



KE Andrews
1900 Dalrock Road
Rowlett, Texas 75088

March 15, 2019

Mr. Tom Siler
cc. Texas Comptroller of Public Accounts
210 Jefferson St.
Bronte, TX 76933

Re: Application for Texas Property Tax Code Section 313 Value Limitation Agreement

Dear Mr. Tom Siler:

Please find attached an application for a Section 313 Value Limitation Agreement. On behalf of our client, 8minutenergy Renewables, LLC and in accordance with the guidelines and principles outlined in Section 313 of the Texas Property Tax Code, it is our request that Bronte ISD consider the approval of a Section 313 Value Limitation Agreement. The approval of this agreement would undoubtedly prove beneficial to the economic development of Runnels County and Bronte ISD as well as the viability of 231RC 8me LLC to be located within the state of Texas.

231RC 8me LLC is a 125 MW solar electric generating facility, that when established will provide 2, full-time salary competitive jobs. The project is anticipated to commence in the Fourth Quarter of 2019 and will be fully operational by the Fourth Quarter of 2020.

8minutenergy Renewables LLC is the United States' largest independent solar PV and energy storage developer. Many of the nation's largest and most recognizable solar PV projects have been developed by 8minutenergy Renewables LLC. Driven by their relentless aim to be the best-in-class on levelized cost of energy and storage, 8minuteenergy LLC is focused on the production of reliable energy with consistent long-term pricing. They are dedicated to the future of renewable energy as well as building quality relationships with the stakeholders in the communities they choose to invest in. They are dedicated to the future of renewable energy as well as building quality relationships with the stakeholders in the communities they choose to invest in.

If you have any questions, please feel free to contact me at 469-298-1594 or mike@keatax.com. We look forward to working with you.

Sincerely,

A handwritten signature in cursive script that reads "Mike Fry".

Mike Fry
Director—Energy Services

AUSTIN • DALLAS • DENVER

1900 DALROCK ROAD • ROWLETT, TX 75088 • T (469) 298-1594 • F (469) 298-1595 • keatax.com



231RC 8me LLC

Chapter 313 Application for Appraised Value Limitation to Bronte ISD



Tab 1

Pages 1-9 of the application

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/. 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

March 15, 2019

Date Application Received by District

Tim

First Name

Siler

Last Name

Superintendent

Title

Bronte Independent School District

School District Name

210 Jefferson Street Bronte, TX 76933

Street Address

P.O. Box 670 Bronte, TX 76933

Mailing Address

Bronte

City

TX

State

76933

ZIP

325-473-2511

Phone Number

469-298-1595

Fax Number

tim.siler@bronteisd.net

Email Address

Mobile Number (optional)

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)

First Name

Last Name

Title

Firm Name

Phone Number

Fax Number

Mobile Number (optional)

Email Address

4. On what date did the district determine this application complete?
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)

First Name

Last Name

Title

Organization

Street Address

Mailing Address

City

State

ZIP

Phone Number

Fax Number

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.

First Name

Last Name

Title

Organization

Street Address

Mailing Address

City

State

ZIP

Phone Number

Fax Number

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 2: Applicant Information (continued)

4. Authorized Company Consultant (If Applicable)

Mike _____ Fry _____
 First Name Last Name
 Director--Energy Services _____
 Title
 KE Andrews _____
 Firm Name
 469-298-1594 _____ 469-331-1357 _____
 Phone Number Fax Number
 mike@keatax.com _____
 Business Email Address

SECTION 3: Fees and Payments

1. Has an application fee been paid to the school district? Yes No
 The total fee shall be paid at time of the application is submitted to the school district. Any fees not accompanying the original application shall be considered supplemental payments.
 1a. If yes, attach in **Tab 2** proof of application fee paid to the school district.
- For the purpose of questions 2 and 3, "payments to the school district" include any and all payments or transfers of things of value made to the school district or to any person or persons in any form if such payment or transfer of thing of value being provided is in recognition of, anticipation of, or consideration for the agreement for limitation on appraised value.
2. Will any "payments to the school district" that you may make in order to receive a property tax value limitation agreement result in payments that are not in compliance with Tax Code §313.027(i)? Yes No N/A
3. If "payments to the school district" will only be determined by a formula or methodology without a specific amount being specified, could such method result in "payments to the school district" that are not in compliance with Tax Code §313.027(i)? Yes No N/A

SECTION 4: Business Applicant Information

1. What is the legal name of the applicant under which this application is made? _____ 231RC 8ME LLC _____
2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) _____ 32068174898 _____
3. List the NAICS code _____ 221114 _____
4. Is the applicant a party to any other pending or active Chapter 313 agreements? Yes No
 4a. If yes, please list application number, name of school district and year of agreement _____

SECTION 5: Applicant Business Structure

1. Identify Business Organization of Applicant (corporation, limited liability corporation, etc) _____ Limited Liability Corporation _____
2. Is applicant a combined group, or comprised of members of a combined group, as defined by Tax Code §171.0001(7)? Yes No
 2a. If yes, attach in **Tab 3** a copy of Texas Comptroller Franchise Tax Form No. 05-165, No. 05-166, or any other documentation from the Franchise Tax Division to demonstrate the applicant's combined group membership and contact information.
3. Is the applicant current on all tax payments due to the State of Texas? Yes No
4. Are all applicant members of the combined group current on all tax payments due to the State of Texas? Yes No N/A
5. If the answer to question 3 or 4 is no, please explain and/or disclose any history of default, delinquencies and/or any material litigation, including litigation involving the State of Texas. (If necessary, attach explanation in **Tab 3**)

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 type="checkbox"/> Land has no existing improvements	<input checked="" 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 September 1, 2019
- 2. Commencement of construction Q4 2019
- 3. Beginning of qualifying time period Q1 2020
- 4. First year of limitation Q1 2021
- 5. Begin hiring new employees Q3 2020
- 6. Commencement of commercial operations Q4 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? Q4 2020

SECTION 10: The Property

- 1. Identify county or counties in which the proposed project will be located Runnels County
- 2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property Runnels CAD
- 3. Will this CAD be acting on behalf of another CAD to appraise this property? Yes No
- 4. List all taxing entities that have jurisdiction for the property, the portion of project within each entity and tax rates for each entity:
 County: Runnels County, .615188 (100%) City: N/A
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
 Hospital District: North Runnels Hospital, .381 (100%) Water District: Lipan-Kickapoo Water, .0103 (100%)
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
 Other (*describe*): Valley Creek Wtr.Ctrl.Dis., .0103 (3%) Other (*describe*): N/A
(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/.

- 1. At the time of application, what is the estimated minimum qualified investment required for this school district? 10,000,000.00
- 2. What is the amount of appraised value limitation for which you are applying? 20,000,000.00
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? See Tab 16

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): \$ 189,950.00
- 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? 2
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 681.75
 b. 110% of the average weekly wage for manufacturing jobs in the county is 930.05
 c. 110% of the average weekly wage for manufacturing jobs in the region is 934.53
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? 48,595.80
10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 48,595.80
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**.



Tab 2

Proof of Payment Application Fee

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)*



Tab 3

Documentation of Combined Group Membership--N/A



Tab 4

Detailed Description of the Project

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.

In compliance with the criteria and guidelines set forth in Title 3, Chapter 313 of the Texas Property Tax Code, 231RC 8me LLC requests an appraised value limitation from Bronte Independent School District. 8minutenergy Renewables, LLC is proposing to construct a solar electric generating facility in Runnels County. The facility, which will encompass 2,935 acres across 19 parcels of land, will be located in the northwestern portion of the county. Additionally, the entirety of the project will be within Bronte ISD. Please find attached in Tab 11 maps that further define the location of the facility.

The facility itself is expected to have a total capacity of 125 MW and will feature 440,000 photovoltaic panels, 38 central inverters, and feet of generation transmission tie line. Construction is anticipated to commence in the Fourth Quarter of 2019. The hiring of new employees will begin in the Third Quarter of 2020. Construction is projected to be complete by Fourth Quarter of 2020, when the plant will also be fully operational.

231RC 8me LLC requests that this application includes but is not limited to the following components of this project:

- Solar Modules & Panels
- Inverter Boxes
- Meteorological Equipment
- Operation & Maintenance Building
- Electrical Substations
- Associated Towers
- Racking & Mounting Structures
- Combiner Boxes
- Foundations
- Roadways, Paving, & Fencing
- Generation Transmission Tie Line
- Interconnection Facilities

231RC 8me LLC is a solar energy project managed by 8minutenergy Renewables, LLC. Their mission is to make solar energy abundant and be a leader in lowering the cost of dispatchable solar PV. 8minutenergy Renewables, LLC is a privately held company focused on producing reliable solar energy with consistent long-term pricing with over 7,500 MW under development, 8minutenergy Renewables, LLC is eager to continue their development of projects within the United States. Their team of experienced professionals are committed to building quality stakeholder relationships in the communities they choose to invest.



Tab 5

Limitation as a Determining Factor

Currently, 8minutenergy Renewables, LLC is considering a variety of other locations for 225DD 8me LLC but believes Runnels County, Texas, would be an ideal location for this solar facility. Due to the national footprint of 8minutenergy Renewables, LLC, there are locations across the world and other parts of the United States being evaluated for the establishment of this solar facility. In the event a 313 agreement is not permitted, 8minutenergy Renewables, LLC will relocate 225DD 8me LLC to another area more financially viable for the continuation of this project. Additional sites being evaluated for the establishment of this facility include locations throughout California where 8minutenergy Renewables, LLC is actively developing and managing additional projects. Failure to reach a 313 value-limitation agreement would unfortunately dismiss Bronte ISD and Runnels County from receiving the economic benefits associated with the development of a solar facility within their county. Therefore, it is our goal to reach a 313 value-limitation agreement for 225DD 8me LLC for the benefit of all parties.

225DD 8me LLC is a solar energy project managed by 8minutenergy Renewables, LLC. Their mission is to make solar energy abundant and be a leader in lowering the cost of dispatchable solar PV. 8minutenergy Renewables, LLC is a privately held company focused on producing reliable solar energy with consistent long-term pricing with over 7,500 MW under development, 8minutenergy Renewables, LLC is eager to continue their development of projects within the United States. Their team of experienced professionals are committed to building quality stakeholder relationships in the communities they choose to invest.

8minutenergy Renewables, LLC is the United States' largest independent solar PV and energy storage developer. Many of the nation's largest and most recognizable solar PV projects have been developed by 8minutenergy Renewables LLC, including Mount Signal Solar Farm in California, one of the world's largest solar facility.

8minutenergy Renewables, LLC is always evaluating various solar projects for development and where to commit substantial long-term investment based on economic rate of return on investment in the proposed projects. The economic benefits provided by a Chapter 313 Value Limitation is one of the most important components in their analysis.

Not only 8minutenergy Renewables, LLC, but all prudent renewable energy developers, know tax incentives play an important role in attracting capital intensive energy facilities due to the high property tax burden in Texas. Because of the direct impact on any proposed project's economic viability, the decision to invest in Texas, or any other state, requires any capital investment by 8minutenergy Renewables, LLC to be based on expected economic return on their investment.

Property tax liabilities compose a substantial ongoing cost of operation that directly impacts the rate of return on the investment for 225DD 8me LLC. Therefore, without the 313 Value



Limitation tax incentive, the economics of this project could be less competitive with other capital-intensive projects and the viability of the proposed project becomes uncertain. 8minutenergy Renewables, LLC evaluates the economic viability of proposed projects through Discounted Cash Flow models (DCF), comparing the proposed project's rate of return with the Chapter 313 appraised value limitation agreement and without the value limitation agreement. To move forward, the model must show a rate of return where the project, with the valuation limitation agreement, would exceed the minimum rate of return required to proceed with the proposed investment. Therefore, receiving a value limitation agreement under Chapter 313 results in significant annual operating cost savings which would incentivize 8minutenergy Renewables, LLC to invest capital in the proposed project rather than making an alternative investment. This makes the ability to enter into a Chapter 313 appraised value limitation agreement with the school district "the determining factor" to invest in this project.



