.57                                | \$ 20,000,000.00                                 |
|   | 9    | 2030-2031               | 2030                                    | N/A                            | N/A   | \$ 132,352,376.04  | \$ 132,352,376.04  | \$ 132,352,376.04                                | \$ 20,000,000.00                                 |
|   | 10   | 2031-2032               | 2031                                    | N/A                            | N/A   | \$ 125,734,757.24  | \$ 125,734,757.24  | \$ 125,734,757.24                                | \$ 20,000,000.00                                 |
| Continue to maintain viable presence                                      | 11   | 2032-2033               | 2032                                    | N/A                            | N/A   | \$ 119,448,019.38  | \$ 119,448,019.38  | \$ 119,448,019.38                                | \$ 119,448,019.38                                |
|   | 12   | 2033-2034               | 2033                                    | N/A                            | N/A   | \$ 113,475,618.41  | \$ 113,475,618.41  | \$ 113,475,618.41                                | \$ 113,475,618.41                                |
|   | 13   | 2034-2035               | 2034                                    | N/A                            | N/A   | \$ 107,801,837.49  | \$ 107,801,837.49  | \$ 107,801,837.49                                | \$ 107,801,837.49                                |
|   | 14   | 2035-2036               | 2035                                    | N/A                            | N/A   | \$ 102,411,745.61  | \$ 102,411,745.61  | \$ 102,411,745.61                                | \$ 102,411,745.61                                |
|   | 15   | 2036-2037               | 2036                                    | N/A                            | N/A   | \$ 97,291,158.33   | \$ 97,291,158.33   | \$ 97,291,158.33                                 | \$ 97,291,158.33                                 |
| Additional years for 25 year economic impact as required by 313.026(c)(1) | 16   | 2037-2038               | 2037                                    | N/A                            | N/A   | \$ 92,426,600.42   | \$ 92,426,600.42   | \$ 92,426,600.42                                 | \$ 92,426,600.42                                 |
|   | 17   | 2038-2039               | 2038                                    | N/A                            | N/A   | \$ 87,805,270.40   | \$ 87,805,270.40   | \$ 87,805,270.40                                 | \$ 87,805,270.40                                 |
|   | 18   | 2039-2040               | 2039                                    | N/A                            | N/A   | \$ 83,415,006.88   | \$ 83,415,006.88   | \$ 83,415,006.88                                 | \$ 83,415,006.88                                 |
|   | 19   | 2040-2041               | 2040                                    | N/A                            | N/A   | \$ 79,244,256.53   | \$ 79,244,256.53   | \$ 79,244,256.53                                 | \$ 79,244,256.53                                 |
|   | 20   | 2041-2042               | 2041                                    | N/A                            | N/A   | \$ 75,282,043.71   | \$ 75,282,043.71   | \$ 75,282,043.71                                 | \$ 75,282,043.71                                 |
|   | 21   | 2042-2043               | 2042                                    | N/A                            | N/A   | \$ 71,517,941.52   | \$ 71,517,941.52   | \$ 71,517,941.52                                 | \$ 71,517,941.52                                 |
|   | 22   | 2043-2044               | 2043                                    | N/A                            | N/A   | \$ 67,942,044.44   | \$ 67,942,044.44   | \$ 67,942,044.44                                 | \$ 67,942,044.44                                 |
|   | 23   | 2044-2045               | 2044                                    | N/A                            | N/A   | \$ 64,544,942.22   | \$ 64,544,942.22   | \$ 64,544,942.22                                 | \$ 64,544,942.22                                 |
|   | 24   | 2045-2046               | 2045                                    | N/A                            | N/A   | \$ 61,317,695.11   | \$ 61,317,695.11   | \$ 61,317,695.11                                 | \$ 61,317,695.11                                 |
|   | 25   | 2046-2047               | 2046                                    | N/A                            | N/A   | \$ 58,251,810.36   | \$ 58,251,810.36   | \$ 58,251,810.36                                 | \$ 58,251,810.36                                 |

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 2/11/2019  
 Applicant Name La Joya Windpower, LLC  
 ISD Name La Joya ISD

