

**O'HANLON, DEMERATH & CASTILLO**

ATTORNEYS AND COUNSELORS AT LAW

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June 18, 2019

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

RE: (1365) - Application to the Burkburnett Independent School District from Bacon Switch Solar, LLC

To the Local Government Assistance & Economic Analysis Division:

Enclosed is Amendment001 to Burkburnett ISD from Bacon Switch Solar, LLC. The Company has given the following responses:

1. Tabs 7 & 8:
  - a) Please add in first paragraph the following: "This application covers all qualified property in the reinvestment zone and project boundary within Burkburnett ISD necessary for the commercial operations of the proposed solar farm described in Tab 4." - **Updated Tabs 7 & 8**
  - b) Section 14, Question 7a and Tab 13:  
Please provide the correct amount for question 7a and revised Tab 13, TWC has released 4<sup>th</sup> quarter wages for 2018 in QCEW. - **Updated Wages**
  - c) New Signature Page

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

Sincerely,



Kevin O'Hanlon  
School District Consultant

Cc: Wichita County Appraisal District  
Bacon Switch Solar, LLC

**SECTION 9: Projected Timeline**

- 1. Application approval by school board ..... October 1, 2019
- 2. Commencement of construction ..... June 1, 2020
- 3. Beginning of qualifying time period ..... January 1, 2021
- 4. First year of limitation ..... January 1, 2022
- 5. Begin hiring new employees ..... June 1, 2020
- 6. Commencement of commercial operations ..... June 1, 2021
- 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.  
June 1, 2021
- 8. When do you anticipate the new buildings or improvements will be placed in service? ..... June 1, 2021

**SECTION 10: The Property**

- 1. Identify county or counties in which the proposed project will be located Wichita County
- 2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property Wichita 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: Wichita, .657147; 100% City: Wichita Falls City, .729880; 26%  
(Name, tax rate and percent of project) (Name, tax rate and percent of project)  
 Hospital District: N/A Water District: N/A  
(Name, tax rate and percent of project) (Name, tax rate and percent of project)  
 Other (describe): N/A 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/](http://comptroller.texas.gov/economy/local/ch313/).

- 1. At the time of application, what is the estimated minimum qualified investment required for this school district? ..... 30,000,000.00
- 2. What is the amount of appraised value limitation for which you are applying? ..... 30,000,000.00  
**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 14: Wage and Employment Information

1. What is the estimated number of permanent jobs (more than 1,600 hours a year), with the applicant or a contractor of the applicant, on the proposed qualified property during the last complete quarter before the application review start date (date your application is finally determined to be complete)? ..... 0
2. What is the last complete calendar quarter before application review start date:  
 First Quarter     Second Quarter     Third Quarter     Fourth Quarter of 2019  
(year)
3. What were the number of permanent jobs (more than 1,600 hours a year) this applicant had in Texas during the most recent quarter reported to the Texas Workforce Commission (TWC)? ..... 0  
**Note:** For job definitions see TAC §9.1051 and Tax Code §313.021(3).
4. What is the number of new qualifying jobs you are committing to create? ..... 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 ..... 768.25  
 b. 110% of the average weekly wage for manufacturing jobs in the county is ..... 1,276.00  
 c. 110% of the average weekly wage for manufacturing jobs in the region is ..... 1,032.08
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? ..... 53,667.90
10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? ..... 53,667.90
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 6

<b>Taxing Jurisdiction</b>	<b>Percentage of Project located within Jurisdiction</b>	<b>Tax Rate</b>
Burkburnett ISD	100%	1.5400
Wichita County	100%	0.657147
Wichita Falls City	26%	0.729880



## Tab 7

### *Description of Qualified Investment*

Bacon Switch Solar, LLC is a proposed solar electric generating facility anticipated to be established in Wichita County, Texas. The facility, which will encompass 2,238 acres across 20 parcels of land, will be located in the east-central portion of the county. Additionally, the entirety of the project will be within Burkburnett ISD. Please find attached in Tab 11 maps that further define the location of the facility. This application covers all qualified property in the reinvestment zone and project boundary within Burkburnett ISD necessary for the commercial operations of the proposed solar farm described in Tab 4.