Tab 6

Taxing Jurisdiction	Percentage of Project located within Jurisdiction	Tax Rate
Runnels County	100%	0.6152
Bronte ISD	100%	1.0800
North Runnels Hospital	100%	0.3810
Valley Creek Water Control District	3%	0.0103
Lipan-Kickapoo Water District	100%	0.0103



Tab 7

Description of Qualified Investment

231RC 8me LLC is a proposed solar electric generating facility anticipated to be established in Runnels County, Texas. The facility, which will encompass 2,935 acres across 19 parcels of land, will be located in the northwestern portion of the county. Additionally, the entirety of the project will be within Bronte ISD. Please find attached in Tab 11 maps that further define the location of the facility.

The facility itself is expected to have a total capacity of 125 MW and will feature 440,000 photovoltaic panels, 38 central inverters, and feet of generation transmission tie line. Construction is anticipated to commence in the Fourth Quarter of 2019. The hiring of new employees will begin in the Third Quarter of 2020. Construction is projected to be complete by Fourth Quarter of 2020, when the plant will also be fully operational.

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- Solar Modules & Panels
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- Combiner Boxes
- Foundations
- Roadways, Paving, & Fencing
- Generation Transmission Tie Line
- Interconnection Facilities

231RC 8me LLC is a solar energy project managed by 8minutenergy Renewables, LLC. Their mission is to make solar energy abundant and be a leader in lowering the cost of dispatchable solar PV. 8minutenergy Renewables, LLC is a privately held company focused on producing reliable solar energy with consistent long-term pricing with over 7,500 MW under development, 8minutenergy Renewables, LLC is eager to continue their development of projects within the United States. Their team of experienced professionals are committed to building quality stakeholder relationships in the communities they choose to invest.



Tab 8

Description of Qualified Property

231RC 8me LLC is a proposed solar electric generating facility anticipated to be established in Runnels County, Texas. The facility, which will encompass 2,935 acres across 19 parcels of land, will be located in the northwestern portion of the county. Additionally, the entirety of the project will be within Bronte ISD. Please find attached in Tab 11 maps that further define the location of the facility.

The facility itself is expected to have a total capacity of 125 MW and will feature 440,000 photovoltaic panels, 38 central inverters, and feet of generation transmission tie line. Construction is anticipated to commence in the Fourth Quarter of 2019. The hiring of new employees will begin in the Third Quarter of 2020. Construction is projected to be complete by Fourth Quarter of 2020, when the plant will also be fully operational.

231RC 8me LLC requests that this application includes but is not limited to the following components of this project:

- Solar Modules & Panels
- Inverter Boxes
- Meteorological Equipment
- Operation & Maintenance Building
- Electrical Substations
- Associated Towers
- Racking & Mounting Structures
- Combiner Boxes
- Foundations
- Roadways, Paving, & Fencing
- Generation Transmission Tie Line
- Interconnection Facilities

231RC 8me LLC is a solar energy project managed by 8minutenergy Renewables, LLC. Their mission is to make solar energy abundant and be a leader in lowering the cost of dispatchable solar PV. 8minutenergy Renewables, LLC is a privately held company focused on producing reliable solar energy with consistent long-term pricing with over 7,500 MW under development, 8minutenergy Renewables, LLC is eager to continue their development of projects within the United States. Their team of experienced professionals are committed to building quality stakeholder relationships in the communities they choose to invest.



Tab 9

Description of Land: the proceeding chart is a description of the leased parcels for 231RC 8me LLC.

Property ID	Owner Name	Legal	Acreage
R000000465	FARRIS W B III	BURNET CO, AB: 19, SU: 271	100.00
R000001902	PRUITT BRUCE A	G H & H RR, AB: 216, SU: 803	311.40
R000020721	FARRIS W B III/JANICE	J A YEARY, AB: 570, SU: 273	403.80
R000000383	FARRIS W B III/JANICE	BURNET CO, AB: 19, SU: 271	100.00
R000023440	FARRIS W B III	J A YEARY, AB: 570, SU: 273	150.00
R000021155	FARRIS W B III	BRIAN & WALL, AB: 49, SU: 272	56.85
R000022856	TIDWELL THERON KIRK/REBECCA A	G H & H RR, AB: 217, SU: 80	389.51
R000020715	TIDWELL KIRK	G W PERRYMAN, AB: 973, SU: 802	320.00
R000001904	SEAGO GREGORY	G H & H RR, AB: 216, SU: 803, UND INT: 50%	77.25
R000005787	SEAGO GREGORY	G W PERRYMAN, AB: 973, SU: 802	95.00
R000005789	SEAGO GREGORY	G W PERRYMAN, AB: 973, SU: 802, UND INT: 50%	2.50
R000001905	SEAGO JAMES	G H & H RR, AB: 216, SU: 803, UND INT: 50%	77.25
R000013700	SEAGO JAMES	G W PERRYMAN, AB: 973, SU: 802, UND INT: 50%	95.00
R000013701	SEAGO JAMES	G W PERRYMAN, AB: 973, SU: 802, UND INT: 50%	2.50
R000001901	BERTELSON JASEN/STACY	G H & H RR, AB: 216, SU: 803	147.00
R000021687	BERTELSON JASEN/STACY	J A YEARY, AB: 570, SU: 273	141.00
R000023421	BERTELSON JASEN/STACY	G H & H RR, AB: 216, SU: 803	3.60
R000005868	BERTELSON JASEN/STACY	G W FOOSHEE, AB: 997, SU: 4 1/2	61.90
R000021147	GREEN SUSAN B ETAL	BURNET CO, AB: 19, SU: 271	400.00

TOTAL ACREAGE:**2,934.56**



Tab 10

Description of Existing Improvement

The total value of existing improvements is \$189,950. Please find attached further information detailing the improvements. Note: the existing improvements are not a part of 231RC 8me, LLC.

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Property Year 2018

Information Updated 3/7/2019

Property ID: R000013700 Geo ID: 00973.0802.00403

Property Details

Ownership

SEAGO JAMES
2118 COUNTY ROAD 26
LAMESA, TX 79331
Ownership Interest: 0.5000000
G-1 SM-11

Available Actions

Qualified Exemptions

Not Applicable

Legal Information

Legal: Acres: 5.000, G W PERRYMAN, AB: 973, SU: 802, UND INT: 50%
Situs: 214 0

Property Valuation History

Values by Year		2018	2017	2016	2015	2014	n/a
Improvements	+	\$30,330	\$27,840	\$27,250	\$27,250	\$27,250	\$0
Land	+	\$4,500	\$4,120	\$4,000	\$4,000	\$4,000	\$0
Production Market	+	\$0	\$0	\$0	\$0	\$0	\$0
Personal	+	\$0	\$0	\$0	\$0	\$0	\$0
Mineral	+	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	=	\$34,830	\$31,960	\$31,250	\$31,250	\$31,250	\$0
Agricultural Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Homestead Cap Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed	=	\$34,830	\$31,960	\$31,250	\$31,250	\$31,250	\$0

Improvement / Buildings Improvement Value: \$30,330

Group Sequence	Code	Building Description	Year Built	Square Footage	Perimeter Footage
101	RES			1,452	
102	CPF4			360	
103	APF4			288	

Land Details Market Value: \$4,500 Production Market Value: \$0 Production Value: \$0

Land Code	Acres	Sq. Ft.	Front Ft.	Rear Ft.	Depth	Mkt. Value	Prd. Value
SP1	1.000	43,560	0	0		850	0

Deed History

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SEAGO GREGORY				n/a

Property Tax Estimation by Entity / Jurisdiction

Code	Description	Taxable Value	Tax Rate per \$100	Tax Factor applied to Taxable Value	Estimated Tax
200	RUNNELS COUNTY	34,830	\$0.615188	0.00615188	\$214.27
36	BRONTE ISD IN RUNNELS COUNTY	34,830	\$1.08	0.0108	\$376.16
H	NORTH RUNNELS HOSPITAL	34,830	\$0.381	0.00381	\$132.70
W	LIPAN-KICKAPOO WATER	34,830	\$0.0103	0.000103	\$3.59
Total Estimation			\$2.086488	0.02086488	\$726.72

The above property tax estimation is not a tax bill. Do not pay.

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RUNNELS COUNTY

APPRAISAL DISTRICT

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Property Year 2018

Information Updated 3/7/2019

Property ID: R000005789 Geo ID: 00973.0802.00401

Property Details

Ownership

SEAGO GREGORY
 PO BOX 243
 CLYDE, TX 79510
 Ownership Interest: 0.5000000
 G-1 SM-10

Available Actions

Qualified Exemptions

Not Applicable

Legal Information

Legal: Acres: 5.000, G W PERRYMAN, AB: 973, SU: 802, UND INT: 50%
 Situs: 214 0

Property Valuation History

Values by Year		2018	2017	2016	2015	2014	n/a
Improvements	+	\$30,330	\$27,840	\$27,250	\$27,250	\$27,250	\$0
Land	+	\$4,500	\$4,120	\$4,000	\$4,000	\$4,000	\$0
Production Market	+	\$0	\$0	\$0	\$0	\$0	\$0
Personal	+	\$0	\$0	\$0	\$0	\$0	\$0
Mineral	+	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	=	\$34,830	\$31,960	\$31,250	\$31,250	\$31,250	\$0
Agricultural Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Homestead Cap Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed	=	\$34,830	\$31,960	\$31,250	\$31,250	\$31,250	\$0

Improvement / Buildings Improvement Value: \$30,330

Group Sequence	Code	Building Description	Year Built	Square Footage	Perimeter Footage
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Land Details Market Value: \$4,500 Production Market Value: \$0 Production Value: \$0

Land Code	Acres	Sq. Ft.	Front Ft.	Rear Ft.	Depth	Mkt. Value	Prd. Value
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Deed History

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GENTRY NORMA JEAN

n/a

Property Tax Estimation by Entity / Jurisdiction

Code	Description	Taxable Value	Tax Rate per \$100	Tax Factor applied to Taxable Value	Estimated Tax
200	RUNNELS COUNTY	34,830	\$0.615188	0.00615188	\$214.27
36	BRONTE ISD IN RUNNELS COUNTY	34,830	\$1.08	0.0108	\$376.16
H	NORTH RUNNELS HOSPITAL	34,830	\$0.381	0.00381	\$132.70
W	LIPAN-KICKAPOO WATER	34,830	\$0.0103	0.000103	\$3.59
Total Estimation			\$2.086488	0.02086488	\$726.72

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Property Year 2018

Information Updated 3/7/2019

Property ID: R000005868 Geo ID: 00997.0004.00100

Property Details

Ownership

Available Actions

BERTELSON JASEN/STACY

6018 WINNERS CIR
SAN ANGELO, TX 76904

Ownership Interest: 1.0000000

F-3 SM-6

Qualified Exemptions

Not Applicable

Legal Information

Legal: Acres: 61.900, G W FOOSHEE, AB: 997, SU: 4 1/2

Situs: 371 0

Property Valuation History

Values by Year		2018	2017	2016	2015	2014	n/a
Improvements	+	\$5,550	\$640	\$640	\$640	\$640	\$0
Land	+	\$2,600	\$0	\$0	\$0	\$0	\$0
Production Market	+	\$78,280	\$75,590	\$73,390	\$78,100	\$78,100	\$0
Personal	+	\$0	\$0	\$0	\$0	\$0	\$0
Mineral	+	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	=	\$86,430	\$76,230	\$74,030	\$78,740	\$78,740	\$0
Agricultural Loss	-	\$71,480	\$70,060	\$67,790	\$71,850	\$71,850	\$0
Homestead Cap Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed	=	\$14,950	\$6,170	\$6,240	\$6,890	\$6,890	\$0