**Form 50-296A**  
 Revised May 2014

|   |                     |                            |                                       | Construction  |  | Non-Qualifying Jobs   | Qualifying Jobs  |   |
|---|---------------------|----------------------------|---------------------------------------|---|--|---|--|---|
|   |                     |                            |                                       | Column A  | Column B   | Column C  | Column D   | Column E                                      |
|   | Year                | School Year<br>(YYYY-YYYY) | Tax Year<br>(Actual tax year)<br>YYYY | Number of Construction<br>FTE's or man-hours<br>(specify) | Average annual wage<br>rates for construction<br>workers | Number of non-qualifying<br>jobs applicant estimates it<br>will create (cumulative) | Number of new qualifying<br>jobs applicant commits to<br>create meeting all criteria of<br>Sec. 313.021(3)<br>(cumulative) | Average annual wage of<br>new qualifying jobs |
| Pre-Year  | 0                   | 2018-2019                  | 2018                                  |   |  |   |  |   |
|   | 1                   | 2019-2020                  | 2019                                  |   |  |   |  |   |
| Qualified Investment Period   | 1                   | 2020-2021                  | 2020                                  | 150 FTEs  | \$ 36,049.00   | 0   | 6  | \$ 40,867.32                                  |
|   | 2                   | 2021-2022                  | 2021                                  | 150 FTEs  | \$ 36,049.00   | 0   | 6  | \$ 40,867.32                                  |
| Value Limitation Period<br><i>The qualifying time period could overlap the<br/>value limitation period.</i> | 1                   | 2022-2023                  | 2022                                  |   |  | 0   | 6  | \$ 40,867.32                                  |
|   | 2                   | 2023-2024                  | 2023                                  |   |  | 0   | 6  | \$ 40,867.32                                  |
|   | 3                   | 2024-2025                  | 2024                                  |   |  | 0   | 6  | \$ 40,867.32                                  |
|   | 4                   | 2025-2026                  | 2025                                  |   |  | 0   | 6  | \$ 40,867.32                                  |
|   | 5                   | 2026-2027                  | 2026                                  |   |  | 0   | 6  | \$ 40,867.32                                  |
|   | 6                   | 2027-2028                  | 2027                                  |   |  | 0   | 6  | \$ 40,867.32                                  |
|   | 7                   | 2028-2029                  | 2028                                  |   |  | 0   | 6  | \$ 40,867.32                                  |
|   | 8                   | 2029-2030                  | 2029                                  |   |  | 0   | 6  | \$ 40,867.32                                  |
|   | 9                   | 2030-2031                  | 2030                                  |   |  | 0   | 6  | \$ 40,867.32                                  |
| 10  | 2031-2032           | 2031                       |                                       |   | 0  | 6   | \$ 40,867.32   |   |
| Years Following<br>Value Limitation Period  | 11<br>through<br>25 | 2032-2046                  | 2032-2045                             |   |  | 0   | 6  | \$ 40,867.32                                  |