The facility itself is expected to have a total capacity of 180 MW-AC and will feature 730,800 photovoltaic panels, 60 central inverters, and 7,850 linear feet of generation transmission tie line. Construction is anticipated to commence in June 2020. During this timeframe, the hiring of new employees as well as the purchase of equipment and machinery will also begin. Construction is projected to be complete by June 2021, when the plant will also be fully operational.

Bacon Switch Solar, 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

Bacon Switch Solar, LLC is a solar energy project managed by SunChase Power LLC. SunChase Power LLC is a renewable energy company focused on developing utility-scale and industrial solar energy projects. Their management team has been influential in the development of over 4,000 megawatts of renewable energy projects, bringing years of experience to the development process. They are committed to the future of renewable energy as well as building quality stakeholder relationships in the communities they choose to invest in.



## Tab 8

### *Description of Qualified Property*

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# 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: Wichita County Average Weekly Wage

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

Calculation C: 110% of Nortex Regional Planning Commission Council of Government Manufacturing Wage

### **Calculation A: Wichita County County Average Weekly Wage for all Jobs**

Year	Quarter	Average Weekly Wage
2018	Q1	\$760.00
2018	Q2	\$743.00
2018	Q3	\$768.00
2018	Q4	\$802.00
<b>2018</b>	<b>Q Average</b>	\$768.25

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

Quarterly Average Calculation:

Step 1: \$760.00 + \$743.00 + \$768.00 + \$802.00 = \$3,073.00

Step 2: \$3,073.00 / 4 = \$768.25



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

Year	Quarter	Average Weekly Wage
2018	Q1	\$1260.00
2018	Q2	\$1100.00
2018	Q3	\$1115.00
2018	Q4	\$1165.00
2018	Q Average	\$1,160.00
<b>2018</b>	<b>110 % Q Average</b>	<b>\$1,276.00</b>

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

110% Quarterly Average Calculation

Step 1: \$1,260.00 + \$1,100.00 + \$1,115.00 + \$1,165.00 = \$4,640.00

Step 2: \$4,640/4 = \$1,160.00

Step 3: \$1,160.00 \* 1.10 = **\$1,276.00**

Quarterly Census of Employment and Wages (QCEW) Report  
Customize the report/Help with Accessibility

Drag a column header and drop it here to group by that column

Year	Period	Area	Ownership	Industry	Average Weekly Wage
2018	01	Wichita	Total All	Total, All Industries	760
2018	02	Wichita	Total All	Total, All Industries	743
2018	03	Wichita	Total All	Total, All Industries	768
2018	04	Wichita	Total All	Total, All Industries	802

  

Quarterly Census of Employment and Wages (QCEW) Report  
Customize the report/Help with Accessibility

Drag a column header and drop it here to group by that column

Year	Period	Area	Ownership	Industry	Average Weekly Wage
2018	01	Wichita	Private	Manufacturing	1,260
2018	02	Wichita	Private	Manufacturing	1,100
2018	03	Wichita	Private	Manufacturing	1,115
2018	04	Wichita	Private	Manufacturing	1,165

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Texas Comptroller of Public Accounts

Form 10.296-A  
June 2019

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 re-submit 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

Tylor Chaplin

First Name (Authorized School District Representative)

Superintendent

Title

sign here

*Tylor Chaplin*

Signature (Authorized School District Representative)

June 18, 2019

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

Heather Otten

First Name (Authorized Company Representative (Applicant))

Manager

Title

sign here

*Heather Otten*

Signature (Authorized Company Representative (Applicant))

June 6, 2019

Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

6<sup>TH</sup> day of JUNE 2019

*William Anderson Furgeson*

Notary Public in and for the State of Texas

My Commission expires: 03/19/2022

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.