Improvement / Buildings Improvement Value: \$5,550

Group Sequence	Code	Building Description	Year Built	Square Footage	Perimeter Footage
101	RES	RESIDENCE		544	100
102	SHED1	SHED		414	92
103	SEA2	SEA CONTAINER-LARGE		320	96
104	CPF2	COVERED PORCH FRAME		16	16

Land Details Market Value: \$2,600 Production Market Value: \$78,280 Production Value: \$6,800

Land Code	Acres	Sq. Ft.	Front Ft.	Rear Ft.	Depth	Mkt. Value	Prd. Value
FC	17.900	779,724	0	0		22,375	3,295
NPC	43.000	1,873,080	0	0		55,900	3,500
ST250	1.000	43,560	0	0		2,600	0

Deed History

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Property Tax Estimation by Entity / Jurisdiction

Code	Description	Taxable Value	Tax Rate per \$100	Tax Factor applied to Taxable Value	Estimated Tax
200	RUNNELS COUNTY	14,950	\$0.615188	0.00615188	\$91.97
36	BRONTE ISD IN RUNNELS COUNTY	14,950	\$1.08	0.0108	\$161.46
H	NORTH RUNNELS HOSPITAL	14,950	\$0.381	0.00381	\$56.96
W	LIPAN-KICKAPOO WATER	14,950	\$0.0103	0.000103	\$1.54
Total Estimation			\$2.086488	0.02086488	\$311.93

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Property Year 2018

Information Updated 3/7/2019

Property ID: R000020715 Geo ID: 00973.0802.00101

Property Details

Ownership

Available Actions

TIDWELL KIRK

TIDWELL JAMES
902 MESQUITE ST
BRONTE, TX 76933

Ownership Interest: 1.0000000

G-1 SM-11

Qualified Exemptions

Not Applicable

Legal Information

Legal: Acres: 320.000, G W PERRYMAN, AB: 973, SU: 802

Situs: 214 2416

Property Valuation History

Values by Year		2018	2017	2016	2015	2014	n/a
Improvements	+	\$52,510	\$43,860	\$42,150	\$42,150	\$46,400	\$0
Land	+	\$2,100	\$2,060	\$2,000	\$2,000	\$2,000	\$0
Production Market	+	\$417,880	\$403,250	\$391,500	\$391,500	\$391,500	\$0
Personal	+	\$0	\$0	\$0	\$0	\$0	\$0
Mineral	+	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	=	\$472,490	\$449,170	\$435,650	\$435,650	\$439,900	\$0
Agricultural Loss	-	\$379,590	\$365,840	\$359,330	\$359,330	\$359,330	\$0
Homestead Cap Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed	=	\$92,900	\$83,330	\$76,320	\$76,320	\$80,570	\$0

Improvement / Buildings Improvement Value: \$52,510

Group Sequence	Code	Building Description	Year Built	Square Footage	Perimeter Footage
1	RES	RESIDENCE	1980	560	132
2	CVTG	CANOPY NO CONC TIN	1980	784	140
3	ADDN	ADDITION	1980	840	142
4	CVTB	CANOPY NO CONC TIN	1980	1,120	152
5	CVTA	CANOPY NO CONC TIN	1980	168	52
6	SEA1	SEA CONTAINER-SMALL	2013	0	
7	SWP 6	SWIMMING POOL AIR COND	2013	1	

Land Details Market Value: \$2,100 Production Market Value: \$417,880 Production Value: \$38,290

Land Code	Acres	Sq. Ft.	Front Ft.	Rear Ft.	Depth	Mkt. Value	Prd. Value
SP150	1.000	43,560	0	0		2,100	0
FB	136.000	5,924,160	0	0		173,400	25,038
IFC	64.000	2,787,840	0	0		89,600	11,782
NPB	18.000	784,080	0	0		23,580	1,465
NPC	101.000	4,399,560	0	0		131,300	0

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Property Tax Estimation by Entity / Jurisdiction

Code	Description	Taxable Value	Tax Rate per \$100	Tax Factor applied to Taxable Value	Estimated Tax
200	RUNNELS COUNTY	92,900	\$0.615188	0.00615188	\$571.51
36	BRONTE ISD IN RUNNELS COUNTY	92,900	\$1.08	0.0108	\$1,003.32
H	NORTH RUNNELS HOSPITAL	92,900	\$0.381	0.00381	\$353.95
W	LIPAN-KICKAPOO WATER	92,900	\$0.0103	0.000103	\$9.57
Total Estimation			\$2.086488	0.02086488	\$1,938.35

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Property Year 2018

Information Updated 3/7/2019

Property ID: R000020721 Geo ID: 00570.0273.00101

Property Details

Ownership

Available Actions

FARRIS W B III/JANICE

5362 ATLANTIC RD
SAN ANGELO, TX 76903

Ownership Interest: 1.0000000

G-2 SM-11

Qualified Exemptions

Not Applicable

Legal Information

Legal: Acres: 403.800, J A YEARY, AB: 570, SU: 273

Situs: 371 2002

Property Valuation History

Values by Year		2018	2017	2016	2015	2014	n/a
Improvements	+	\$38,090	\$29,340	\$28,860	\$28,860	\$28,860	\$0
Land	+	\$1,800	\$1,650	\$1,600	\$1,600	\$1,600	\$0
Production Market	+	\$514,770	\$489,110	\$474,860	\$474,860	\$474,860	\$0
Personal	+	\$0	\$0	\$0	\$0	\$0	\$0
Mineral	+	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	=	\$554,660	\$520,100	\$505,320	\$505,320	\$505,320	\$0
Agricultural Loss	-	\$462,980	\$445,070	\$433,760	\$433,760	\$433,760	\$0
Homestead Cap Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed	=	\$91,680	\$75,030	\$71,560	\$71,560	\$71,560	\$0

Improvement / Buildings Improvement Value: \$38,090

Group Sequence	Code	Building Description	Year Built	Square Footage	Perimeter Footage
1	RES	RESIDENCE	1945	834	134
2	CPF2	COVERED PORCH FRAME	1945	140	54
3	CPF2	COVERED PORCH FRAME	1945	24	22
4	CVTB	CANOPY NO CONC TIN	2003	576	96
5	SHED2	SHED	2003	1,530	158
6	SHED2	SHED	1945	1,632	164
7	CVTB	CANOPY NO CONC TIN	1945	64	32
8	SHED1	SHED	1945	1,096	140
9	STG3	STORAGE GOOD	1945	64	32
10	SHED1	SHED	1945	888	132

Land Details Market Value: \$1,800 Production Market Value: \$514,770 Production Value: \$51,790

Land Code	Acres	Sq. Ft.	Front Ft.	Rear Ft.	Depth	Mkt. Value	Prd. Value
SP1	1.000	43,560	0	0		1,800	0
FC	170.000	7,405,200	0	0		212,500	31,297
NPC	217.800	9,487,368	0	0		283,140	17,729
FB	15.000	653,400	0	0		19,125	2,762

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Property Tax Estimation by Entity / Jurisdiction

Code	Description	Taxable Value	Tax Rate per \$100	Tax Factor applied to Taxable Value	Estimated Tax
200	RUNNELS COUNTY	91,680	\$0.615188	0.00615188	\$564.00
36	BRONTE ISD IN RUNNELS COUNTY	91,680	\$1.08	0.0108	\$990.14
H	NORTH RUNNELS HOSPITAL	91,680	\$0.381	0.00381	\$349.30
W	LIPAN-KICKAPOO WATER	91,680	\$0.0103	0.000103	\$9.44
Total Estimation			\$2.086488	0.02086488	\$1,912.88

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RUNNELS COUNTY

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Property Year 2018

Information Updated 3/7/2019

Property ID: R000021147 Geo ID: 00019.0271.03100

Property Details

Ownership

Available Actions

GREEN SUSAN B ETAL
 2500 LINCOLN DR
 ABILENE, TX 79601
 Ownership Interest: 1.0000000
 G-3 SM-7

Qualified Exemptions

Not Applicable

Legal Information

Legal: Acres: 400.000, BURNET CO, AB: 19, SU: 271
 Situs: 372 1017

Property Valuation History

Values by Year		2018	2017	2016	2015	2014	n/a
Improvements	+	\$5,090	\$4,380	\$4,380	\$4,380	\$4,380	\$0
Land	+	\$1,450	\$1,340	\$1,300	\$1,300	\$1,300	\$0
Production Market	+	\$516,270	\$485,750	\$471,600	\$471,600	\$471,600	\$0
Personal	+	\$0	\$0	\$0	\$0	\$0	\$0
Mineral	+	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	=	\$522,810	\$491,470	\$477,280	\$477,280	\$477,280	\$0
Agricultural Loss	-	\$467,870	\$445,270	\$432,710	\$432,710	\$432,710	\$0
Homestead Cap Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed	=	\$54,940	\$46,200	\$44,570	\$44,570	\$44,570	\$0

Improvement / Buildings *Improvement Value: \$5,090*

Group Sequence	Code	Building Description	Year Built	Square Footage	Perimeter Footage
1	BARN1	BARN		600	100
2	SHED1	SHED		300	80
3	SEA2	SEA CONTAINER-LARGE		320	96
4	SEA2	SEA CONTAINER-LARGE		320	96

Land Details *Market Value: \$1,450 Production Market Value: \$516,270 Production Value: \$48,400*

Land Code	Acres	Sq. Ft.	Front Ft.	Rear Ft.	Depth	Mkt. Value	Prd. Value
FB	155.000	6,751,800	0	0		197,625	28,536
NPB	144.000	6,272,640	0	0		188,640	11,722
NPC	100.000	4,356,000	0	0		130,000	8,140
SP100	1.000	43,560	0	0		1,450	0

Deed History

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Property Tax Estimation by Entity / Jurisdiction

Code	Description	Taxable Value	Tax Rate per \$100	Tax Factor applied to Taxable Value	Estimated Tax
200	RUNNELS COUNTY	54,940	\$0.615188	0.00615188	\$337.98
36	BRONTE ISD IN RUNNELS COUNTY	54,940	\$1.08	0.0108	\$593.35
H	NORTH RUNNELS HOSPITAL	54,940	\$0.381	0.00381	\$209.32
W	LIPAN-KICKAPOO WATER	54,940	\$0.0103	0.000103	\$5.66
Total Estimation			\$2.086488	0.02086488	\$1,146.31

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RUNNELS COUNTY

APPRAISAL DISTRICT

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Property Year 2018

Information Updated 3/7/2019

Property ID: R000021155 Geo ID: 00049.0272.00100

Property Details

Ownership

FARRIS W B III
 5362 ATLANTIC RD
 SAN ANGELO, TX 76903
 Ownership Interest: 1.0000000
 G-2 SM-11

Available Actions

Qualified Exemptions

Not Applicable

Legal Information

Legal: Acres: 56.850, BRIAN & WALL, AB: 49, SU: 272, LABEL: TEX0093284, MAKE: FLEETWOOD HOMES OF TX INC, SERIAL: TXFL1A923123435, MODEL: MHDMAN00000028, MODEL: 14X68, YR: 1984