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

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

**Schedule D: Other Incentives (Estimated)**

**Date** 2/11/2019  
**Applicant Name** La Joya Windpower, LLC  
**ISD Name** La Joya ISD

**Form 50-296A**  
 Revised May 2014

| State and Local Incentives for which the Applicant intends to apply (Estimated) |                               |                           |                     |                                   |                  |                     |
|---|-------------------------------|---------------------------|---------------------|-----------------------------------|------------------|---------------------|
| Incentive Description   | Taxing Entity (as applicable) | Beginning Year of Benefit | Duration of Benefit | Annual Tax Levy without Incentive | Annual Incentive | Annual Net Tax Levy |
| Tax Code Chapter 311  | County:                       |                           |                     |                                   |                  |                     |
|   | City:                         |                           |                     |                                   |                  |                     |
|   | Other:                        |                           |                     |                                   |                  |                     |
| Tax Code Chapter 312  | County: Hidalgo County        | 2020                      | 10 Years            | \$ 1,073,520.00                   | 80%              | \$ 214,704.00       |
|   | City:                         |                           |                     |                                   |                  |                     |
|   | Other: South Texas College    | 2020                      | 10 Years            | \$ 388,500.00                     | 80%              | \$ 310,800.00       |
|   | Other:                        |                           |                     |                                   |                  |                     |
|   | Other:                        |                           |                     |                                   |                  |                     |
| Local Government Code Chapters 380/381  | County:                       |                           |                     |                                   |                  |                     |
|   | City:                         |                           |                     |                                   |                  |                     |
|   | Other:                        |                           |                     |                                   |                  |                     |
| Freeport Exemptions   |                               |                           |                     |                                   |                  |                     |
| Non-Annexation Agreements   |                               |                           |                     |                                   |                  |                     |
| Enterprise Zone/Project   |                               |                           |                     |                                   |                  |                     |
| Economic Development Corporation  |                               |                           |                     |                                   |                  |                     |
| Texas Enterprise Fund   |                               |                           |                     |                                   |                  |                     |
| Employee Recruitment  |                               |                           |                     |                                   |                  |                     |
| Skills Development Fund   |                               |                           |                     |                                   |                  |                     |
| Training Facility Space and Equipment   |                               |                           |                     |                                   |                  |                     |
| Infrastructure Incentives   |                               |                           |                     |                                   |                  |                     |
| Permitting Assistance   |                               |                           |                     |                                   |                  |                     |
| Other:  |                               |                           |                     |                                   |                  |                     |
| Other:  |                               |                           |                     |                                   |                  |                     |
| Other:  |                               |                           |                     |                                   |                  |                     |
| Other:  |                               |                           |                     |                                   |                  |                     |
| <b>TOTAL</b>  |                               |                           |                     | \$ 1,462,020.00                   | 80%              | \$ 525,504.00       |

Additional information on incentives for this project:

**Attachment 15**

***Economic Impact Analysis, other payments made in the state or other economic information  
(if applicable).***

Not Applicable.

**Attachment 16**

***Description of Reinvestment or Enterprise Zone, including:***

- a. Evidence that the area qualifies as an enterprise zone as defined by the Governor's Office***
- b. Legal description of reinvestment zone***
- c. Order, resolution or ordinance establishing the reinvestment zone***
- d. Guidelines and criteria for creating the zone***

***“\*” To be submitted before date of final application approval by school board***

**Attachment 16a**

**a. Evidence that the area qualifies as an enterprise zone as defined by the Governor's Office**

Hidalgo County is a designated enterprise zone county as defined under the Texas Governor's "[Governor's Economic Development Finance department online](#)" link provided by Texas Comptroller website under "[The Texas Enterprise Zone Program](#)." The Governor's website "Texas Enterprise Zone Program" - "[Economic Zone Program Rules, 10 TAC 176](#)" according to section (b), subsection (11); which defines a distressed county as: "a county that has a poverty rate above 15.4 percent based on the most recent decennial census; in which at least 25.4 percent of the adult population does not hold a high school diploma or high school equivalency certificate based on the most recent decennial census; and that has an unemployment rate that has remained above 4.9 percent during the preceding five years, based on Texas Workforce Commission data."

Source: <https://businessintexas.com/services/tax-incentives?view=texas%20enterprise%20zone%20program>

Hidalgo County meets the guidelines as "Distressed County" under Texas Government Code Chapter 2303.003 (1-c). Where a "Distressed County" means a County:

(A) The Poverty rate in Hidalgo County is currently 29.5%

| All Topics   | Hidalgo County, Texas | UNITED STATES |
|--|-----------------------|---------------|
| Median household income (in 2017 dollars), 2013-2017             | \$37,097              | \$57,652      |
| <b>Income &amp; Poverty</b>                                      |                       |               |
| Median household income (in 2017 dollars), 2013-2017             | \$37,097              | \$57,652      |
| Per capita income in past 12 months (in 2017 dollars), 2013-2017 | \$15,883              | \$31,177      |
| Persons in poverty, percent                                      | 29.5%                 | 12.3%         |

Source: <https://www.census.gov/quickfacts/fact/table/hidalgocountytexas,US/INC110217>