Situs: 371 0

Property Valuation History

Values by Year		2018	2017	2016	2015	2014	n/a
Improvements	+	\$12,980	\$0	\$0	\$0	\$0	\$0
Land	+	\$2,100	\$0	\$0	\$0	\$0	\$0
Production Market	+	\$72,060	\$70,270	\$68,220	\$68,220	\$68,220	\$0
Personal	+	\$0	\$0	\$0	\$0	\$0	\$0
Mineral	+	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	=	\$87,140	\$70,270	\$68,220	\$68,220	\$68,220	\$0
Agricultural Loss	-	\$65,250	\$64,580	\$62,770	\$62,770	\$62,770	\$0
Homestead Cap Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed	=	\$21,890	\$5,690	\$5,450	\$5,450	\$5,450	\$0

Improvement / Buildings Improvement Value: \$12,980

Group Sequence	Code	Building Description	Year Built	Square Footage	Perimeter Footage
1	CVTA	CANOPY NO CONC TIN		2,304	208
2	MH	MOBILE HOME		952	164
3	DKA	DECK		400	92
4	OPF2	OPEN PORCH FRAME		48	28
5	SWP 3	SWIMMING POOL BTR		1	4

Land Details Market Value: \$2,100 Production Market Value: \$72,060 Production Value: \$6,810

Land Code	Acres	Sq. Ft.	Front Ft.	Rear Ft.	Depth	Mkt. Value	Prd. Value
NPC	33.850	1,474,506	0	0		44,005	2,755
FB	22.000	958,320	0	0		28,050	4,050
SP150	1.000	43,560	0	0		2,100	0

Deed History

Sold By	Volume	Page	Deed Date	Instrument
Property Tax Estimation by Entity / Jurisdiction				

Code	Description	Taxable Value	Tax Rate per \$100	Tax Factor applied to Taxable Value	Estimated Tax
200	RUNNELS COUNTY	21,890	\$0.615188	0.00615188	\$134.66
36	BRONTE ISD IN RUNNELS COUNTY	21,890	\$1.08	0.0108	\$236.41
H	NORTH RUNNELS HOSPITAL	21,890	\$0.381	0.00381	\$83.40
W	LIPAN-KICKAPOO WATER	21,890	\$0.0103	0.000103	\$2.25
Total Estimation			\$2.086488	0.02086488	\$456.72

The above property tax estimation is not a tax bill. Do not pay.

Southwest Data Solutions provides this information "as is" without warranty of any kind.
Southwest Data Solutions is not responsible for any errors or omissions.

RUNNELS COUNTY APPRAISAL DISTRICT

[Home](#) [Return to Search](#)  [Print](#)

Property Year 2018

Information Updated 3/7/2019

Property ID: R000022856 Geo ID: 00217.0805.00303

Property Details

Ownership

Available Actions

TIDWELL THERON KIRK/REBECCA A

516 COUNTY ROAD 21
LAMESA, TX 79331

Ownership Interest: 1.0000000

G-2 SM-11

Qualified Exemptions

Not Applicable

Legal Information

Legal: Acres: 389.510, G H & H RR, AB: 217, SU: 80 **7/17/2012 COMBINED R1909 AND R1910 SEE NOTATIONS

Situs: 214 0

Property Valuation History

Values by Year		2018	2017	2016	2015	2014	n/a
Improvements	+	\$15,070	\$13,320	\$12,940	\$12,940	\$12,940	\$0
Land	+	\$2,100	\$0	\$0	\$0	\$0	\$0
Production Market	+	\$501,190	\$496,670	\$473,400	\$473,400	\$473,400	\$0
Personal	+	\$0	\$0	\$0	\$0	\$0	\$0
Mineral	+	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	=	\$518,360	\$509,990	\$486,340	\$486,340	\$486,340	\$0
Agricultural Loss	-	\$454,160	\$457,770	\$436,110	\$436,110	\$436,110	\$0
Homestead Cap Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed	=	\$64,200	\$52,220	\$50,230	\$50,230	\$50,230	\$0

Improvement / Buildings Improvement Value: \$15,070

Group Sequence	Code	Building Description	Year Built	Square Footage	Perimeter Footage
1	RES	RESIDENCE	1950	1,616	174
2	CPF3	COVERED PORCH FRAME	1950	216	70

Land Details Market Value: \$2,100 Production Market Value: \$501,190 Production Value: \$47,030

Land Code	Acres	Sq. Ft.	Front Ft.	Rear Ft.	Depth	Mkt. Value	Prd. Value
FB	150.000	6,534,000	0	0		191,250	27,615
NPD	238.510	10,389,496	0	0		309,944	19,415
SP150	1.000	43,560	0	0		2,100	0

Deed History

Sold By	Volume	Page	Deed Date	Instrument
GENTRY EUGENE/AILSA FAM TRT/GENTRY J R&RYAN GLENDA	358	712, 716	2/3/2012	278, 279

Property Tax Estimation by Entity / Jurisdiction

Code	Description	Taxable Value	Tax Rate per \$100	Tax Factor applied to Taxable Value	Estimated Tax
200	RUNNELS COUNTY	64,200	\$0.615188	0.00615188	\$394.95
36	BRONTE ISD IN RUNNELS COUNTY	64,200	\$1.08	0.0108	\$693.36
H	NORTH RUNNELS HOSPITAL	64,200	\$0.381	0.00381	\$244.60
W	LIPAN-KICKAPOO WATER	64,200	\$0.0103	0.000103	\$6.61
Total Estimation			\$2.086488	0.02086488	\$1,339.52

The above property tax estimation is not a tax bill. Do not pay.

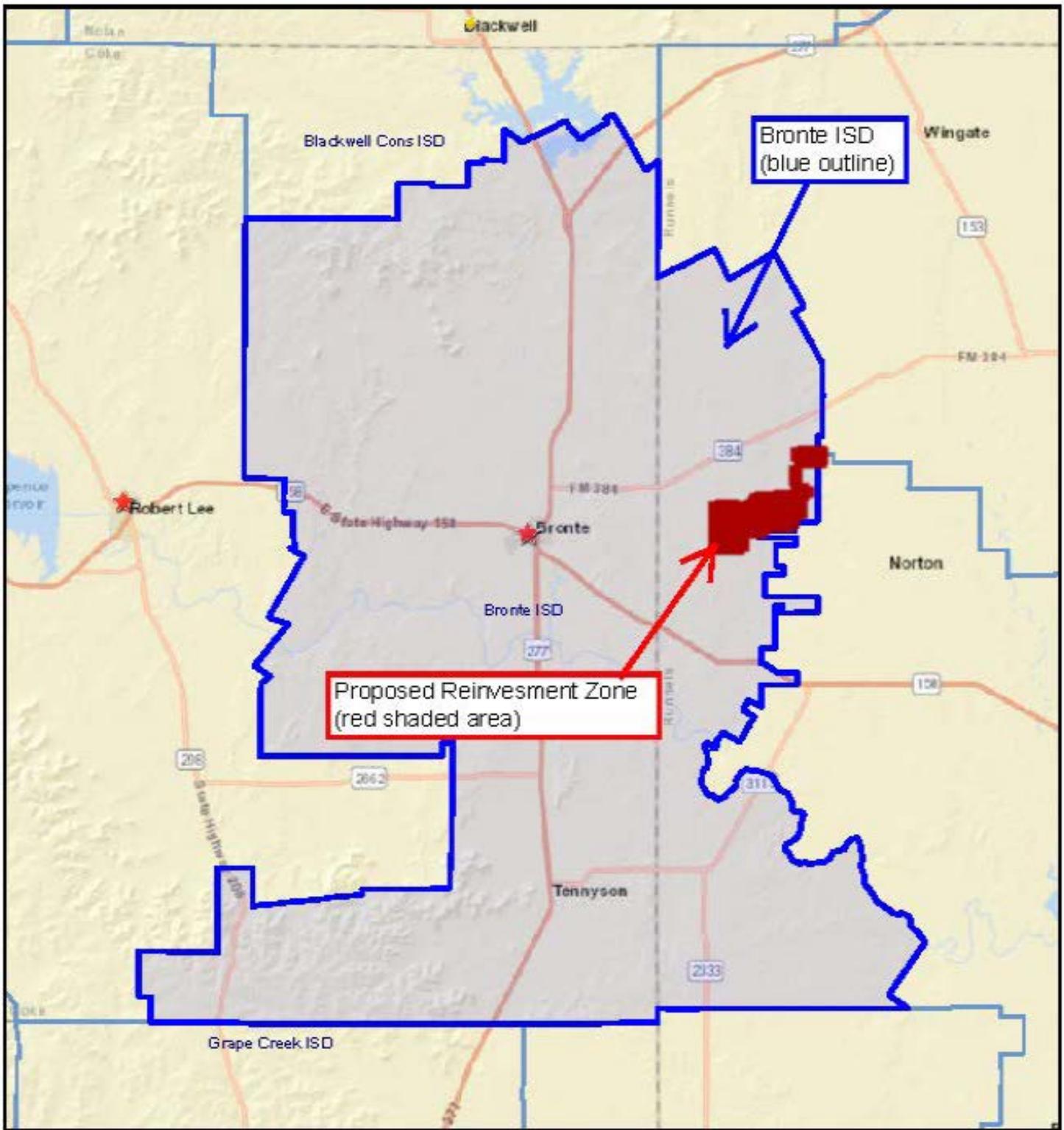
Southwest Data Solutions provides this information "as is" without warranty of any kind.
Southwest Data Solutions is not responsible for any errors or omissions.



Tab 11

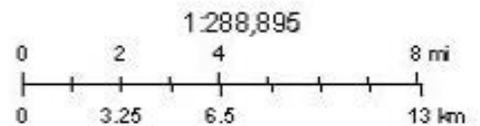
Maps

Bronte ISD



March 7, 2019

- | | |
|----------------------|--------------------------|
| Current_Schools | ◆ Academy/Charter School |
| ● Elementary School | ◆ Other Schools |
| ■ Middle School | ▭ Texas_Outline |
| ■ Junior High School | ▭ Current_Districts |
| ★ High School | |



Ext. HERE, Garmin, MGA, USGS, NPS

Project Boundary

Legend

-  Project Boundary

Project Boundary
(shaded yellow area)



Project Boundary

within Reinvestment Zone

Legend

-  Project Boundary
-  Proposed Reinvestment Zone

384

Project Boundary
(yellow outline)

Proposed Reinvestment Zone
(red area)