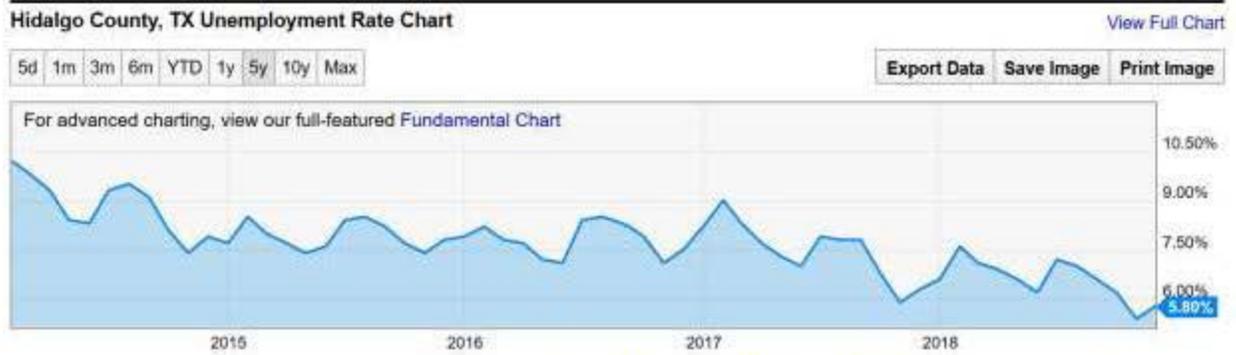
(B) The adult population that does not hold a high school diploma or high school equivalency certificate in Hidalgo County; persons of age 25 years+ were: 36.3%\* during 2013-2017.

\*(100% of Hidalgo County population – 63.7% of Hidalgo County population that is a high school graduate or higher)

| All Topics  | Hidalgo County, Texas | UNITED STATES |
|---|-----------------------|---------------|
| Median household income (in 2017 dollars), 2013-2017                        | \$37,097              | \$57,652      |
| <b>Education</b>  |                       |               |
| High school graduate or higher, percent of persons age 25 years+, 2013-2017 | 63.7%                 | 87.3%         |
| Bachelor's degree or higher, percent of persons age 25 years+, 2013-2017    | 17.8%                 | 30.9%         |

Source: <https://www.census.gov/quickfacts/fact/table/hidalgocountytexas,US/INC110217>

(C) The unemployment rate in Hidalgo County during the preceding 5 years has been from 2014 at 10.2% to 2019 at 5.80%.



Source: [https://ycharts.com/indicators/hidalgo\\_county\\_tx\\_unemployment\\_rate](https://ycharts.com/indicators/hidalgo_county_tx_unemployment_rate)



Enter Address

Share Report

Map Layers

Labor Force

Demographic Data

Consumer Expenditures

Map Satellite

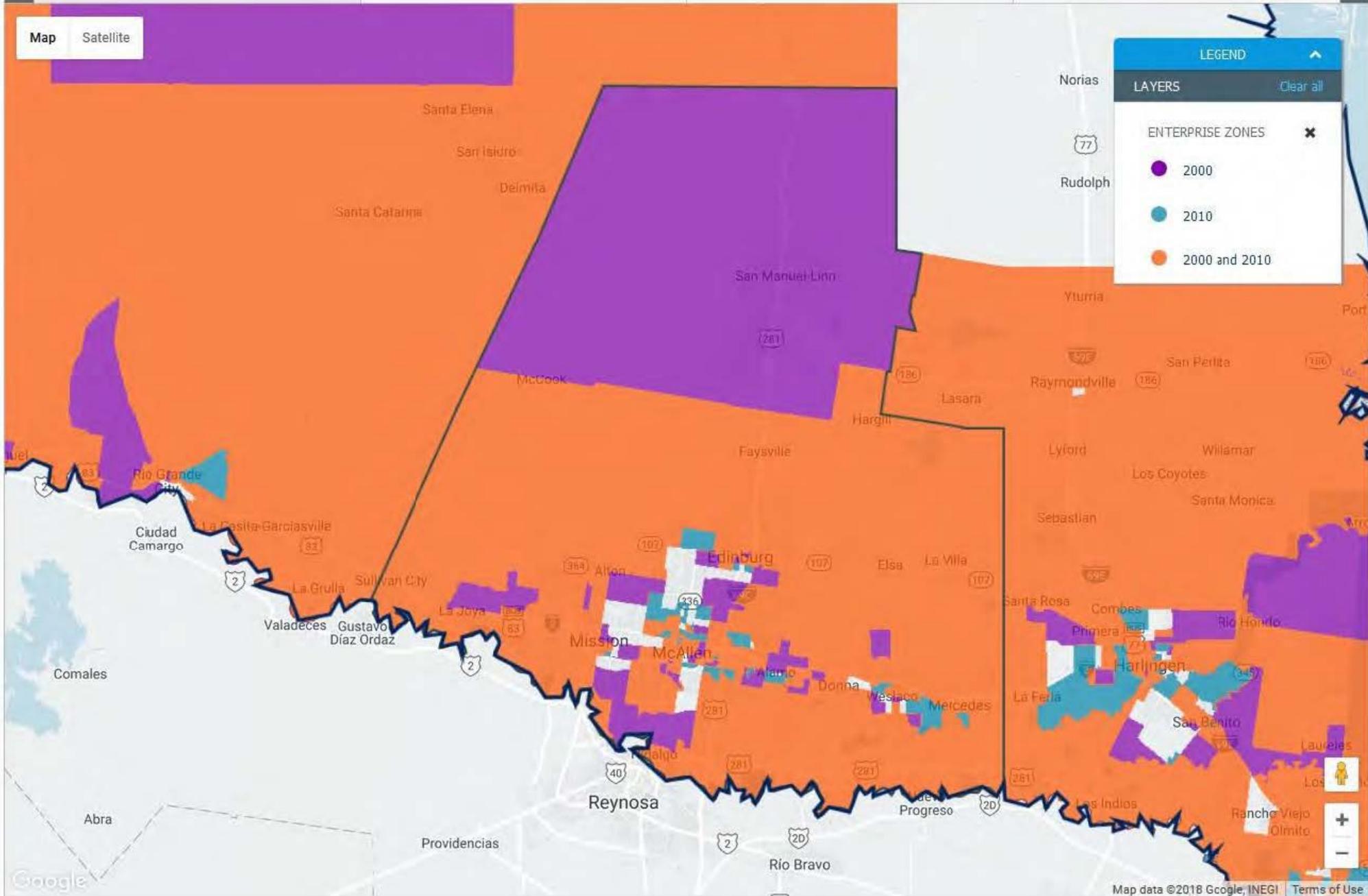
LEGEND

LAYERS

Clear all

ENTERPRISE ZONES

- 2000
- 2010
- 2000 and 2010



**Attachment 16b**

***b. Legal description of investment zone***

Please see attached.

Legal Descriptions for La Joya Windpower, LLC are as follows:

PORCION 42 & 43 IN HIDALGO CO OUT OF  
W4123.57'-N3683.67' 345.78 AC NET  
PORCION 45 W 61.445 LOT 1 61.45AC GR  
56.35AC NET  
PORCION 45 W 61.445 LOT 2 61.45AC GR  
56.35AC NET  
PORCION 45 W 61.445 LOT 3 61.45AC GR  
56.35AC NET  
PORCION 45 W 61.445 AC LOT 4 61.45AC GR  
56.35AC NET  
PORCION 45 W 61.445 LOT 5 61.45AC GR  
56.35AC NET  
PORCION 45 W 61.445 AC LOT 6 61.45AC GR  
56.35AC NET  
PORCION 45 W 61.445 LOT 7 61.45AC GR  
56.35AC NET  
PORCION 45 W 61.445 LOT 8 61.45AC GR  
56.35AC NET  
PORCION 45 W 61.445 AC LOT 9 61.45AC GR  
56.35AC NET  
PORCION 45 W 61.445 AC LOT 10 61.45AC GR  
56.35AC NET  
PORCION 45 W 61.445 LOT 11 61.45AC GR  
56.35AC NET  
PORCION 45 W 61.445 LOT 12 61.45AC GR  
56.35AC NET  
PORCION 45 W 61.445 AC LOT 13 61.45AC GR  
56.35AC NET  
PORCION 45 W 61.445 AC LOT 14 61.45AC GR  
56.35AC NET  
PORCION 45 W 61.445 AC LOT 15 61.45AC GR  
56.35AC NET  
PORCION 45 W 61.445 AC LOT 16 61.45AC GR  
56.35AC NET  
PORCION 45 W 61.445 AC LOT 17 61.45AC GR  
56.35AC NET  
PORCION 45 W 61.445 AC LOT 18 61.45AC GR  
56.35AC NET  
PORCION 45 N1012.99'-W1849.50' LOT 19  
37.67 AC NET  
LOS GUAGES & MAGUELLES E1486.75'-  
W2973.5' SEC 38 160AC  
STRATTON TRACT LT 20 POR 74 75 40.0 AC  
STRATTON TRACT LT 21 POR 74 75 40.0 AC  
STRATTON TRACT W 60.00 AC LT 22 POR 74 75  
STRATTON TRACT LT 30 POR 74 120.0 AC