383

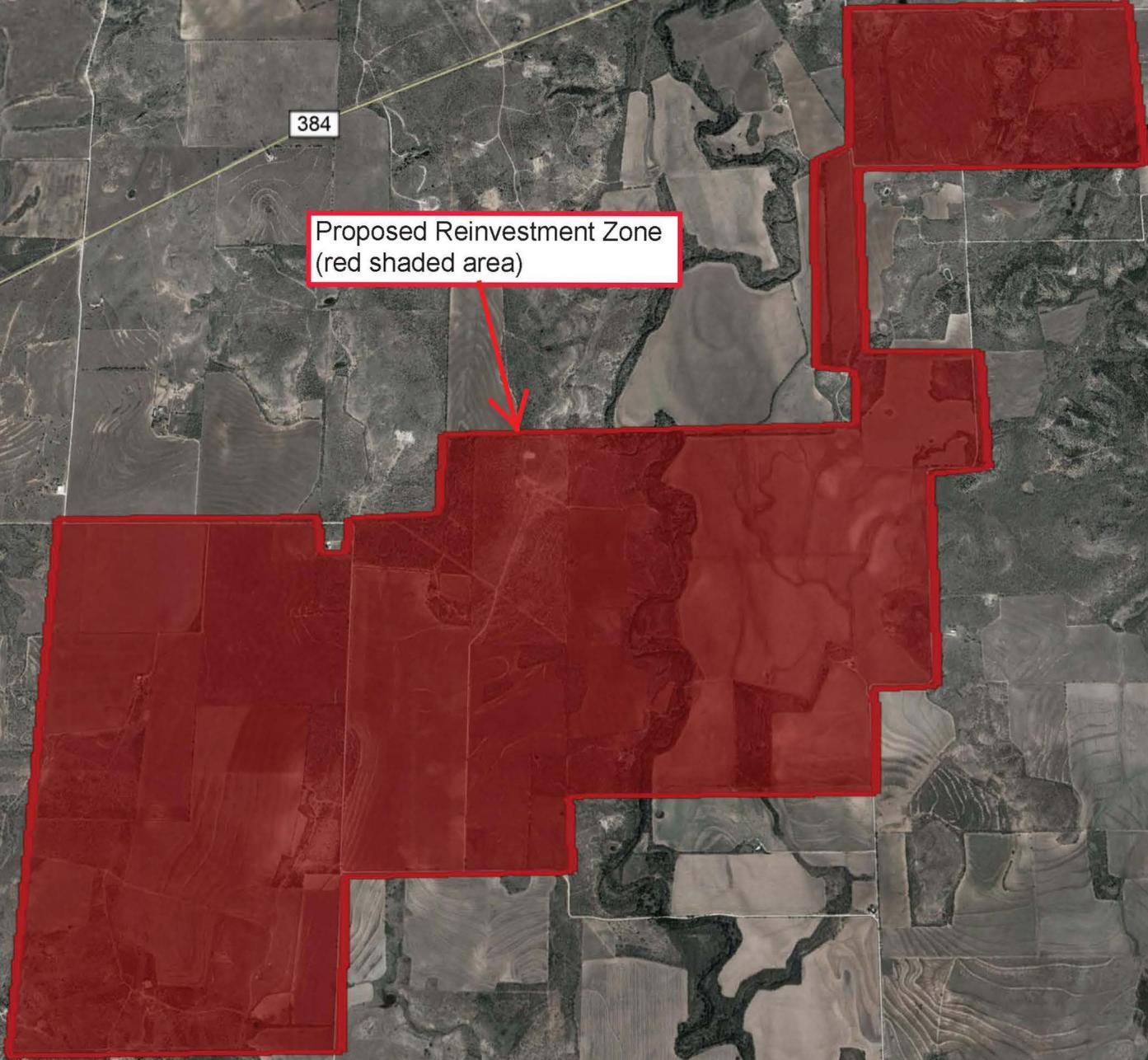


Proposed Reinvestment Zone

Legend
■ Proposed Reinvestment Zone

384

Proposed Reinvestment Zone
(red shaded area)



1 mi

A north arrow pointing upwards and a scale bar labeled '1 mi' are located in the bottom right corner of the map.

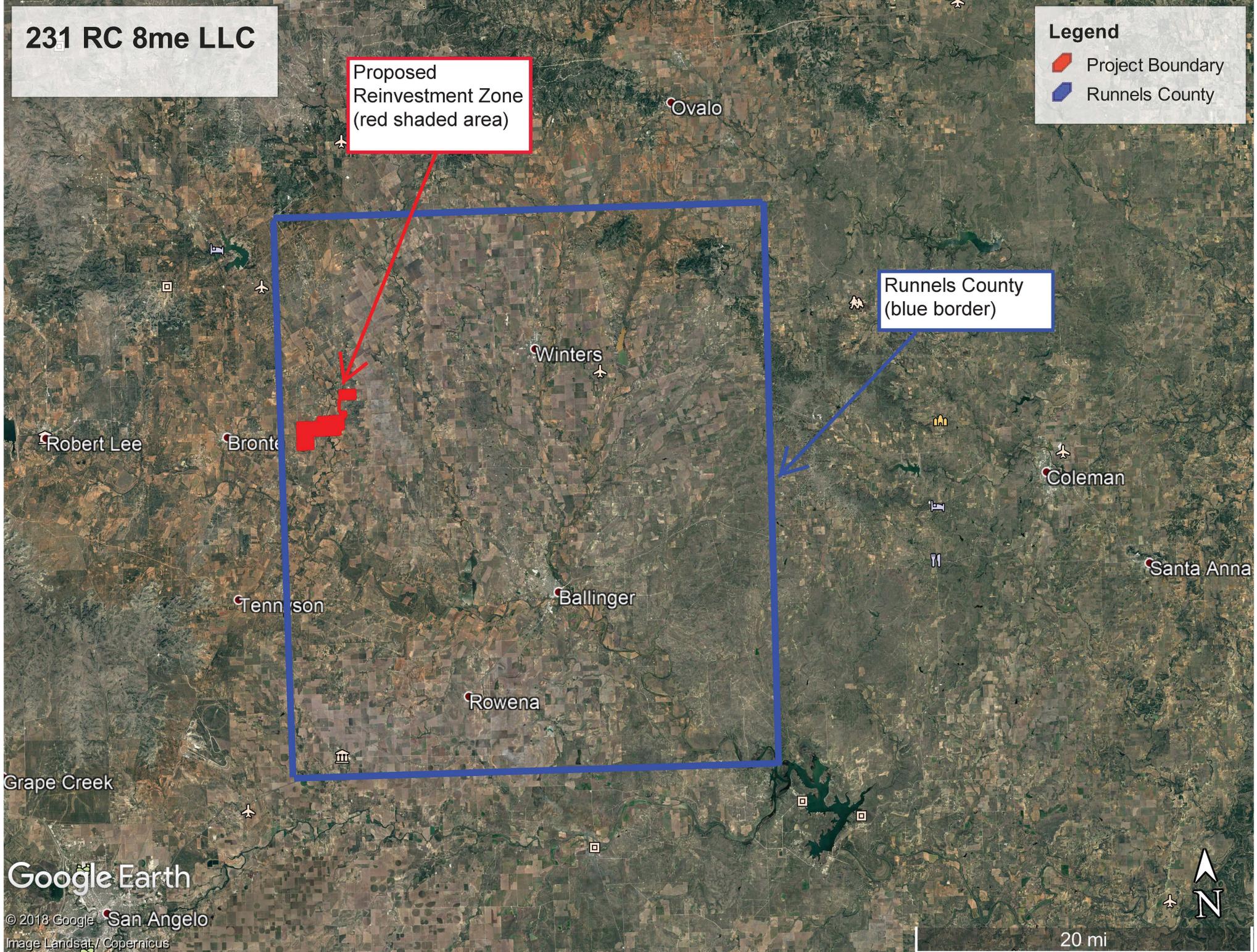
231 RC 8me LLC

Proposed Reinvestment Zone (red shaded area)

Legend

- Project Boundary
- Runnels County

Runnels County (blue border)

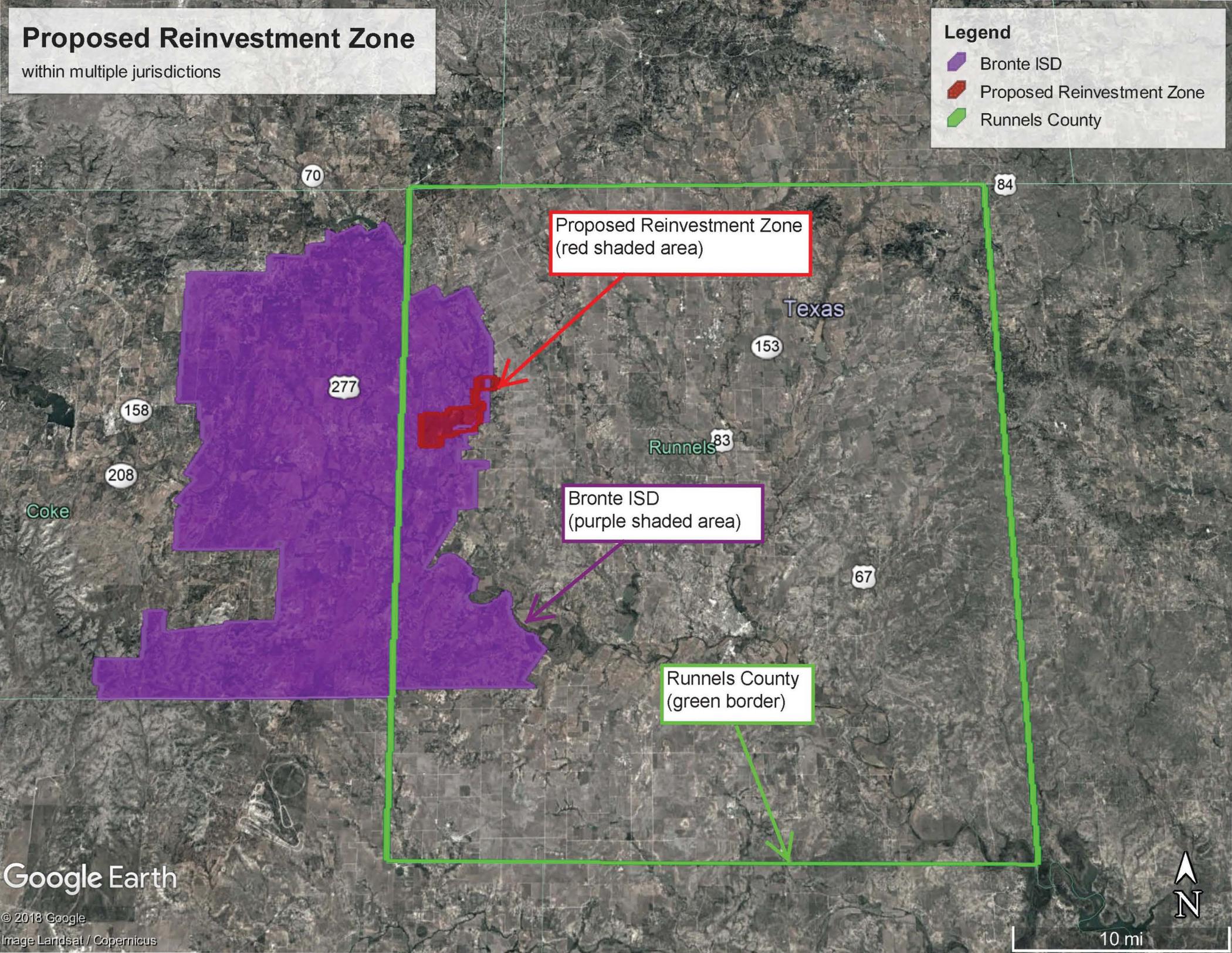


Proposed Reinvestment Zone

within multiple jurisdictions

Legend

-  Bronte ISD
-  Proposed Reinvestment Zone
-  Runnels County



Proposed Reinvestment Zone
(red shaded area)

Bronte ISD
(purple shaded area)

Runnels County
(green border)





Tab 12

Request for Waiver of Job Requirements

Please refer to the proceeding letter attached.



Monday March 11, 2019

Mr. Tom Siler
Bronte ISD
210 Jefferson St.
Bronte, TX

RE: 231RC 8me LLC Chapter 313 Job Waiver Request

Dear Mr. Tom Siler,

8minutenergy Renewables, LLC is requesting that Bronte ISD's Board of Trustees waive the job requirement provision as allowed by Section 313.025 (f-1) of the Texas Tax Code. This waiver would be based on the school district's board findings that the jobs creation requirement exceeds the industry standard for the number of employees reasonably necessary for the operation of the facility.

8minutenergy Renewables, LLC requests that Bronte ISD makes such finding and waive the job creation requirement for 10 permanent jobs. In line with the current industry standards for job requirements, 231RC 8me LLC has committed to create 2 qualifying jobs in Bronte ISD.

Solar projects create many jobs, both full and part time. Additionally, during the construction phase, solar projects create many temporary jobs; however, after construction is completed solar facilities only require a relatively small number of workers to operate and maintain the plant. The number of jobs 231RC 8me LLC has committed to create is congruent with current industry standards for maintenance and operation of a facility of this capacity. This is evidenced by previously certified limitation agreement applications by solar developers who also requested and were granted a waiver of the job requirements based on the requirement of 1 worker per 75-100 MW.