PORCION 47 W3800.3'-N6718.2'-S OF MILE 7-  
600AC-3002.5AC TR EXC 4.21ACS IN AN IRR TR  
600 AC GR 595.79 AC NET  
JUAN L GARZA S1050.2'-R/S LT 17 LT 8 POR 46  
EXC E29' 28.60AC NET  
PORCION 47 W3890.3'-S6718.2'-N12381.2' EXC  
1AC H/S 599AC NET  
PORCION 46 AN IRR TR N10931.03' N OF EXPWY  
83 530.04AC NET  
JUAN L GARZA R/S LT 17 LT 7 POR 46 R/S OF LT  
17 69.96 AC  
LOS GUAGES & MAGUELLES W1486.75' EXC  
S932.83'-W1401.62' SEC 38 129.98AC NET  
SCHUNIOR S1363.72' SH 11 & W1010.8'-  
S1123.72' SH 13 171.93AC GR 170.68AC NET  
A/K/A TR 1  
SCHUNIOR N1365.72'-SH 11,S250'-SH 12 &  
W1010.8'-N1114.88'-S2238.6' SH 13 171.93AC  
GR 170.68AC NET A/K/A TR 2  
SCHUNIOR N1277.17' SH 12 & W3004.94'-  
S533.72' IRR TR SH 13 171.93AC GR 170.78AC  
NET A/K/A TR 3  
PORCION 42 & 43 AN IRR TR S11, 642.60'-N34,  
150.24' - W4123.57 1044.28 AC GR 1040.20 AC  
NET  
PORCION 76 BNG AN IRR IR E1915.11'-  
W3360.8'-S22915'-N32570' 947AC  
STRATTON TRACT S134.12AC-LOT 3 POR 75  
PORCION 42 & 43 SE 139.44AC IN HIDALGO CO  
OUT OF N11,369.02'-W3,963.50' 139.44AC  
AB 414 POR 43 A VILLARREAL 7620-00010-01  
AB 415 POR 42 D ZAMORA 7630-00010-01  
LOS GUAGES & MAGUELLES AN IRR TR E2644'-  
N2878.44'- SEC 37 203AC GR 201.79AC NET  
STRATTON TRACT LT 10 POR 74 75 20.00 AC  
STRATTON TRACT LT 13 POR 74 75  
STRATTON TRACT LT 14 POR 74 75 20.0 AC  
STRATTON TRACT LT 15 POR 74 75 20.0 AC  
STRATTON TRACT LT 16 POR 74 75 EXC S457.10'  
26.67 AC NET  
STRATTON TRACT EXC S457.10' LT 18 POR 74  
26.67 AC NET  
STRATTON TRACT LOT 7 POR 75 40.0AC  
STRATTON TRACT LOT 12 POR 75 40.00AC  
STRATTON TRACT LT 17 POR 75 EXC S457.10'  
26.67 AC NET