The permanent employees of a solar facility maintain and service the photovoltaic panels and inverters, underground electrical connections, substations, as well as other infrastructure associated with the safe and reliable operation of the facilities. In addition to onsite employees, there may also be managers and/or technicians who provide support to the facility remotely.

The establishment of 231RC 8me LLC will undoubtedly be beneficial to the economic development of Runnels County and the advancement of renewable energy. Thank you for your consideration of this request. If you have any questions, feel free to contact us.

Sincerely,

Mike Fry, Director—Energy Services

mike@keatax.com



Tab 13

Calculation of Wage Requirements

U.S. Department of Labor—Bureau of Labor Statistics

The proceeding calculations are for the following wage requirements:

Calculation A: Runnels County Average Weekly Wage

Calculation B: 110% of Runnels County Average for Manufacturing Jobs

Calculation C: 110% of West Central Texas Council of Government Regional Manufacturing Wage

Calculation A: Runnels County Average Weekly Wage for all Jobs

Year	Quarter	Average Weekly Wage
2017	Q4	\$695.00
2018	Q1	\$706.00
2018	Q2	\$644.00
2018	Q3	\$682.00
2017- 2018	Q Average	\$681.75

In order to calculate Runnels County Average Weekly Wage for all Jobs, the following calculations were completed:

Quarterly Average Calculation:

Step 1: $\$695.00 + \$706.00 + \$644.00 + \$682.00 = \$2,727.00$

Step 2: $\$2,727.00 / 4 = \681.75

**Calculation B: 110% of Runnels County Average Weekly Wage for Manufacturing Jobs**

Year	Quarter	Average Weekly Wage
2017	Q4	\$781.00
2018	Q1	\$852.00
2018	Q2	\$806.00
2018	Q3	\$943.00
2017- 2018	Q Average	\$845.50
2017- 2018	110 % Q Average	\$930.05

In order to calculate 110% of the Runnels County Average Weekly Wage for Manufacturing Jobs, the following calculations were completed:

110% Quarterly Average Calculation

Step 1: $\$781.00 + \$852.00 + \$806.00 + \$943.00 = \$3,382.00$

Step 2: $\$3,382.00 / 4 = \845.50

Step 3 $\$845.50 * 1.10 =$ **\$930.05**



Calculation C: 110% of West Central Texas Council of Government Regional Manufacturing Wage

2017 West Central Texas Council of Government Regional Annual Wage: \$44,178.00

2017 West Central Texas Council of Government 110% Regional Wage: \$48,595.80 annually or \$934.53 weekly

In order to calculate 110% of the West Central Texas Council of Government Regional Manufacturing Wage the following calculations were completed:

Step 1: $\$44,178.00 * 1.10 = \$48,595.80$

Step 2: $\$48,595.80 / 52 =$ **\$934.53**

*All calculations were completed using the most recent data available from the Bureau of Labor Statistics—data attached



Year	Period	Area	Ownership	Industry	Average Weekly Wage
2017	01	Runnels	Total All	Total, All Industries	697
2017	02	Runnels	Total All	Total, All Industries	627
2017	03	Runnels	Total All	Total, All Industries	662
2017	04	Runnels	Total All	Total, All Industries	695
2018	01	Runnels	Total All	Total, All Industries	706
2018	02	Runnels	Total All	Total, All Industries	644
2018	03	Runnels	Total All	Total, All Industries	682

Year	Period	Area	Ownership	Industry	Average Weekly Wage
2017	01	Runnels	Private	Manufacturing	806
2017	02	Runnels	Private	Manufacturing	733
2017	03	Runnels	Private	Manufacturing	790
2017	04	Runnels	Private	Manufacturing	781
2018	01	Runnels	Private	Manufacturing	852
2018	02	Runnels	Private	Manufacturing	806
2018	03	Runnels	Private	Manufacturing	943



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

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



Tab 14

Schedules A1-D

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

Date **3/14/2019**
 Applicant Name **231RC 8me LLC**
 ISD Name **Bronte ISD**

Form 50-296A
 Revised May 2014

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		Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)	2019	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	-							
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period				\$	-	\$	-	\$
Complete tax years of qualifying time period	QTP1	2020-2021	2020	\$ 137,000,000.00	\$ 500,000.00			\$ 137,500,000.00
	QTP2	2021-2022	2021					\$ -
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				\$ 137,000,000.00	\$ 500,000.00			\$ 137,500,000.00
				Enter amounts from TOTAL row above in Schedule A2				
Total Qualified Investment (sum of green cells)				\$ 137,500,000.00				

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 **3/14/2019**
 Applicant Name **231RC 8me LLC**
 ISD Name **Bronte ISD**

Form 50-296A
 Revised May 2014

PROPERTY INVESTMENT AMOUNTS									
(Estimated investment in each year. Do not put cumulative totals.)									
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	Column A New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	Column B New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Column C Other investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Column D Other investment made during this year that will become Qualified Property [SEE NOTE]	Column E Total Investment (A+B+C+D)	
Total Investment from Schedule A1*	--	TOTALS FROM SCHEDULE A1			\$ 137,000,000.00	\$ 500,000.00			\$ 137,500,000.00
	0	2019-2020	2019					\$ -	
	0	2020-2021	2020	\$ 137,000,000.00	\$ 500,000.00			\$ 137,500,000.00	
Value limitation period***	1	2021-2022	2021						
	2	2022-2023	2022						
	3	2023-2024	2023						
	4	2024-2025	2024						
	5	2025-2026	2025						
	6	2026-2027	2026						
	7	2027-2028	2027						
	8	2028-2029	2028						
	9	2029-2030	2029						
	10	2030-2031	2030						
Total Investment made through limitation				\$ 137,000,000.00	\$ 500,000.00			\$ 137,500,000.00	
Continue to maintain viable presence	11	2031-2032	2031						
	12	2032-2033	2032						
	13	2033-2034	2033						
	14	2034-2035	2034						
	15	2035-2036	2035						
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2036-2037	2036						
	17	2037-2038	2037						
	18	2038-2039	2038						
	19	2039-2040	2039						
	20	2040-2041	2040						
	21	2041-2042	2041						
	22	2042-2043	2042						
	23	2043-2044	2043						
	24	2044-2045	2044						
	25	2045-2046	2045						

* 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 **3/14/2019**
 Applicant Name **231RC 8me LLC**
 ISD Name **Bronte ISD**

Form 50-296A

Revised May 2014

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Qualified Property			Estimated Taxable Value		
				Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2019-2020	2019						
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2020-2021	2020						
Value Limitation Period	1	2021-2022	2021	\$ -	\$ 500,000.00	\$ 95,750,000.00	\$ 96,250,000.00	\$ 96,250,000.00	\$ 20,000,000.00
	2	2022-2023	2022	\$ -	\$ 485,000.00	\$ 86,175,000.00	\$ 86,660,000.00	\$ 86,660,000.00	\$ 20,000,000.00
	3	2023-2024	2023	\$ -	\$ 470,000.00	\$ 76,600,000.00	\$ 77,070,000.00	\$ 77,070,000.00	\$ 20,000,000.00
	4	2024-2025	2024	\$ -	\$ 455,000.00	\$ 67,025,000.00	\$ 67,480,000.00	\$ 67,480,000.00	\$ 20,000,000.00
	5	2025-2026	2025	\$ -	\$ 440,000.00	\$ 57,450,000.00	\$ 57,890,000.00	\$ 57,890,000.00	\$ 20,000,000.00
	6	2026-2027	2026	\$ -	\$ 425,000.00	\$ 47,875,000.00	\$ 48,300,000.00	\$ 48,300,000.00	\$ 20,000,000.00
	7	2027-2028	2027	\$ -	\$ 410,000.00	\$ 38,300,000.00	\$ 38,710,000.00	\$ 38,710,000.00	\$ 20,000,000.00
	8	2028-2029	2028	\$ -	\$ 395,000.00	\$ 28,725,000.00	\$ 29,120,000.00	\$ 29,120,000.00	\$ 20,000,000.00
	9	2029-2030	2029	\$ -	\$ 380,000.00	\$ 19,150,000.00	\$ 19,530,000.00	\$ 19,530,000.00	\$ 19,530,000.00
	10	2030-2031	2030	\$ -	\$ 365,000.00	\$ 19,150,000.00	\$ 19,515,000.00	\$ 19,515,000.00	\$ 19,515,000.00
Continue to maintain viable presence	11	2031-2032	2031	\$ -	\$ 350,000.00	\$ 19,150,000.00	\$ 19,500,000.00	\$ 19,500,000.00	\$ 19,500,000.00
	12	2032-2033	2032	\$ -	\$ 335,000.00	\$ 19,150,000.00	\$ 19,485,000.00	\$ 19,485,000.00	\$ 19,485,000.00
	13	2033-2034	2033	\$ -	\$ 320,000.00	\$ 19,150,000.00	\$ 19,470,000.00	\$ 19,470,000.00	\$ 19,470,000.00
	14	2034-2035	2034	\$ -	\$ 305,000.00	\$ 19,150,000.00	\$ 19,455,000.00	\$ 19,455,000.00	\$ 19,455,000.00
	15	2035-2036	2035	\$ -	\$ 290,000.00	\$ 19,150,000.00	\$ 19,440,000.00	\$ 19,440,000.00	\$ 19,440,000.00
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2036-2037	2036	\$ -	\$ 275,000.00	\$ 19,150,000.00	\$ 19,425,000.00	\$ 19,425,000.00	\$ 19,425,000.00
	17	2037-2038	2037	\$ -	\$ 260,000.00	\$ 19,150,000.00	\$ 19,410,000.00	\$ 19,410,000.00	\$ 19,410,000.00
	18	2038-2039	2038	\$ -	\$ 245,000.00	\$ 19,150,000.00	\$ 19,395,000.00	\$ 19,395,000.00	\$ 19,395,000.00
	19	2039-2040	2039	\$ -	\$ 230,000.00	\$ 19,150,000.00	\$ 19,380,000.00	\$ 19,380,000.00	\$ 19,380,000.00
	20	2040-2041	2040	\$ -	\$ 215,000.00	\$ 19,150,000.00	\$ 19,365,000.00	\$ 19,365,000.00	\$ 19,365,000.00
	21	2041-2042	2041	\$ -	\$ 200,000.00	\$ 19,150,000.00	\$ 19,350,000.00	\$ 19,350,000.00	\$ 19,350,000.00
	22	2042-2043	2042	\$ -	\$ 185,000.00	\$ 19,150,000.00	\$ 19,335,000.00	\$ 19,335,000.00	\$ 19,335,000.00
	23	2043-2044	2043	\$ -	\$ 170,000.00	\$ 19,150,000.00	\$ 19,320,000.00	\$ 19,320,000.00	\$ 19,320,000.00
	24	2044-2045	2044	\$ -	\$ 155,000.00	\$ 19,150,000.00	\$ 19,305,000.00	\$ 19,305,000.00	\$ 19,305,000.00
	25	2045-2046	2045	\$ -	\$ 140,000.00	\$ 19,150,000.00	\$ 19,290,000.00	\$ 19,290,000.00	\$ 19,290,000.00

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 **3/14/2019**
 Applicant Name **231RC 8me LLC**
 ISD Name **Bronte ISD**

Form 50-296A
 Revised May 2014

				Construction		Non-Qualifying Jobs	Qualifying Jobs	
	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Column A Number of Construction FTE's or man-hours (specify)	Column B Average annual wage rates for construction workers	Column C Number of non-qualifying jobs applicant estimates it will create (cumulative)	Column D Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Column E Average annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period	0	2019-2020	2019	300 FTE	\$ 48,595.80			
Each year prior to start of Value Limitation Period	0	2020-2021	2020	300 FTE	\$ 48,595.80			
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2021-2022	2021				2	\$ 48,595.80
	2	2022-2023	2022				2	\$ 48,595.80
	3	2023-2024	2023				2	\$ 48,595.80
	4	2024-2025	2024				2	\$ 48,595.80
	5	2025-2026	2025				2	\$ 48,595.80
	6	2026-2027	2026				2	\$ 48,595.80
	7	2027-2028	2027				2	\$ 48,595.80
	8	2028-2029	2028				2	\$ 48,595.80
	9	2029-2030	2029				2	\$ 48,595.80
10	2030-2031	2030				2	\$ 48,595.80	
Years Following Value Limitation Period	11 through 25	2031-2045	2031-2045				2	\$ 48,595.80

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

- C1.** Are the cumulative number of qualifying jobs listed in Column D less than the number of qualifying jobs required by statute? (25 qualifying jobs in Subchapter B districts, 10 qualifying jobs in Subchapter C districts) Yes No
 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 **3/14/2019**
 Applicant Name **231RC 8me LLC**
 ISD Name **Bronte 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: Runnels County	2021	2021-2030	\$ 331,593.00	80%	\$ 66,318.60
	City:					
	Other: Runnels County Hospital District	2021	2021-2030	\$ 205,359.00	80%	\$ 41,071.80
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:						
TOTAL				\$ 536,952.00	80%	\$ 107,390.40

Additional information on incentives for this project:



Tab 15

Economic Impact Study



Tab 16

Description of Reinvestment Zone

231RC 8me LLC is to be located within a proposed reinvestment zone. The adoption of this measure will not be complete until Bronte ISD or Runnels County creates and designates the reinvestment zone. At this time, Runnels County will most likely designate the zone sometime within 2nd fiscal quarter of 2019. Once established, the order, resolution, or ordinance creating the reinvestment zone will be submitted to the Texas Comptroller.

**Runnels
County State of
Texas**

Tax Abatement Guidelines and Criteria

The purpose of this document is to establish guidelines, and a uniform policy of tax abatement for owners or lessees of eligible facilities willing to execute tax abatement contracts designed to provide long term significant positive economic impact to the community by utilizing the area contractors and work force to the maximum extent feasible, and by developing, redeveloping, and improving property.

In order to be eligible for designation as a reinvestment zone and receive tax abatement, the planned improvement:

1. Must be reasonably expected to have an increase in positive net economic benefit to Runnels County of at least Ten Million Dollars (\$10,000,000.00) over the life of the abatement, computed to include (but not limited to) new sustaining payroll and /or capital improvement. The creation of (number and type) new jobs will also factor into the decision to grant an abatement; and
2. Must not be expected to solely or primarily have the effect of merely transferring employment from one area of Runnels County to another.

In addition to the criteria set forth above, the Runnels County Commissioners Court reserves the right to negotiate a tax abatement agreement in order to compete favorably with other communities.

Only that increases in the fair market value of the property directly resultant from the development, redevelopment, and improvement specified in the contract will be eligible for abatement and then only to the extent that such increase exceeds any reduction in the fair market value of the other property of the Applicant located within the jurisdiction creating the reinvestment zone.

All abatement contracts will be for a term no longer than allowed by law.

It is the goal of Runnels County to grant tax abatements on terms and conditions beneficial to the economic interests of the residents of Runnels County and to other taxing units having jurisdiction of the property. However, nothing herein shall limit the discretion of the Runnels County Commissioners Court to consider, adopt, modify or decline any tax abatement request.

This policy is effective as of January 17, 2019 and shall at all times be kept current with regard to the needs of Runnels County and reflective of the official views of the County Commissioners Court and shall be reviewed every two years.

The adoption of these guidelines and criteria by the Runnels County Commissioners Court does not:

1. Limit the discretion of the governing body to decide whether or not to enter into a specific tax abatement agreement;
2. Limit the discretion of the governing body to delegate to its employees the authority to determine whether or not the governing body should consider a particular application or request for tax abatement;
3. Create or deny any property, contract, or other legal right in any person to have the governing body consider or grant a specific application or request for tax abatement;

Section 1

Definitions

A. "Abatement" means the full or partial exemption from ad valorem taxes of certain property in a reinvestment zone designated by Runnels County for economic development purposes.

B. "Affected jurisdiction" means RUNNELS County and any municipality or school district, the majority of which is located in RUNNELS County that levies ad valorem taxes upon and provides services to property located within the proposed or existing reinvestment zone designated by RUNNELS County.

C. "Agreement" means a contractual agreement for tax abatement between a Property Owner and/or Lessee and Runnels County.

D. "Base year value" means the assessed value on the eligible property as of January 1 preceding the execution of the agreement, plus any agreed upon value of eligible property improvements made after January 1, but before the execution of the Agreement.

E. "Economic Life" means the number of years a property is expected to be in service in a facility.

F. "Eligible facilities" means new, expanded, or modernized buildings and structures, including fixed machinery and equipment, which is reasonably likely as a result of granting abatement to contribute to the retention or expansion of primary employment or to attract major investment in the reinvestment zone that would be a benefit to the property and that would contribute to the economic development of Runnels County, but does not include facilities which are intended to be primarily to provide goods or services to residents for existing businesses located in Runnels County, such as, but not limited to, restaurants and retail sales establishments, eligible facilities may include, but shall not be limited to hotels and office buildings.

G. "Expansion " means the addition of building structure s, machinery, equipment, or payroll for purposes of increasing production c a p a c i t y .

H. "Deferred maintenance" means improvements necessary for continued operation which do not improve productivity or alter the process technology."

I. "Facility" means property improvement completed or in process of construction which together comprise an interregional whole.

J. "Manufacturing Facility" means products, buildings and structures, including machinery and equipment, the primary purpose of which is or will be the manufacture of tangible goods or materials or the processing of such goods or materials by physical or chemical change, including the generation of electrical energy.

K. "Modernization" means a complete or partial demolition of facilities and the complete or partial reconstruction or installation of a facility of similar or expanded production capacity. Modernization may result from the construction, alteration, or installation of building s, structures, machinery, or equipment, or both.

L. "New facility " means property previously undeveloped which is placed into service by means other than or in conjunction with expansion or modernization.

M. "Other Basic Industry" means buildings and structures including fixed machinery and equipment not elsewhere described, used or to be used for the production of products or services, which serve a market primarily outside of RUNNELS County, resulting in the creation of new permanent jobs bringing in new wealth.

N. " Productive life" means the number of years a property improvement is expected to be in service in a facility.

Section 2

Abatement Authorized

A. Eligible facilities: Upon application, eligible facilities as defined herein shall be considered for tax abatement as hereinafter provided.

B. Creation of New Values: Abatement may only be granted for the additional value of eligible property improvements made subsequent to and specified in an abatement agreement between Runnels County and the property owner or applicant, including a Lessee, subject to such limitations as Runnels County may require.

C. New and existing facilities: Abatement may be granted for the additional value of eligible property improvements made subsequent to and specified in an abatement agreement between Runnels County and the Property Owner or Lessee, subject to such limitations as Runnels County may require.

D. Eligible property: Abatement may be extended to the value of buildings, structures, fixed machinery and equipment, site improvements and related fixed improvements necessary to the operation and administration of the facility.

E. Ineligible Property: The following types of property shall be fully taxable and ineligible for tax abatement: land, supplies, tools, furnishings, and other forms of movable personal property, housing, deferred maintenance, property to be rented or leased except as provided in Section 2 F, property which has a productive life of less than ten years, but does not include spare parts associated with eligible facilities; property owned or used by the State of Texas or its political subdivisions or by any organization owned, operated or directed by a political subdivision of the State of Texas; or any other property for which abatement is not allowed by state law.

F. Owned / leased facilities: If a leased facility is permitted by state law to be granted abatement, the abatement agreement shall be applicable to the taxable value of the leased improvement, and where appropriate, shall be executed with both the Lessor and the Lessee.

G. Economic Qualifications: In order to be eligible for designation as a reinvestment zone and receive tax abatement, the planned improvement:

1. Must be reasonably expected to have an increase in positive net benefit to Runnels County of at least Ten Million Dollars (\$10,000,000.00) over the life of the abatement, computed to include (but not limited to) new sustaining payroll and / or capital improvement. The creation of (number and type) new jobs will also factor into the decision to grant an abatement; and
2. Must not be expected to solely or primarily have the effect of merely transferring employment from one area of Runnels County to another.

H. Standards for Tax Abatement: The following factors, among other, shall be considered in determining whether to grant tax abatement:

1. Value of existing improvements, if any;
2. Type and value of proposed improvements;
3. Productive life of proposed improvements; Number of existing jobs to be retained by proposed improvements;
4. Number and type of new jobs to be created by proposed improvements;
5. Amount of local payroll to be created;
6. Whether the new jobs to be created will be filled by persons residing or projected to reside within affected taxing jurisdiction;

7. Amount which property tax base valuation will be increased during term of abatement and after abatement, which shall include a definitive commitment that such valuation shall not, in any case, be less than Ten Million Dollars (\$10,000,000.00.)
8. The costs to be incurred by Runnels County to provide facilities directly resulting from the new improvements;
9. The amount of ad valorem taxes to be paid to Runnels County during the abatement period considering:
 - a. the existing values;
 - b. the percentage of new value abated;
 - c. the abatement period; and
 - d. the value after expiration of the abatement period.
10. The population growth of Runnels County that occurs directly as a result of new improvements;
11. The types and values of public improvements, if any, to be made by Applicant seeking abatement;
12. Whether the proposed improvements compete with existing businesses to the detriment of the local economy;
13. The impact on the business opportunities of existing businesses;
14. The attraction of other new businesses to the area;
15. The overall compatibility with the zoning ordinances and comprehensive plan for the area;
16. Whether the project obtains all necessary permits from the applicable environmental agencies.

Each eligible facility shall be reviewed on its merits utilizing the factors provided above. After such review, abatement may be denied entirely or may be granted to the extent deemed appropriate after full evaluation.

Construction in Progress. If a qualifying facility has not commenced construction within one (1) year after execution of the abatement Agreement, the applicant may apply for a one-year extension of the term of abatement, to be granted or denied in accordance with the Agreement. Said extension must be applied for prior to the expiration of the one-year anniversary of execution of the abatement Agreement.

- I. Denial of Abatement: Neither a reinvestment zone nor abatement agreement shall be authorized if it is determined that:
1. There would be substantial adverse effect on the provision of government services or tax base;
 2. The applicant has insufficient financial capacity;
 3. Planned or potential use of the property would constitute a hazard to public health, safety or morals;
 4. Violation of other codes or laws; or
 5. Any other reason deemed appropriate by Runnels County.

J. Taxability: From the execution of the abatement to the end of the agreement period, taxes shall be payable as follows:

1. The value of ineligible property as provided in Section 2 E shall be fully taxable; and
2. The base year value of existing eligible property as determined each year shall be fully taxable.

The additional value of new eligible property shall be fully taxable at the end of the abatement period.