STRATTON TRACT LOT 8 & 11 POR 75 40.00AC  
LOS GUAGES & MAGUELLES E1/2 SEC 38 320AC  
PORCION 45 S 10 AC OF W 61.445 AC OF LT 22  
PORCION 45 W 61.445 LT 23  
PORCION 45 E 61.445 AC LT 23  
PORCION 45 W 61.445 AC LT 24  
PORCION 45 E 61.445 AC LT 24  
PORCION 45 W 61.445 AC LT 25  
PORCION 45 E 61.445 AC LT 25  
PORCION 45 W 61.445 AC LT 26  
PORCION 45 E 61.445 AC LT 26  
PORCION 45 W 61.445 AC LT 27  
PORCION 45 E 61.445 AC LT 27  
PORCION 45 W 61.445 AC LOT 28  
PORCION 45 E 61.445 AC LT 28  
PORCION 45 W 61.445 AC LT 29  
PORCION 45 E 61.445 AC LT 29  
PORCION 45 W 61.445 AC LOT 30  
PORCION 45 E 61.445 AC LT 30  
PORCION 45 W 61.445 AC LT 31  
PORCION 45 E 61.445 AC LOT 31  
PORCION 45 W 61.445 AC LT 32  
PORCION 45 E 61.445 AC LT 32  
PORCION 45 W 61.445 AC LOT 33  
PORCION 45 E 61.445 AC LT 33  
PORCION 45 W 61.445 AC LT 34  
PORCION 45 E 61.445 AC LOT 34  
PORCION 45 W 61.445 AC LT 35  
PORCION 45 E 61.445 AC LOT 35  
PORCION 45 W 61.445 AC LT 36  
PORCION 45 E 61.445 AC LT 36  
PORCION 45 W 61.445 AC LT 37  
PORCION 45 E 61.445 LT 37  
PORCION 45 W 61.445 AC LT 38  
PORCION 45 E 61.445 AC LT 38  
PORCION 45 W 61.445 AC LOT 39  
PORCION 45 E 61.445 AC LT 39  
PORCION 45 W 61.445 AC LT 40  
PORCION 45 E 61.445 AC LOT 40  
PORCION 45 LT 41 122.89 AC NET  
PORCION 42 & 43 AN IRR TR S6967.61'-  
N18337.08'-W4038.83' 488.45 AC NET  
PORCION 45 E 61.445 AC LT 5  
PORCION 45 E 61.445 AC LT 10  
PORCION 45 E 61.445 LT 1  
PORCION 45 E 61.445 AC LT 6  
PORCION 45 E 61.445 AC LT 8  
PORCION 45 E 61.445 AC LT 9

PORCION 45 SE 30.722AC LOT 11 29.97AC NET  
PORCION 45 E 61.445 AC LT 17  
PORCION 45 E 61.445 AC LT 19  
PORCION 45 E 61.445 LT 7  
PORCION 45 E 61.445 AC LT 20  
PORCION 45 E 61.445 AC LT 18  
PORCION 45 E 61.445 AC LT 15  
PORCION 45 E 61.445 AC LT 21  
PORCION 45 E 61.445 AC LT 4  
PORCION 45 E 61.445 LT 3  
PORCION 45 E 61.445 LT 2  
PORCION 45 E 61.445 AC LT 12  
PORCION 45 E 61.445 AC LT 13  
PORCION 45 E 61.445 AC LT 14  
PORCION 45 E 61.445 LT 16  
PORCION 46 AN IRR TR S5041'-N12 515'-  
W3485.6' 595.22AC  
PORCION 46 N7 473.8'-W3 568.2' & E106.2'-W3  
587.7'-N1 330.7' 600AC NET  
SCHUNIOR LT 1 SH 5 164.75 AC  
SCHUNIOR LT 2 SH 5 164.75 AC  
SCHUNIOR W1/2-164.75AC LOT 3 SH 5 82.37AC  
SCHUNIOR E1/2-164.75AC LOT 3 SH 5 82.38AC  
SCHUNIOR LT 4 SH 5 164.75 AC  
SCHUNIOR W886.33'SH 5 117.61AC GR 117AC  
NET  
PORCION 47 TR 2 496.95 AC EXC 1.0 AC 495.95  
AC  
SCHUNIOR SH 15 1650.00 AC  
SCHUNIOR 441.26AC EXC 1AC 440.26AC NET  
TEX-MEX SURVEY ABST 658 1281.34AC - ABST  
658 & 211.64AC N OF ABST 658 & S OF LOT 38-  
39 LOS GUAJES 1492.98AC NET

**Attachment 16c**

***Order, resolution or ordinance establishing the reinvestment zone***

Not Applicable.

**Attachment 16d**

***Guidelines and criteria for creating the zone***

Not Applicable.

**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

Alda Benavides  
Print Name (Authorized School District Representative)

Superintendent  
Title

sign here

*Alda Benavides*  
Signature (Authorized School District Representative)

2/25/19  
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

Milton Howard  
Print Name (Authorized Company Representative (Applicant))

Vice President of Renewable Development  
Title

sign here

*Milton Howard*  
Signature (Authorized Company Representative (Applicant))

02-25-2019  
Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

25<sup>th</sup> day of February, 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.