Section 3 Application

- A. Any present or potential owner of taxable property in Runnels County may request the creation of a reinvestment zone and tax abatement by filing a written application with the County Judge.
- B. The application shall consist of a written request for tax abatement, accompanied by:
1. An analysis of the economic impact such an abatement will have on Runnels County, including:

- a. Estimated tax revenues annually for the term of the requested abatement, taking into account any requested abatement.
 - b. A comparison between an abatement of taxes and any requested "payment in lieu of taxes" (PILOT) in terms of benefit to the County over the proposed term of the abatement period.
 - c. A statement of the expected residual taxable value of the proposed project at the end of the abatement term requested, and the remaining taxable life expectancy of the proposed project.
2. A general description of the proposed use and the general nature and extent of the modernization, expansion or new improvements to be undertaken.
 3. A descriptive list and approximate taxable value of the improvements which will be a part of the facility;
 4. A site map and property description, including a complete legal description of the property, and a map/property description of any requested;
 5. A time schedule for undertaking and completing the planned improvements. In the case of modernization, a statement of the assessed value of the facility, separately stated for real and personal property, shall be given for the tax year immediately preceding the application. The application form may require such financial and other information as the County deems appropriate for evaluating the financial capacity and other factors of the applicant.
 6. Certification from the Runnels County Appraisal District verifying that no taxes are past due on applicant's property located in the proposed reinvestment zone
 7. Disclosure of any environmental permits required or additional environmental impacts.
 8. A \$ 1,000.00 non-refundable application fee.
- C. In the case of modernization, a statement of the assessed value of the facility, separately stated for real and personal property, shall be given for the tax year immediately preceding the Application. The County may require such financial and other information as deemed appropriate for evaluating the financial capacity and other factors pertaining to the Applicant, to be attached to the Application.
- D. All checks in payment of the administrative fee shall be made payable to Runnels County. In addition to the application fee, which shall be applied to any fee charged by legal or financial analysis of the application, the applicant shall also agree to pay reasonable consulting and attorney fees as may be incurred by Runnels County in the examination of

the application as well as the preparation and negotiation of any tax abatement agreement. Such fee reimbursement shall not exceed \$10,000.00.

- E. Runnels County shall give notice as provided by the Property Tax Code, i.e. written notice, to the presiding officer of the governing body of each taxing unit in which the property to be subject of the agreement is located not later than the seventh day before the public hearing and publication in a newspaper of general circulation within such taxing jurisdiction not later than the seventh day before the public hearing. Before acting upon Application, Runnels County shall, through public hearing, afford the Applicant and the designated representative of any governing body referenced hereinabove opportunity to show cause why the abatement should or should not be granted.
- F. If a city within Runnels County designates a reinvestment zone within its corporate limits and enters into or proposes to enter into an abatement agreement with a present or potential owner of taxable property, such present or potential owner of taxable property may request tax abatement by Runnels County, but shall follow the same application process described in Section 3(A), *et seq.* hereof. No other notice or hearing shall be required except compliance with the Open Meetings Act, unless the Commissioners Court deems them necessary in a particular case.
- G. Variance. Although a variance is not favored, exceptional circumstances may support a request for variance from the provisions of Section II, in which case such request for a variance may be made in an application or other written form to the Commissioners' Court. Such request shall include all the items listed in Section 3(B) and may include a complete description of the circumstances which prompt the applicant to request a variance. The approval process for a variance request shall be identical to that for a standard application and may be supplemented by such additional requirements as may be deemed necessary by the Commissioners' Court. To the full extent permitted by applicable law, the Commissioners' Court shall have the authority to enter into an abatement agreement with terms and conditions that vary from the terms and conditions in these Guidelines, but only so long as the Commissioners' Court determines that such variances are in the best interests of Runnels County. Any terms or conditions contained in an abatement Agreement approved by the Commissioners' Court that vary from the terms and conditions in these Guidelines shall automatically be deemed to have been granted an approved variance by the Commissioners' Court, shall be binding and enforceable as agreed to in the abatement Agreement, and shall control in the event of any inconsistency or conflict with these Guidelines. A variance granted to any applicant shall not be deemed a variance for any subsequent applicant.
- H. Confidentiality Required. Information that is provided to the County in connection with an application or request for Tax Abatement and that describes the specific processes or business activities to be conducted or the equipment or other property to be located on the property for which Tax Abatement is sought may be deemed as confidential and not subject to public disclosure only if specifically identified by the Applicant, and segregated from the remaining portions of the Application. Once the Tax Abatement Agreement is executed, all attachments to the Abatement Agreement shall become public. All

information in the custody of a taxing unit after the Agreement is executed is Public Record, and not confidential.

Section 4 Agreement

- A. After approval, the Commissioners Court of Runnels County shall formally pass a Resolution and execute an agreement with the owner of the facility and Lessee as required which shall:
1. Include a list of the kind, number, location of all proposed improvements to the property and if this is not defined at the time of the agreement, then to be supplemented after construction of the facilities;
 2. Provide access to and authorize inspection of the property by the taxing unit to ensure compliance with the agreement
 3. Develop the use of the property consistent with the taxing unit's developmental goals as stated in Section 2 H of the Runnels County Tax Abatement Guidelines and Criteria;
 4. Provide for recapturing property tax revenues that are lost if the owner fails to make improvements as provided by the agreement;
 5. Include each term that was agreed upon with the property owner and require the owner of the facility to annually certify compliance with the terms of the agreement to each taxing unit; and
 6. Allow the taxing unit to cancel the agreement after notice of default and opportunity to cure if the property owner fails to comply with the terms of the agreement.
- B. The owner of the facility and Lessee shall also agree to the following:
1. A specified number of permanent full-time jobs at facility shall be created, and the owner and Lessee shall make reasonable efforts to employ persons who are residents of Runnels County in such jobs provided, however, that there shall be no obligation to employ residents who are not:
 - a. equally or more qualified than nonresident applicants;
 - b. available for employment on terms and / or salaries comparable to those required by nonresident applicants; or
 - c. able to become qualified with 72 hours training provided by Owner.

2. Each person employed in such job shall perform a portion, if not all, of their work in Runnels County.
 3. Owner shall agree that it and its contractors, if any, will use reasonably commercial efforts to maximize its use of goods and services available through Runnels County businesses in the construction, operation, and maintenance of the improvements and the project; provided, however, that there shall be no requirement to use goods and services provided by Runnels County residents that are n o t :
 - a. of similar quality to those provided by nonresidents; or
 - b. made available on terms and conditions (including pricing) comparable to those offered by nonresidents. Comparable price shall be defined as less than or equal to 105% of the nonresident price for equivalent quality, conditions and terms.
 4. Owner or its construction contractor, if any, shall designate a coordinator of local services who will act as liaison between any individuals, businesses, and contractors residing or doing business in Runnels County who are interested in obtaining information about providing goods or services related to the construction of the project.
 5. Additionally, Owner or its construction contractor, if any, shall advertise in local newspapers in Runnels County for local contractors to perform work on the construction of the project.
 6. Owner shall agree to maintain a viable presence (as below defined) within the reinvestment zone for a period of time, as set by the Runnels County Commissioners Court, not to exceed twenty (20) years from the date that the abatement agreement first takes effect. For purposes hereof, "Maintain a Viable Presence" means (i) the operation of the Eligible Facilities, as the same may from time to time be expanded, upgraded, improved, modified, changed, remodeled, repaired, restored, reconstructed, reconfigured and/or reengineered, and (ii) the retention of not fewer than three (3) Qualifying Jobs as defined by Texas Tax Code Section 313.021(3)(E) to be located and performed, in part, within Runnels County.
 7. On May 1st of each year that the agreement shall be in effect, Owner shall certify to the County Judge of Runnels County, and to the governing body of each taxing unity, that Owner is in compliance with each applicable term set forth above.
- C. Such agreement shall normally be executed within sixty (60) days after the Applicant has forwarded all necessary information and documentation to the Commissioners Court.

Section 5
Recapture

- A. In the event that the company or individual:
 - 1. Allows its ad valorem taxes owed Runnels County to become delinquent and fails to timely and properly follow the legal procedures for their protest and/or contest; or
 - 2. Violates any of the terms and conditions of the abatement agreement and fails to cure during the cure period;
 - 3. The agreement then may be terminated and all taxes previously abated by virtue of the agreement will be recaptured and paid within thirty (30) days of the termination.
- B. Should Runnels County determine that the company or individual is in default according to the terms and conditions of its agreement, Runnels County shall notify the company or individual in writing at the address stated in the agreement, and if such is not cured within thirty (30) days from the date of such notice (cure period) then the agreement may be terminated.
- C. In the event that the applicant's facility is completed and begins producing products or services, but subsequently discontinues producing a product or service for any reason for a period of one year during the abatement period, other than because of fire, explosion, or other casualty, accident, or natural disaster, then the agreement shall terminate and so shall the abatement of the taxes for the calendar year during which the applicant's facility no longer produces. The taxes otherwise abated for that calendar year shall be paid to the County within sixty (60) days from the date of termination.

Section 6
Administration

- A. The Chief Appraiser of the Runnels County Appraisal District will annually determine an assessment of the real and personal property comprising the reinvestment zone. Each year, the company or individual receiving abatement shall furnish the Appraiser with such information as may be necessary for the abatement. Once value has been established, the Chief Appraiser will notify the Commissioners Court of Runnels County of the amount of the assessment.
- B. The Agreement shall stipulate that employees and/or designated representatives of Runnels County will have access to the applicant's facilities within the reinvestment zone during the term of the abatement to inspect the facility to determine if the terms and conditions of the Agreement are being met. All inspections will be made only after the giving of reasonable notice and will only be conducted in a manner as to not unreasonably interfere with the construction and/or operation of the facility. All inspections will be

made with one or more representatives of the applicant, and in accordance with its safety standards.

- C. Upon completion of construction, the designated representative of Runnels County shall annually evaluate each facility receiving abatement to insure compliance with the agreement. A formal report shall be made to the Commissioners Court.
- D. Timely Filing. The County shall timely file, with the appropriate person, agency, department, or board of the State of Texas, all information required by the Tax Code.

Section 7
Assignment

- A. Abatement may be transferred and assigned by the holder to a new owner or lessee of the same facility only upon the approval by resolution of the Commissioners Court of Runnels County subject to the financial capacity of the assignee and provided that all conditions and obligations in the abatement agreement are guaranteed by the execution of a new contractual agreement with Runnels County. No assignment or transfer shall be approved if the parties to the existing agreement, the new owner or new lessee, are liable to any jurisdiction for outstanding taxes or other obligations.
- B. An assignment shall not serve to extend the termination date of the abatement Agreement with the original Applicant, owner or lessee. An assignment may not alter venue provisions of the original agreement.
- C. Approval of an assignment in conformity with this section shall not be unreasonably withheld.

Section 9
Venue

Any abatement agreement shall be conditioned upon venue for any disputes which may arise under the abatement agreement to be retained in courts of appropriate jurisdiction within Runnels County, Texas, or appeals to Texas courts of appellate jurisdiction, or the United States District Court for and United States courts of appellate jurisdiction.

Section 10
Sunset Provision

These guidelines and criteria are effective upon the date of their adoption and will remain in force for two years unless amended by three quarters vote of the Commissioners Court of Runnels County, at which time all reinvestment zones and tax abatement agreements created pursuant to these provisions will be reviewed to determine whether the goals have been achieved. Based on the review, the guidelines and criteria will be modified, renewed, or eliminated.

ADOPTED January 17, 2019

RUNNELS COUNTY COMMISSIONERS' COURT

County Judge

Commissioner, Precinct 1

Commissioner, Precinct 2

Commissioner, Precinct 3

Commissioner, Precinct 4

County Clerk



Tab 17

Signatures and Certification

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 -> Tim Siler (Print Name), Superintendent (Title), sign here -> [Signature] (Signature), 4/15/19 (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 -> Thomas Buttgenbach (Print Name), President (Title), sign here -> [Signature] (Signature), 2/7/2019 (Date)

GIVEN under my hand and seal of office this, the ___ day of ___, Notary Public in and for the State of Texas, My Commission expires: ___

see attached

(Notary Seal)

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.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On March 21, 2019 before me, Avalon Diana Willows, Notary Public,
(insert name and title of the officer)

personally appeared Thomas Hubertus Buttgenbach,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Avalon Willows (Seal)

